



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 1C Amendment 2

Agenda Date: Wednesday, June 24, 2015

Applicant: Summit Mountain Holding Group, LLC

File Number: UVS060315

Property Information

Approximate Address: 5756 N Copper Crest, Eden, UT

Project Area: 0.336 Acres

Zoning: DRR-1 Zone

Existing Land Use: Resort Development/Open Space

Proposed Land Use: Resort Development/Open Space

Parcel ID: 23-130-0054, 23-130-0055, 23-130-0056, 23-130-0057, 23-130-0058, 23-130-0059, 23-130-0060, 23-130-0061, 23-130-0062, 23-130-0063, 23-130-0064, & 23-130-0071

Township, Range, Section: Township 7 North, Range 2 East, Section 8

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 1C Amendment 2, a small subdivision consisting of one lot. The proposed subdivision is located at approximately 5756 N Copper Crest, Eden, UT and is in the DRR-1 zone. The original Summit Eden Phase 1C Subdivision was recorded in 2014 (see Exhibit A). The applicant would now like to combine the original Lots 87 through 95R and open space Parcel M (see Exhibit B). The proposed subdivision and lot configuration are in conformance with the approved Zoning Development Agreement Conceptual Plan (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 1C was initially approved as a PRUD in 2013 and platted in 2014. The PRUD identified Lots 87 through 95R as "Village Live/Work Single-Family" and Parcel M as open space. The original residential lots vary in size from 718 sq. ft. to 1,898 sq. ft.; Parcel M is approximately 277 sq. ft. The original lots were approved with no minimum frontage/width, no yard setback requirements and a maximum building height of 40 feet. The proposed subdivision plat amendment will combine the existing 12 lots into one lot identified as "Development Parcel D2" with an overall lot size of 14,650 sq. ft. Future development on the lot will be reviewed to ensure compliance with the approved Zoning Development Conceptual Plan.

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, additional information and approvals were deemed unnecessary at this time. If additional documentation is necessary, a condition of approval will need to be added.

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, however only Lots 94B and 95R were deemed restricted lots; however, due to the combination of lots, it appears that the lot restrictions are no longer necessary. A buildable envelope has not been identified on the proposed plat amendment. 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 and the minor editorial edits as redlined on Exhibit B, 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 1C Amendment 2, a small subdivision consisting of one lot. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Requirements of the Weber County Engineering Division.
2. Requirements of the Weber-Morgan Health Department.
3. Requirements of the Weber Fire District.
4. Requirements of the Weber County Surveyor's Office.
5. 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 1C Amendment 2, a small subdivision consisting of one lot, 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.

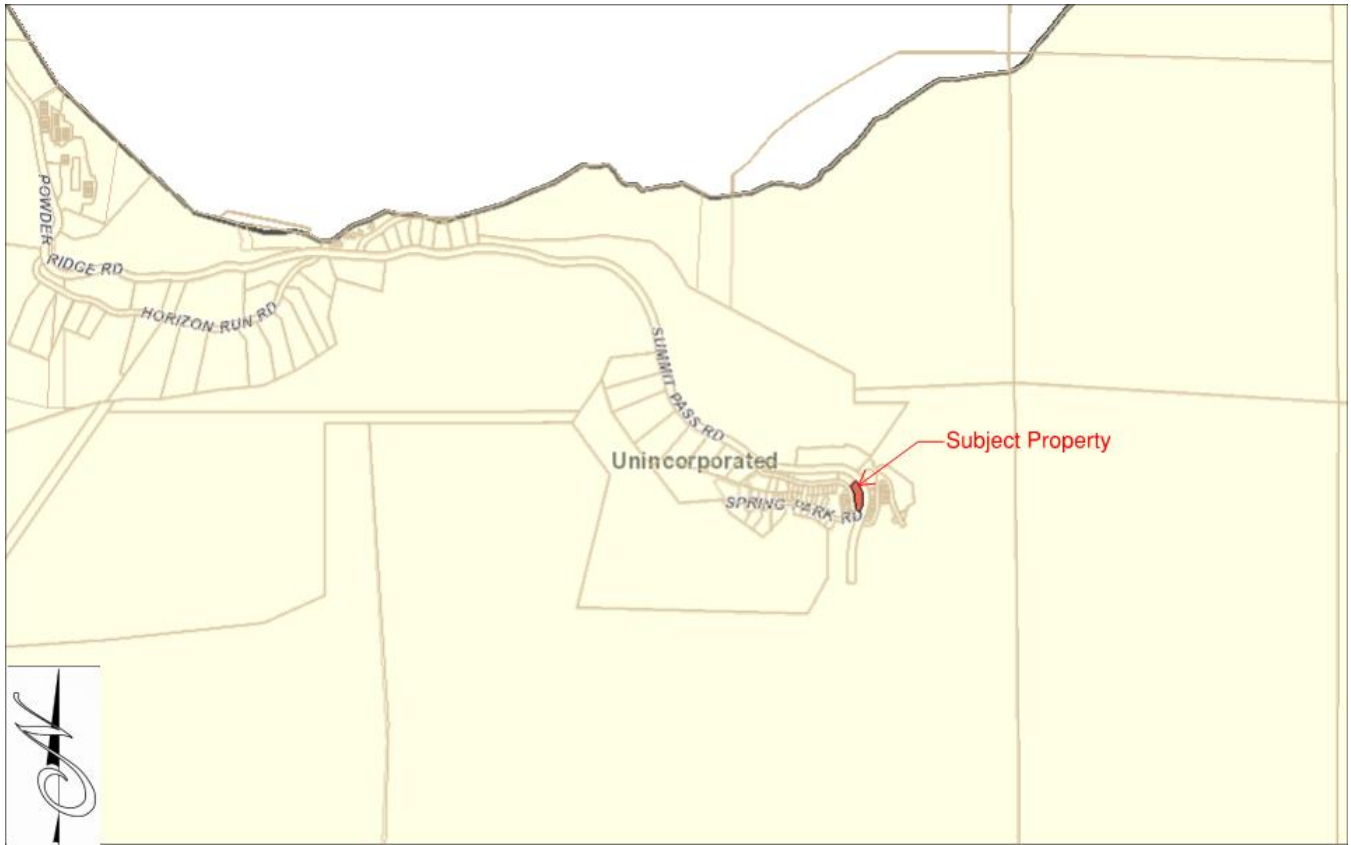
Date of Administrative Approval: Wednesday, June 24, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Summit Eden Phase 1C-Original plat
- B. Summit Eden Phase 1C Amendment 2 with redlines
- C. Approved Conceptual Plans
- D. Review Agencies Comments

Map 1

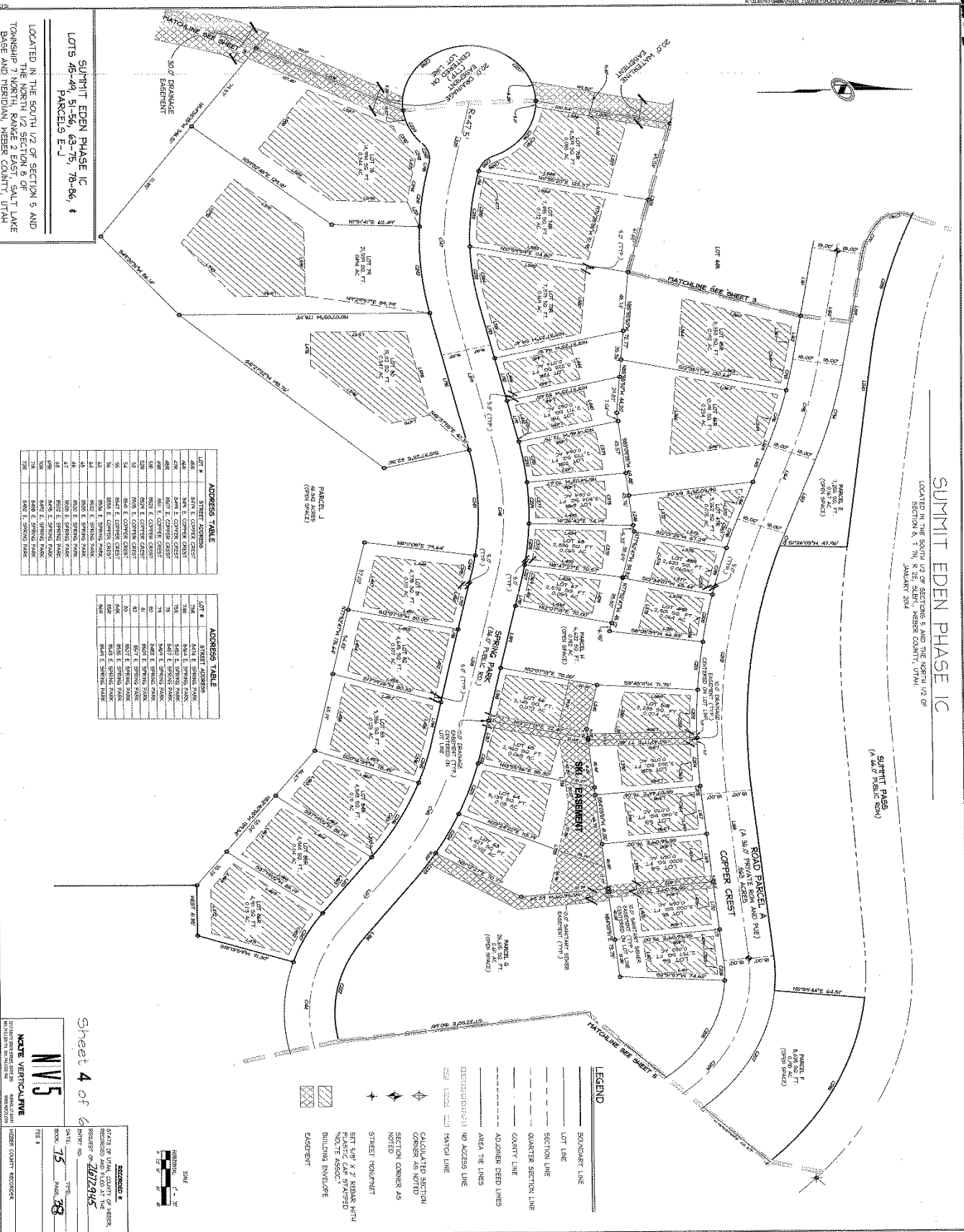


Map 2



Exhibit A-Summit Eden Phase 1C-Original Plat

BL55L



LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 SECTION 6, T17N, R17E, S45E, PLAT 100, NEBRASKA COUNTY, NEBRASKA

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 SECTION 6 OF TOWNSHIP 17 NORTH, RANGE 17 EAST, S45E PLAT 100 NEBRASKA COUNTY, NEBRASKA

LOT 10
SUMMIT EDEN PHASE 1C
PARCELS E-J
68-75, 76-86, 87

ADDRESS TABLE

LOT #	STREET ADDRESS
101	5401 E. SPRING PARK
102	5402 E. SPRING PARK
103	5403 E. SPRING PARK
104	5404 E. SPRING PARK
105	5405 E. SPRING PARK
106	5406 E. SPRING PARK
107	5407 E. SPRING PARK
108	5408 E. SPRING PARK
109	5409 E. SPRING PARK
110	5410 E. SPRING PARK
111	5411 E. SPRING PARK
112	5412 E. SPRING PARK
113	5413 E. SPRING PARK
114	5414 E. SPRING PARK
115	5415 E. SPRING PARK
116	5416 E. SPRING PARK
117	5417 E. SPRING PARK
118	5418 E. SPRING PARK
119	5419 E. SPRING PARK
120	5420 E. SPRING PARK
121	5421 E. SPRING PARK
122	5422 E. SPRING PARK
123	5423 E. SPRING PARK
124	5424 E. SPRING PARK
125	5425 E. SPRING PARK
126	5426 E. SPRING PARK
127	5427 E. SPRING PARK
128	5428 E. SPRING PARK
129	5429 E. SPRING PARK
130	5430 E. SPRING PARK
131	5431 E. SPRING PARK
132	5432 E. SPRING PARK
133	5433 E. SPRING PARK
134	5434 E. SPRING PARK
135	5435 E. SPRING PARK
136	5436 E. SPRING PARK
137	5437 E. SPRING PARK
138	5438 E. SPRING PARK
139	5439 E. SPRING PARK
140	5440 E. SPRING PARK
141	5441 E. SPRING PARK
142	5442 E. SPRING PARK
143	5443 E. SPRING PARK
144	5444 E. SPRING PARK
145	5445 E. SPRING PARK
146	5446 E. SPRING PARK
147	5447 E. SPRING PARK
148	5448 E. SPRING PARK
149	5449 E. SPRING PARK
150	5450 E. SPRING PARK
151	5451 E. SPRING PARK
152	5452 E. SPRING PARK
153	5453 E. SPRING PARK
154	5454 E. SPRING PARK
155	5455 E. SPRING PARK
156	5456 E. SPRING PARK
157	5457 E. SPRING PARK
158	5458 E. SPRING PARK
159	5459 E. SPRING PARK
160	5460 E. SPRING PARK
161	5461 E. SPRING PARK
162	5462 E. SPRING PARK
163	5463 E. SPRING PARK
164	5464 E. SPRING PARK
165	5465 E. SPRING PARK
166	5466 E. SPRING PARK
167	5467 E. SPRING PARK
168	5468 E. SPRING PARK
169	5469 E. SPRING PARK
170	5470 E. SPRING PARK
171	5471 E. SPRING PARK
172	5472 E. SPRING PARK
173	5473 E. SPRING PARK
174	5474 E. SPRING PARK
175	5475 E. SPRING PARK
176	5476 E. SPRING PARK
177	5477 E. SPRING PARK
178	5478 E. SPRING PARK
179	5479 E. SPRING PARK
180	5480 E. SPRING PARK
181	5481 E. SPRING PARK
182	5482 E. SPRING PARK
183	5483 E. SPRING PARK
184	5484 E. SPRING PARK
185	5485 E. SPRING PARK
186	5486 E. SPRING PARK
187	5487 E. SPRING PARK
188	5488 E. SPRING PARK
189	5489 E. SPRING PARK
190	5490 E. SPRING PARK
191	5491 E. SPRING PARK
192	5492 E. SPRING PARK
193	5493 E. SPRING PARK
194	5494 E. SPRING PARK
195	5495 E. SPRING PARK
196	5496 E. SPRING PARK
197	5497 E. SPRING PARK
198	5498 E. SPRING PARK
199	5499 E. SPRING PARK
200	5500 E. SPRING PARK

ADDRESS TABLE

LOT #	STREET ADDRESS
201	5501 E. SPRING PARK
202	5502 E. SPRING PARK
203	5503 E. SPRING PARK
204	5504 E. SPRING PARK
205	5505 E. SPRING PARK
206	5506 E. SPRING PARK
207	5507 E. SPRING PARK
208	5508 E. SPRING PARK
209	5509 E. SPRING PARK
210	5510 E. SPRING PARK
211	5511 E. SPRING PARK
212	5512 E. SPRING PARK
213	5513 E. SPRING PARK
214	5514 E. SPRING PARK
215	5515 E. SPRING PARK
216	5516 E. SPRING PARK
217	5517 E. SPRING PARK
218	5518 E. SPRING PARK
219	5519 E. SPRING PARK
220	5520 E. SPRING PARK
221	5521 E. SPRING PARK
222	5522 E. SPRING PARK
223	5523 E. SPRING PARK
224	5524 E. SPRING PARK
225	5525 E. SPRING PARK
226	5526 E. SPRING PARK
227	5527 E. SPRING PARK
228	5528 E. SPRING PARK
229	5529 E. SPRING PARK
230	5530 E. SPRING PARK
231	5531 E. SPRING PARK
232	5532 E. SPRING PARK
233	5533 E. SPRING PARK
234	5534 E. SPRING PARK
235	5535 E. SPRING PARK
236	5536 E. SPRING PARK
237	5537 E. SPRING PARK
238	5538 E. SPRING PARK
239	5539 E. SPRING PARK
240	5540 E. SPRING PARK
241	5541 E. SPRING PARK
242	5542 E. SPRING PARK
243	5543 E. SPRING PARK
244	5544 E. SPRING PARK
245	5545 E. SPRING PARK
246	5546 E. SPRING PARK
247	5547 E. SPRING PARK
248	5548 E. SPRING PARK
249	5549 E. SPRING PARK
250	5550 E. SPRING PARK

Sheet 4 of 6

NEBRASKA COUNTY REGISTERED PLAT

DATE: 7/5/2011

TIME: 10:38

REGISTERED AT THE NEBRASKA COUNTY REGISTER

75-38

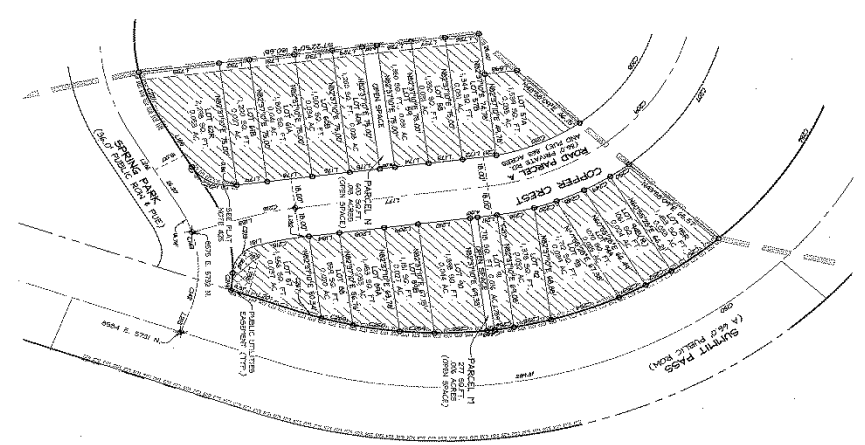
Exhibit A-Summit Eden Phase 1C-Original Plat

68-51

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE WEST 1/2 OF SECTION 6, T4N, R3E, W2E, SALT LAKE COUNTY, UTAH
JANUARY 2014

DATE: 2014-01-28 TIME: 10:00 AM
DRAWN BY: J. W. WILSON
CHECKED BY: J. W. WILSON
SCALE: AS SHOWN



SUMMIT EDEN PHASE 1C
LOTS 57A-62, 67-68 & PARCELS M & N
ADDRESS TABLES

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE WEST 1/2 OF SECTION 6 OF T4N, R3E, W2E, SALT LAKE COUNTY, UTAH

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJACENT DEEP LINES
 - AREA TIE LINES
 - NO ACCESS LINE
 - PATION LINE
 - ◇ CALCULATED SECTION CORNER AS NOTED
 - ◇ SECTION CORNER AS NOTED
 - STREET MARKSET
 - SET 6" X 6" X 2" REBAR WITH ROUTE ASSESSMENT
 - ▨ BUILDING ENVELOPE
 - ▨ EASEMENT

ADDRESS TABLE

LOT #	STREET ADDRESS
57A	1575 N. COPPER CREST
57B	1575 N. COPPER CREST
57C	1575 N. COPPER CREST
57D	1575 N. COPPER CREST
57E	1575 N. COPPER CREST
57F	1575 N. COPPER CREST
57G	1575 N. COPPER CREST
57H	1575 N. COPPER CREST
57I	1575 N. COPPER CREST
57J	1575 N. COPPER CREST
57K	1575 N. COPPER CREST
57L	1575 N. COPPER CREST
57M	1575 N. COPPER CREST
57N	1575 N. COPPER CREST
57O	1575 N. COPPER CREST
57P	1575 N. COPPER CREST
57Q	1575 N. COPPER CREST
57R	1575 N. COPPER CREST
57S	1575 N. COPPER CREST
57T	1575 N. COPPER CREST
57U	1575 N. COPPER CREST
57V	1575 N. COPPER CREST
57W	1575 N. COPPER CREST
57X	1575 N. COPPER CREST
57Y	1575 N. COPPER CREST
57Z	1575 N. COPPER CREST
58A	1575 N. COPPER CREST
58B	1575 N. COPPER CREST
58C	1575 N. COPPER CREST
58D	1575 N. COPPER CREST
58E	1575 N. COPPER CREST
58F	1575 N. COPPER CREST
58G	1575 N. COPPER CREST
58H	1575 N. COPPER CREST
58I	1575 N. COPPER CREST
58J	1575 N. COPPER CREST
58K	1575 N. COPPER CREST
58L	1575 N. COPPER CREST
58M	1575 N. COPPER CREST
58N	1575 N. COPPER CREST
58O	1575 N. COPPER CREST
58P	1575 N. COPPER CREST
58Q	1575 N. COPPER CREST
58R	1575 N. COPPER CREST
58S	1575 N. COPPER CREST
58T	1575 N. COPPER CREST
58U	1575 N. COPPER CREST
58V	1575 N. COPPER CREST
58W	1575 N. COPPER CREST
58X	1575 N. COPPER CREST
58Y	1575 N. COPPER CREST
58Z	1575 N. COPPER CREST
59A	1575 N. COPPER CREST
59B	1575 N. COPPER CREST
59C	1575 N. COPPER CREST
59D	1575 N. COPPER CREST
59E	1575 N. COPPER CREST
59F	1575 N. COPPER CREST
59G	1575 N. COPPER CREST
59H	1575 N. COPPER CREST
59I	1575 N. COPPER CREST
59J	1575 N. COPPER CREST
59K	1575 N. COPPER CREST
59L	1575 N. COPPER CREST
59M	1575 N. COPPER CREST
59N	1575 N. COPPER CREST
59O	1575 N. COPPER CREST
59P	1575 N. COPPER CREST
59Q	1575 N. COPPER CREST
59R	1575 N. COPPER CREST
59S	1575 N. COPPER CREST
59T	1575 N. COPPER CREST
59U	1575 N. COPPER CREST
59V	1575 N. COPPER CREST
59W	1575 N. COPPER CREST
59X	1575 N. COPPER CREST
59Y	1575 N. COPPER CREST
59Z	1575 N. COPPER CREST



Sheet 5 of 6

NVS

NOTICE VERTICAL RIVE

RECORDED & INDEXED

BOOK 75 PAGE 39

DATE 7/5

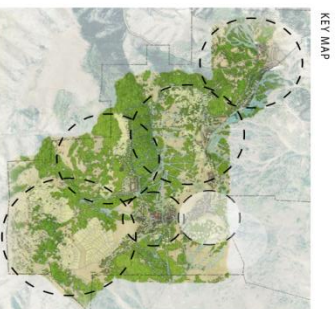
76-51

Earl's Village Illustrative Plan



Earl's Village is the high mountain ski destination within the resort with hotels, townhomes and condominiums located around the south side of Earl's Peak. The Village provides for excellent access to the existing Powder Mountain Ski terrain while providing development parcels with commanding views from the top of the Mountain. Ski access out of the Village leads to Letty's, Mary's Bowl and to the Summit Village. Earl's also contains a limited number of ski-in/ski-out estate single family lots at the top of Mary's bowl.

Earl's Village also provides a secondary access stub for the project providing public access to the adjacent properties north and east of the Powder Mountain project area. This access is provided via Summit Pass Road with a roadway stubbed to the adjacent parcel and existing dirt road where the most feasible future roadway connection to the east exists. A separate roadway study has been provided to Weber County engineering to illustrate this connection feasibility.



KEY MAP

Exhibit D-Review Agencies Comments

Engineering Review 1

Project: Summit Eden Phase 1C Amendment 2

User: Dana Shuler

Department: Weber County Engineering Division

Created: 2015-06-05 15:38:16

Modified: 2015-06-10 10:35:31

Notes

I have had a chance to review the plat submitted on 6/3/2015 and have the following comment(s): **Written responses to the following comments are required.**

1. Copper Crest should be labeled as a private road and PUE.
2. The east side of the new Dev Parcel D2 should contain a "no access line" as the original plat did.
3. Date on the plat needs to be updated.
4. Summit Pass and Spring Park slope easements should be shown.
5. Update label for Amendment 1 area.
6. Easement on south end of Dev Parcel D2 - specify easement type and dimension
7. Check language referring to plat title in Owner's Dedication.

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.

Survey Department Review

Project: Summit Eden Phase 1C Amendment 2

User: Daniel Milligan

Department: Weber County Surveyor's Office

Created: 2015-06-08 15:01:37

Modified: 2015-06-08 15:02:08

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 1C Amendment 2

User: Shirley Robinson

Department: Weber County Treasurer's Office

Created:
2015-06-08 08:55:33

Modified: 2015-06-08 08:55:33

Approved: Yes

Notes

Parcel Numbers: 23-130-0054,0055,0056,0057,0058,0059,0060,0061,0062,0063,0064,0071 are new Parcel Numbers for 2015.

Parcel Number 23-012-0032 was the prior number and was paid and current for 2014.