



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request to amend the Summit Eden Phase 1C PRUD by reducing the parking requirements for Lots 57A through 62R.

**Agenda Date:** Tuesday, May 26, 2015

**Applicant:** Summit Mountain Holding Group, LLC

**File Number:** UVS 051415

### Property Information

**Approximate Address:** 5761 N Copper Crest, Eden

**Project Area:** 14,112 square feet (0.3239 acres)

**Zoning:** DRR-1

**Existing Land Use:** Residential Subdivision

**Proposed Land Use:** Residential Subdivision

**Parcel ID:** 23-130-0021, 23-130-0022, 23-130-0023, 23-130-0024, 23-130-0025, 23-130-0026, 23-130-0027, 23-130-0028, 23-130-0029

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

### Adjacent Land Use

<b>North:</b>	Ski Resort	<b>South:</b>	Ski Resort
<b>East:</b>	Ski Resort	<b>West:</b>	Ski Resort

### Staff Information

**Report Presenter:** Ronda Kippen  
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**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 108, Chapter 5 Planned Residential Unit Development (PRUD)
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

## Type of Decision

When the Planning Commission is acting as a land use authority, it 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 Commission if the application demonstrates compliance with the approval criteria.

## Summary and Background

Summit Eden Phase 1C received final subdivision approval from the Weber County Commission on January 21, 2014 after receiving a positive recommendation from the Ogden Valley Planning Commission on October 22, 2013. Summit Eden Phase 1C consists of 64 lots (Lots 36-95). There is no Lot 50 (it was removed and designated as open space) but Lots 57, 60, 61, 89, and 94 have A and B lots. Phase 1C has approximately 47 acres of open space. The approved PRUD site plan shows eight restricted lots (Lots 38-44R and 46R) due to steep slopes. However, 21 additional lots (37R, 45R, 47-52R, 62R, 69-76R, 84-86R, and 94B-95R) have also been designated as restricted lots due to steep slopes shown on the subdivision improvement plans.

The lot types in Phase 1C include "Estate Single-Family" (Lots 36-43), "Hillside Single-Family" (Lots 44-56 and 63-86, Lot 50 was eliminated), "Village Single-Family" (Lots 57B-62), and "Village Live/Work Single-Family" (Lots 57A and 87-95). The lots

range in size from 713 square feet to 2.7 acres and each has a designated buildable area, though on the smaller lots the entire lot is designated as buildable area. Phase 1C was initially reviewed and approved with a zoning designation of FV-3; however, the property was rezoned to DRR-1 on December 23, 2014. The typical zoning area and setback requirements that were applicable per the initial zone do not apply to this subdivision because the lot sizes, setbacks, and building heights were approved as part of the PRUD. The OVPC recommended allowing tandem (back to back) parking for lots less than 20 feet wide, and the option of tandem or the typical side by side parking for lots 20 feet wide or greater. The Weber County Commission approved the final PRUD with the recommended tandem parking for the smaller lots.

The applicant has identified a need for additional reductions in the required parking standards for Lots 57A-62R (see Exhibit A for the recorded plat map for the applicable lots). This request is intended to encourage travel in a more efficient and environmentally friendly manner which will reduce the impacts on existing and proposed infrastructure. The requested reduction in parking spaces for this project is one car per home.

The Uniform Land Use Code of Weber County, Utah (LUC) §108-8-5 Adjustments for unusual and unique conditions states:

*“The planning commission may adjust the required number of spaces listed in this chapter if in its determination that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted.”*

The applicant has identified potential methods to support the requested reduction in parking for Lots 57A-62R (see Exhibit B for the applicant’s request) that may assist the Planning Commission in determining if the reduction in parking is reasonable.

Review Agencies: The Weber County Engineering Division has reviewed the proposal. A condition has been made part of the Planning Division’s recommendations to ensure that all conditions of the review agencies will be met. All review agencies comments are made part of the staff report as Exhibit C.

## Conformance to the General Plan

The proposed use conforms to the Ogden Valley General Plan by encouraging commercial development in the Ogden Valley within established commercial areas and supporting continued development of resort-related commercial areas by promoting active recreational opportunities in the Ogden Valley.

## Summary of Planning Commission Considerations

The Planning Commission will need to determine if unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted for the reduction to one parking space per lot for all of Lots 57A through 62R in Phases 1C.

## Staff Recommendation

The Planning Division recommends approval of file# UVS051415, a request to amend the Summit Eden Phase 1C PRUD by reducing the parking requirements for Lots 57A through 62R, located on parcels 23-130-0021, 23-130-0022, 23-130-0023, 23-130-0024, 23-130-0025, 23-130-0026, 23-130-0027, 23-130-0028, 23-130-0029. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. No on-street parking shall be permitted.
2. Requirements and recommendations of the Weber Fire District.
3. Requirements of the Weber County Engineering Division.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
3. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Summit Eden Phase 1C recorded plat for Lots 57A-62R
- B. Parking Reduction Request
- C. Review Agencies Comments