



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final plat approval of Summit Eden Phase 1A Amendment 1
Agenda Date: Wednesday, June 24, 2015
Applicant: Summit Mountain Holding Group, LLC
File Number: UVS050115

Property Information

Approximate Address: 7632-7668 Horizon Run Eden, UT
Project Area: 6.915 Acres
Zoning: DRR-1 Zone
Existing Land Use: Resort Development/Open Space
Proposed Land Use: Resort Development/Open Space
Parcel ID: 23-128-0022, 23-128-0023, 23-128-0024
Township, Range, Section: Township 7 North, Range 2 East, Section 6

Adjacent Land Use

North: Ski Resort	South: Ski Resort
East: Ski Resort	West: Ski Resort

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768
Report Reviewer: SW

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable and amended by Title 26, Filing of Preliminary and Final Plans (amended by Ordinance 2012-14)

Type of Decision

Administrative Decisions: When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant has submitted a request for final plat approval of Summit Eden Phase 1A Amendment 1, a small subdivision consisting of two lots. The proposed subdivision is located at approximately 7632-7668 Horizon Run Road, Eden, UT and is in the DRR-1 zone. The original Summit Eden Phase 1A Subdivision was recorded in 2014 (see Exhibit A). The applicant would now like to remove the existing ski lift and combine the area dedicated as "Ski Lift Parcel C3" with "Parcel C1" and "Parcel C2" which is identified on the proposed plat amendment as "Development Parcel D1" and "Development Parcel D2" (see Exhibit B). The proposed subdivision and lot configuration is in conformance with the approved PRUD and the current zoning and development agreement (see Exhibit C) and the applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106 as amended by Ordinance 2012-14 (Title 26, Filing of Preliminary and Final Plans), the approved PRUD and the standards in the DRR-1 zone in LUC §104-29. Small subdivisions can be administratively approved per LUC §26-1-9(E) and the proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: Summit Eden Phase 1A was initially approved as a PRUD in 2013 and platted in 2014. A rezone petition along with a Zoning Development Agreement was finalized and approved in January 2015. The PRUD and the Zoning Development Agreement Master Plan have identified this area as open space. An update to the PRUD is necessary and an amendment to the PRUD will be required prior to recording the proposed amendment. The lot combination will increase the lot size of Parcel C1 by approximately 16,889 sq. ft and Parcel C2 by approximately 18,249 sq. ft. The open space Parcel C1 has been identified as Development Parcel D2 on the amended plat and will be approximately 98,840 sq ft. The open space Parcel C2 has been identified on the amended plat as Development Parcel D1 and will be approximately 218,877 sq. ft.

Based on the proposed lot configuration, the development parcel meets the minimum lot area requirement per LUC §104-29-2(h) of 6,000 sq. ft. for a single family residential/main building and a minimum lot width of 60'. There is not a minimum lot area or width for all multifamily, commercial and mixed use in the DRR-1 zone.

Prior to recording the proposed amendment, an amendment to the PRUD will need to be approved to allow for the original Parcels C1 & C2 to be platted as a developable parcel. A condition of approval has been added to staff's recommendation to ensure complete compliance with the approved agreements.

Flood Plain: The proposed subdivision is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards has been conducted.

Culinary water and sanitary sewage disposal: Culinary and sewer services are provided by Powder Mountain Water and Sewer Improvement District. Based on the original approvals and the proposed development parcels, proof of culinary and sanitary sewage services will be required as part of any design review for future development. A condition of approval has been added to staff's recommendation to ensure adequate proof of culinary and sanitary services for future development.

Review Agencies: The Weber County Engineering Division and Weber County Surveyor's Office have reviewed the proposal; however, a re-review of the most recent submittal is still outstanding. It is anticipated that all outstanding comments have been addressed. The Weber Fire District has not reviewed the proposed subdivision amendment. All review agencies comments to date have been attached as Exhibit D. A condition of approval has been added to ensure that all conditions of the Engineering Division, Surveyor's Office and the Weber Fire District will be met prior to recording.

Additional design standards and requirements: The area surrounding the proposed subdivision contains significant slopes and the approved adjacent lots have been deemed restricted lots. If the Engineering Department deems it necessary to identify the proposed development parcel as a restricted lot, the necessary modifications will need to be noted on the plat prior to recording the plat amendment. A condition of approval has been added to staff's

recommendation to ensure adequate notes and/or an approved buildable area is added to the development parcel if necessary. There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2014 property taxes have been paid in full. The 2015 property taxes will be due in full on November 1, 2015.

Public Notice: A notice has been mailed not less than ten calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §26-1-7.

Staff Recommendation

Staff recommends final plat approval of Summit Eden Phase 1A Amendment 1, a small subdivision consisting of two lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Prior to recording the plat amendment, the PRUD will be amended to identify the open space area platted as Parcel C1 & C2 as a development parcel.
2. Proof of culinary and sanitary sewage services will be required as part of any design review for future development.
3. If deemed necessary, a restriction and/or a buildable area will be placed on Development Parcel D1 & D2 as recommended by the Engineering Division.
4. Requirements of the Weber County Engineering Division.
5. Requirements of the Weber-Morgan Health Department.
6. Requirements of the Weber Fire District.
7. Requirements of the Weber County Surveyor's Office.
8. Requirements of the Weber County Recorder.

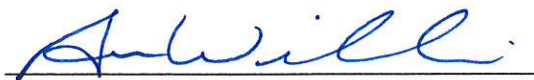
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative final approval of Summit Eden Phase 1A Amendment 1, a small subdivision consisting of two lots, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: 7/10/15

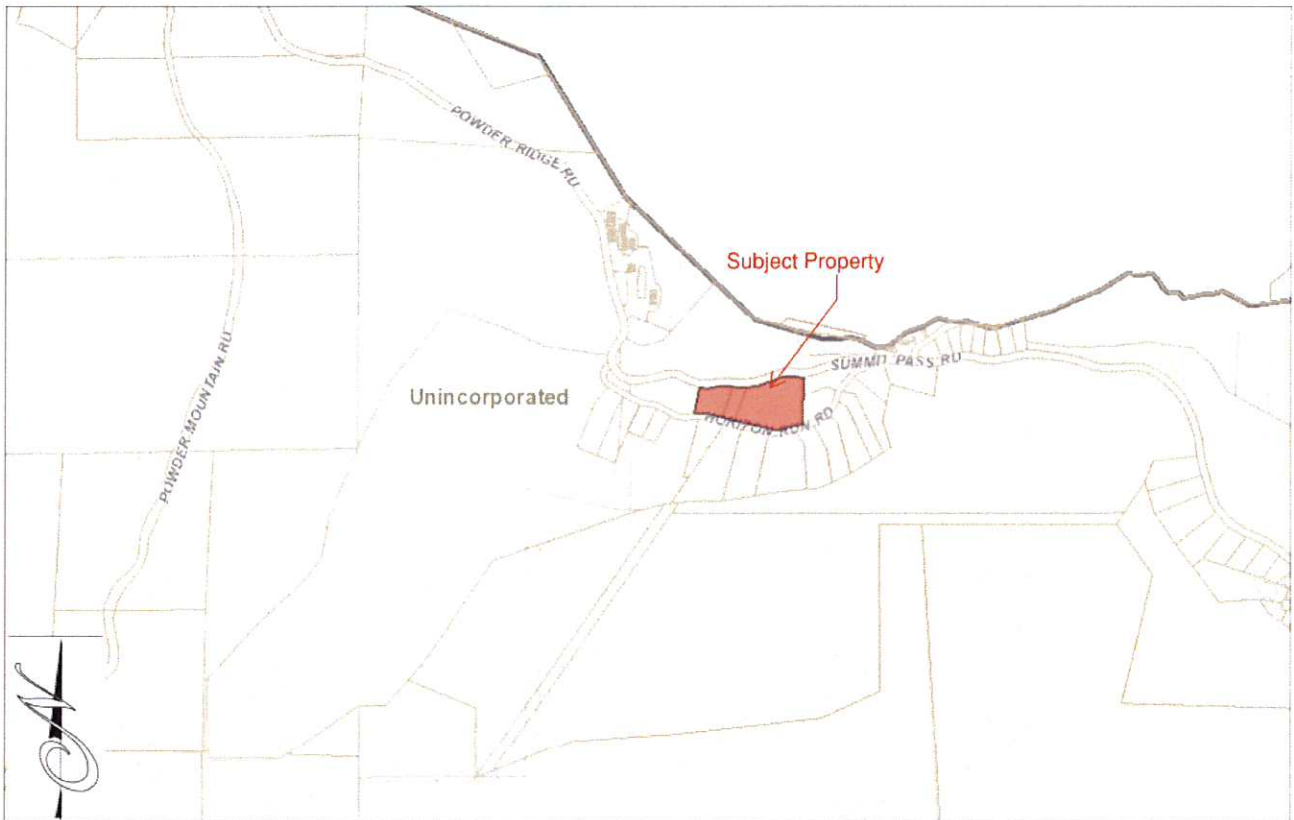


Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Summit Eden Phase 1A-Original plat
- B. Summit Eden Phase 1A Amendment 1
- C. Approved Conceptual Plans
- D. Review Agencies Comments

Map 1

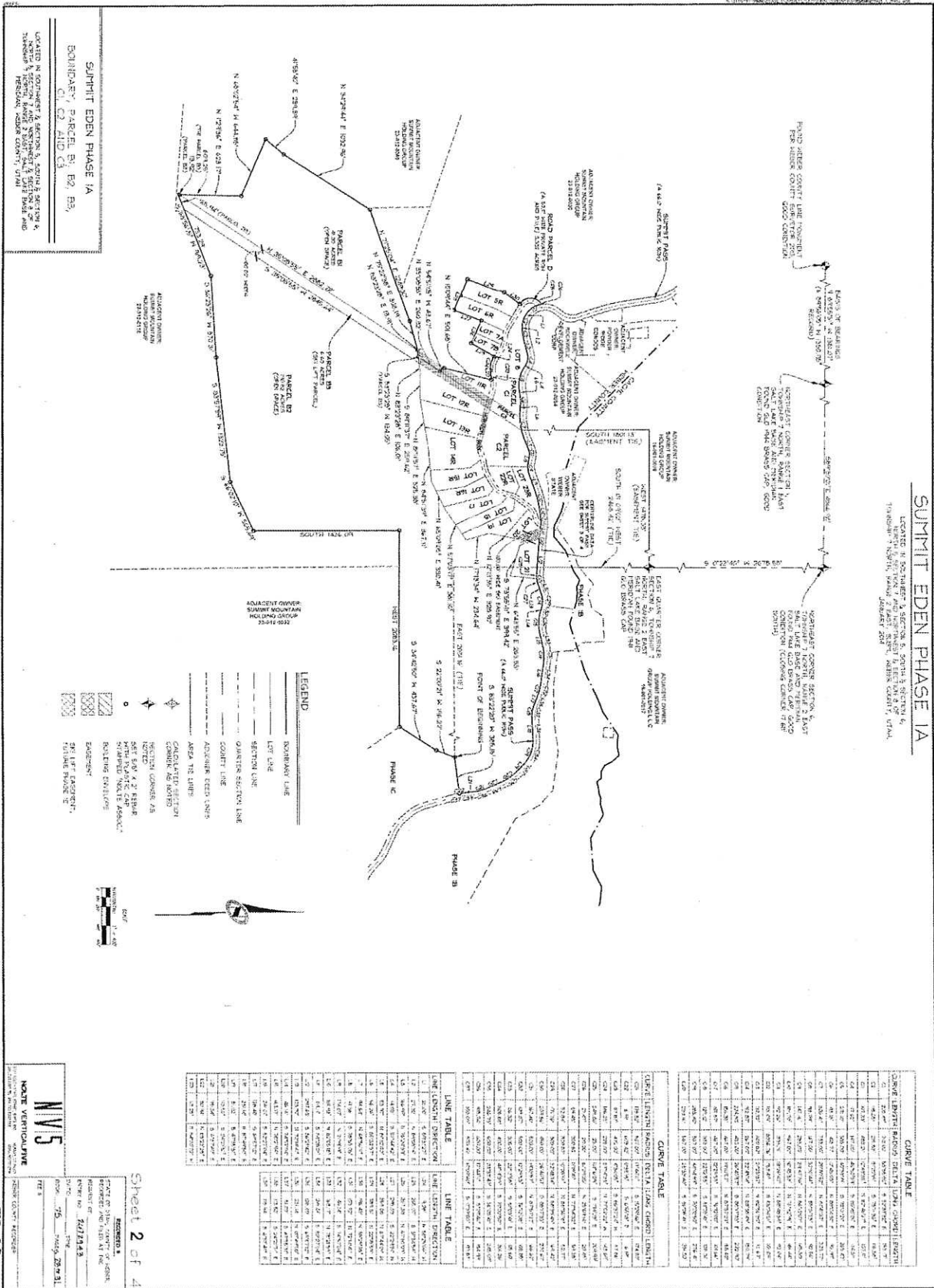


Map 2



Exhibit A-Summit Eden Phase 1A- Original Plat

62-5L



SUMMIT EDEN PHASE 1A

LOCATED IN SECTION 5, SOUTH 5, SECTION 6,
TOWNSHIP 7 NORTH, RANGE 7 EAST, COUNTY OF UTAH,
JANUARY 2014

SUMMIT EDEN PHASE 1A
BOUNDARY PARCELS B1, B2, B3,
C1, C2 AND C3

LOCATED IN SECTION 5, SOUTH 5, SECTION 6,
TOWNSHIP 7 NORTH, RANGE 7 EAST, COUNTY OF UTAH,
JANUARY 2014

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COURSE LINE
 - ADJOINING EDEEN OWNERS
 - AREA TIE LINES
 - CALCULATED SECTION
 - CENTER OF RADIUS
 - WESTERN CORNER AS WITH RADIUS CAP
 - ROLLING EVIDENCE
 - EVIDENCE
 - ON LEFT EASTERN, FUTURE PHASE 1C



LINE TABLE

LINE NUMBER	START STATION	END STATION	BEARING	DISTANCE
1	0+00	0+20	N 89°54'12" E	20.00
2	0+20	0+40	N 89°54'12" E	20.00
3	0+40	0+60	N 89°54'12" E	20.00
4	0+60	0+80	N 89°54'12" E	20.00
5	0+80	1+00	N 89°54'12" E	20.00
6	1+00	1+20	N 89°54'12" E	20.00
7	1+20	1+40	N 89°54'12" E	20.00
8	1+40	1+60	N 89°54'12" E	20.00
9	1+60	1+80	N 89°54'12" E	20.00
10	1+80	2+00	N 89°54'12" E	20.00
11	2+00	2+20	N 89°54'12" E	20.00
12	2+20	2+40	N 89°54'12" E	20.00
13	2+40	2+60	N 89°54'12" E	20.00
14	2+60	2+80	N 89°54'12" E	20.00
15	2+80	3+00	N 89°54'12" E	20.00
16	3+00	3+20	N 89°54'12" E	20.00
17	3+20	3+40	N 89°54'12" E	20.00
18	3+40	3+60	N 89°54'12" E	20.00
19	3+60	3+80	N 89°54'12" E	20.00
20	3+80	4+00	N 89°54'12" E	20.00
21	4+00	4+20	N 89°54'12" E	20.00
22	4+20	4+40	N 89°54'12" E	20.00
23	4+40	4+60	N 89°54'12" E	20.00
24	4+60	4+80	N 89°54'12" E	20.00
25	4+80	5+00	N 89°54'12" E	20.00
26	5+00	5+20	N 89°54'12" E	20.00
27	5+20	5+40	N 89°54'12" E	20.00
28	5+40	5+60	N 89°54'12" E	20.00
29	5+60	5+80	N 89°54'12" E	20.00
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47	9+20	9+40	N 89°54'12" E	20.00
48	9+40	9+60	N 89°54'12" E	20.00
49	9+60	9+80	N 89°54'12" E	20.00
50	9+80	10+00	N 89°54'12" E	20.00

CURVE TABLE

STATION	PC	PT	PI	END STATION	BEARING	DISTANCE
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0+40	0+40	0+60	0+50	0+60	N 89°54'12" E	20.00
0+60	0+60	0+80	0+70	0+80	N 89°54'12" E	20.00
0+80	0+80	1+00	0+90	1+00	N 89°54'12" E	20.00
1+00	1+00	1+20	1+10	1+20	N 89°54'12" E	20.00
1+20	1+20	1+40	1+30	1+40	N 89°54'12" E	20.00
1+40	1+40	1+60	1+50	1+60	N 89°54'12" E	20.00
1+60	1+60	1+80	1+70	1+80	N 89°54'12" E	20.00
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8+80	8+80	9+00	8+90	9+00	N 89°54'12" E	20.00
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9+40	9+40	9+60	9+50	9+60	N 89°54'12" E	20.00
9+60	9+60	9+80	9+70	9+80	N 89°54'12" E	20.00
9+80	9+80	10+00	9+90	10+00	N 89°54'12" E	20.00

Sheet 2 of 4

DATE OF RECORDATION: 01/21/14

BY: [Signature]

FOR: [Signature]

PREPARED BY: [Signature]

DATE: 01/21/14

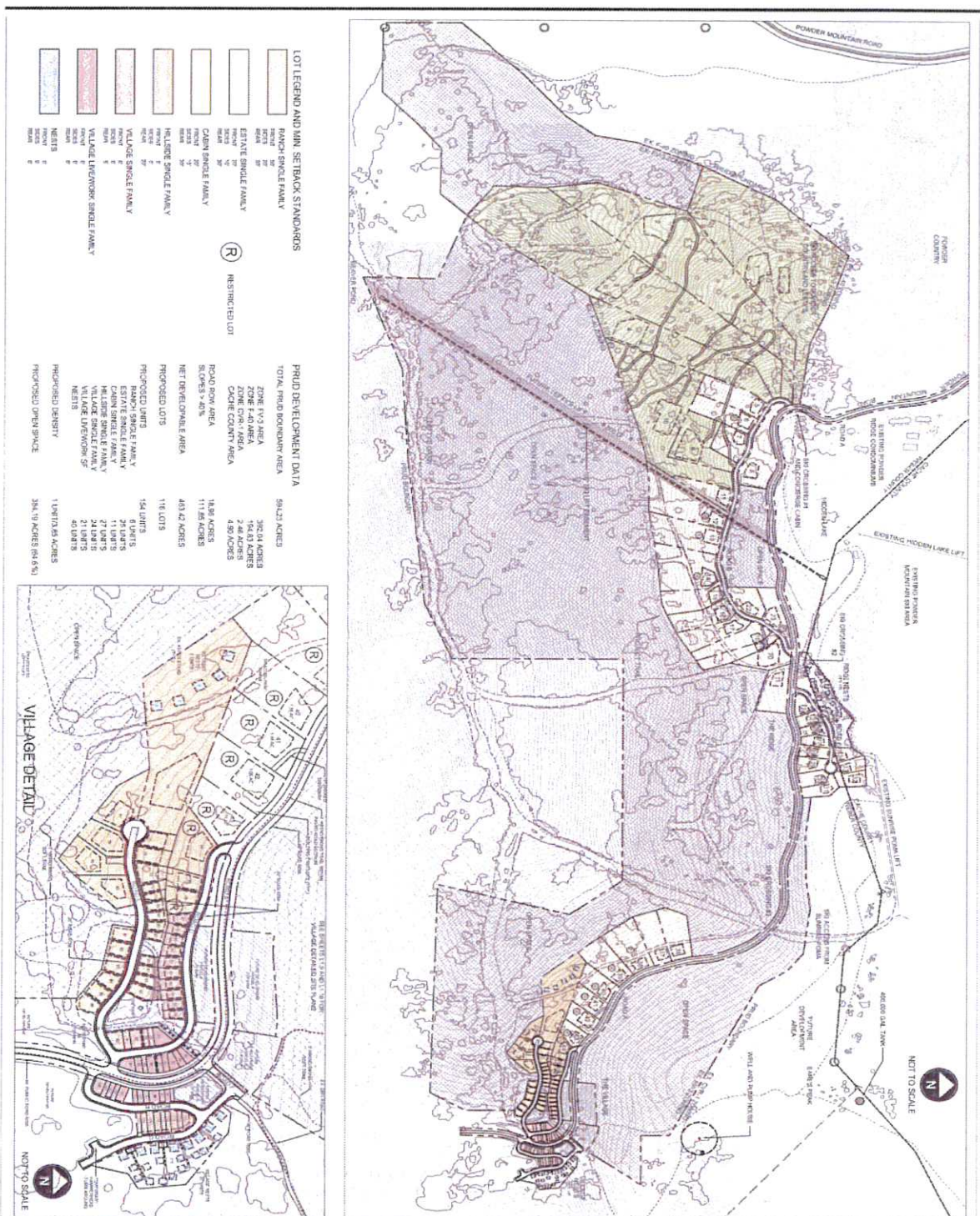
PROJECT: 75-29-28731

FILE #

NOTE: VERTICAL CURVE

75-29

Exhibit C-Approved Conceptual Plans

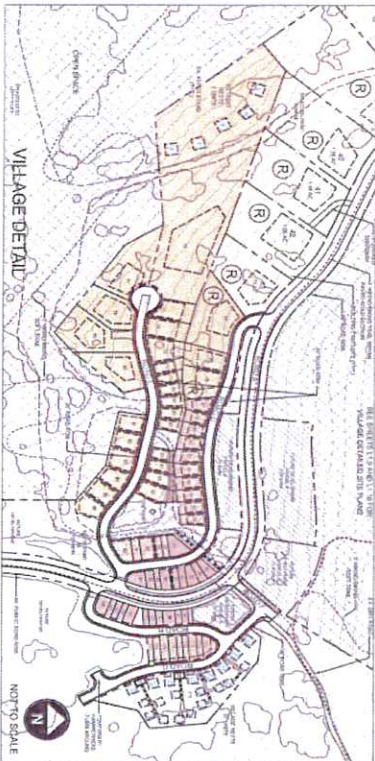


LOT LEGEND AND MIN. SETBACK STANDARDS

[Color swatch]	RANCH SINGLE FAMILY	30 FT
[Color swatch]	ESTATE SINGLE FAMILY	30 FT
[Color swatch]	CANYON SINGLE FAMILY	30 FT
[Color swatch]	HELSBIE SINGLE FAMILY	30 FT
[Color swatch]	VILLAGE SINGLE FAMILY	30 FT
[Color swatch]	VILLAGE LIVINGWOK SINGLE FAMILY	30 FT
[Color swatch]	NETS	5 FT

PRUD DEVELOPMENT DATA

TOTAL PRUD BOUNDARY AREA	584.23 ACRES
ZONE 1-V3 AREA	362.04 ACRES
ZONE 1-40 AREA	164.43 ACRES
SCHEM COUNTY AREA	2.84 ACRES
ROAD ROW AREA	4.89 ACRES
NET DEVELOPABLE AREA	148.89 ACRES
PROPOSED LOTS	117.85 ACRES
PROPOSED LOTS	443.42 ACRES
PROPOSED LOTS	118 LOTS
PROPOSED LOTS	154 LOTS
RANCH SINGLE FAMILY	6 UNITS
CANYON SINGLE FAMILY	11 UNITS
HELSBIE SINGLE FAMILY	27 UNITS
VILLAGE LIVINGWOK SINGLE FAMILY	24 UNITS
NETS	40 UNITS
PROPOSED DENSITY	1 UNITS/6.9 ACRES
PROPOSED OPEN SPACE	234.19 ACRES (40.1%)



PROJECT OVERALL SITE PLAN

L1.2

DATE: JANUARY 15, 2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

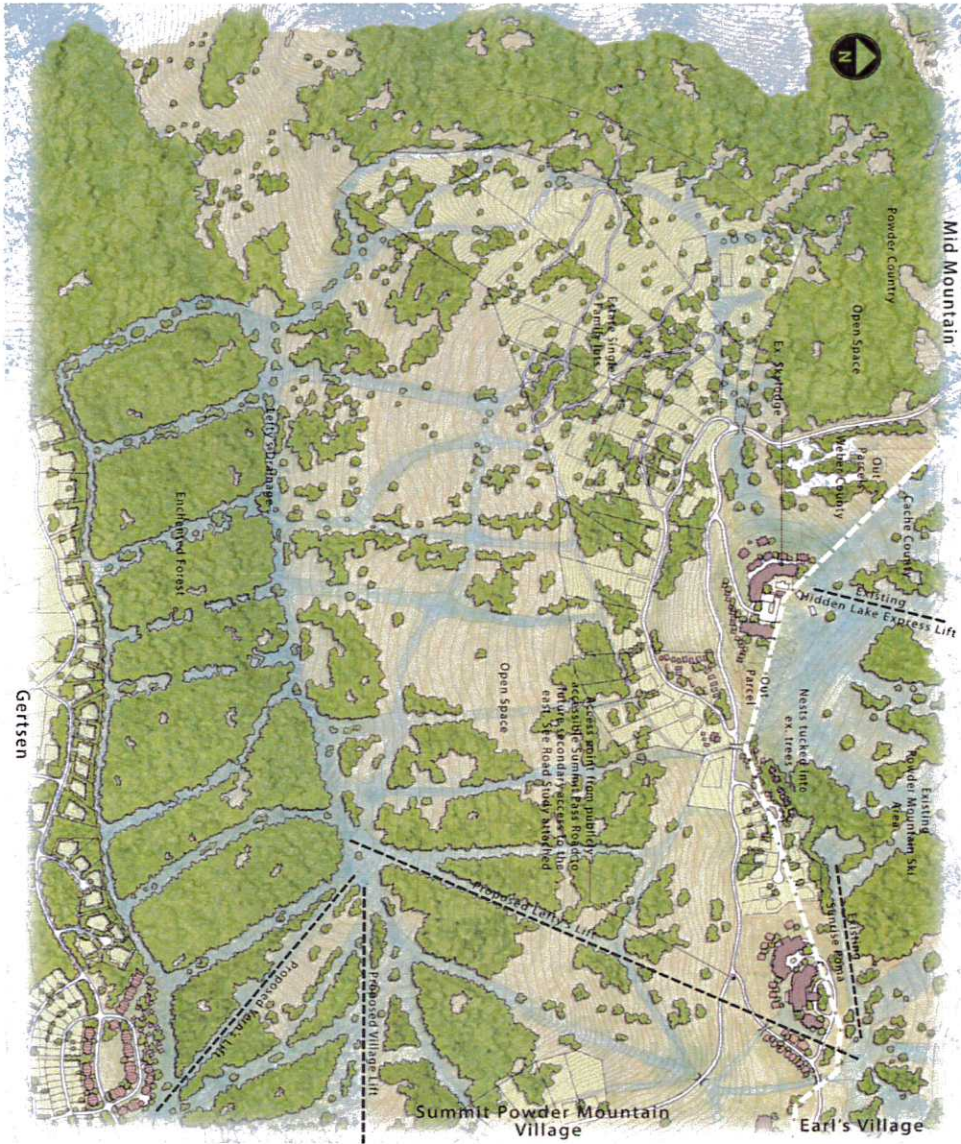


SUMMIT EDEN

PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WEBER COUNTY, UTAH





The Ridge Illustrative Plan

Placement of development within the Ridge area has been sensitive to the existing ski experience at Powder Mountain with future hotels and multi-family units designed to be within ski access to the existing mountain while maintaining the existing ski accesses. Single family units have been located on the mountain within existing tree massing to provide visual and physical protection as well as to maintain those important open meadow and hillsides for the remainder of the Resort.

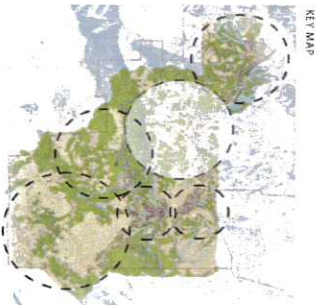


Exhibit D-Review Agencies Comments

Engineering Review 1

Project: Summit Eden Phase 1A Amendment 1

User: Dana Shuler

Department: Weber County Engineering Division

Created: 2015-05-15 16:40:17

Modified: 2015-06-10 10:28:56

Notes

I have had a chance to review the plan(s) and have the following comment(s):

1. Slope easements for Summit Pass need to be shown.
2. 10' PUE adjacent to Horizon Run needs to be shown.
3. "No access line" needs to be added along Summit Pass ROW. (added 6/10/15)

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Summit Eden Phase 1A 1st Review

Project: Summit Eden Phase 1A Amendment 1

User: Daniel Milligan

Department: Weber County Surveyor's Office

Created: 2015-05-12 15:57:21

Modified: 2015-06-08 14:57:37

Notes

In reviewing the above referenced plat, we have marked areas that still require attention. We have included a revised copy of the plat marked with these changes and the changes we discussed last week. If you have any questions or comments we are here to serve and help you in any possible way to expedite the approval process for this subdivision.

We can be reached at the Weber County Surveyors Office at (801) 399-8010. Thank you.

Property Taxes

Project: Summit Eden Phase 1A Amendment 1

User: Shirley Robinson

Department: Weber County Treasurer's Office

Created: 2015-05-11 08:55:37

Modified: 2015-05-11 08:55:37

Approved: Yes

Notes

Parcel Numbers: 23-128-0023, 23-128-0024, & 23-128-0022 are new numbers for 2015.

Property Taxes were paid and current under Dead number 23-012-0054, for 2014.