



## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	A request from Summit Mountain Holding Group (Powder Mountain) for preliminary subdivision approval of the Village Nest East 2025 Subdivision, a 20-lot subdivision located in the DRR-1 zone at approximately 5780 N Daybreak Ridge, Eden, UT, 84310.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Tuesday, August 26, 2025
<b>Applicant:</b>	Summit Mountain Holding Group, LLC
<b>File Number:</b>	UVV072325

#### Property Information

<b>Approximate Address:</b>	5780 N Daybreak Ridge, Eden, UT, 84310
<b>Project Area:</b>	2.786 Acres
<b>Zoning:</b>	Ogden Valley Destination and Recreation Resort Zone DRR-1
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	23-152-0001 through 23-152-0021
<b>Township, Range, Section:</b>	T7N, R2E, Section 8

#### Adjacent Land Use

<b>North:</b>	Ski Resort/Resort Development	<b>South:</b>	Ski Resort/Resort Development
<b>East:</b>	Ski Resort/Resort Development	<b>West:</b>	Daybreak Ridge Rd

#### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte <a href="mailto:taydelotte@webercountyutah.gov">taydelotte@webercountyutah.gov</a> 801-399-8794
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### 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
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

### Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded.

7/19/2016 – Conditional Use Permit for the Summit at Powder Mountain PRUD is approved by the Weber County Commission.

8/3/2017 – Village Nests East at Powder Mountain PRUD is recorded.

The purpose of this subdivision amendment is to realign lot boundaries and dedicate an additional private roadway in an effort to improve traffic circulation in this neighborhood. As of the date of this staff report, 229 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

### Analysis

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

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential dwelling. This subdivision has been designed for individual ownership of the lots, private roadways maintained by the Powder Mountain Owner's Association.

Natural Hazards Overlay Zone: The proposed subdivision is located in a geologic hazards study area. A geologic hazard study and geotechnical report, performed by AGEC, and dated 7/10/2025 (Project No. 1240419) has been submitted with this application. The submitted report indicated no geologic hazards, outside of strong earthquake motions, that would negatively affect the proposed development of the site. Structural design will address the potential for earthquake ground motions.

A note on the plat will provide notice that the final geologic and geotechnical reports are on file with Weber County Planning Division. All site development will need to adhere to the recommendations of any reports and a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

1. Additional design standards and requirements: Cochise Way, a proposed new private roadway is proposed to be 50' in width. Any requirements/standards from Weber Fire District and Weber County Engineering shall be addressed prior to final approval of the subdivision. This is a terminal dead-end street. Per Weber County Ordinance 106-2-2.040, **"Maximum length and number of lots. A permanently terminal street (cul-de-sac or dead-end) or permanently terminal street-route shall:**
  1. *Serve no more than 15 subdivision lots or lots of record as defined by Section 101-2;*
  2. *Provide access to no more than 30 total dwelling units; and*
  3. *Have a maximum length of 750 feet. This length shall be measured from the point at which the street or street-route becomes terminal to the furthest extent along the terminal street or terminal street-route. If the terminal street or terminal street-route loops back onto itself, the furthest extent shall be the midpoint of the loop.*
2. **Alternative allowance due to constraints.** *If approved by the local fire authority, a permanently terminal street or street-route may serve a maximum of 30 subdivision lots or lots of record, and the maximum length of the street may be waived by the Land Use Authority, as long as the topography or other constraints of the land in the vicinity will not reasonably allow for a street connection to make the street or street-route non-terminal.*
3. **Turn-around required.** *A terminal street shall be terminated by a turnaround of not less than 100 feet diameter, or as otherwise required by the local fire authority or the County Engineer. If stormwater drains into the turnaround, a stormwater catch basin and drainage easement shall be provided. "*

Per the Notice of Decision for the CUP, a detailed material list of the proposed exterior building materials or material boards will be required for review and approval during the subdivision process. This shall occur with application for final approval of the subdivision.

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: Weber County Engineering, Weber Fire District and the Weber Surveyor's Office have not yet reviewed this proposal. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to moving forward for final approval.

## Staff Recommendation

Staff recommends preliminary approval of the Village Nests East 2025 Subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
2. Construction drawings, approved by County Engineering, shall be submitted prior to submitting an application for final approval.

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.

## Exhibits

- A. Proposed Preliminary Subdivision Plat
- B. Powder Mountain Water and Sewer Capacity Assessment Letter

## Location Map 1





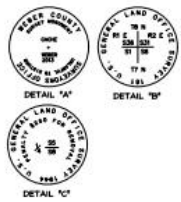


BASIS OF BEARINGS  
N 89°50'41" W 186.07'  
(ON 87°50'41" W 186.07' RECORD)

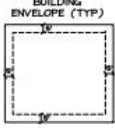
FOUND HEBER COUNTY LINE  
PERMITS FOR HEBER COUNTY  
RECONSTRUCTION OF BRIDGE CAP 2025,  
GOOD CONDITION, 4" ABOVE GRADE  
DETAIL "A"

NORTHEAST CORNER SECTION  
TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASIN AND PERMANENT  
FOUND 5.0' 2" BRIDGE CAP  
GOOD CONDITION, 4" ABOVE GRADE  
DETAIL "B"

NORTH QUARTER CORNER SECTION  
TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASIN AND PERMANENT  
FOUND 5.0' 2" BRIDGE CAP  
GOOD CONDITION, 4" ABOVE GRADE  
DETAIL "C"



- LEGEND**
- BOUNDARY LINE
  - SECTION LINE
  - ADJACENT DEED LINES
  - RIGHT-OF-WAY LINE
  - ROAD CENTERLINE
  - BUILDING ENVELOPE AND DRAINAGE EASEMENT
  - SECTION CORNER AS NOTED
  - SET CL MONUMENT
  - FOUND CL MONUMENT
  - SET NOS 2 2" LONG REBAR WITH PLASTIC CAP STOPPED TALISMAN

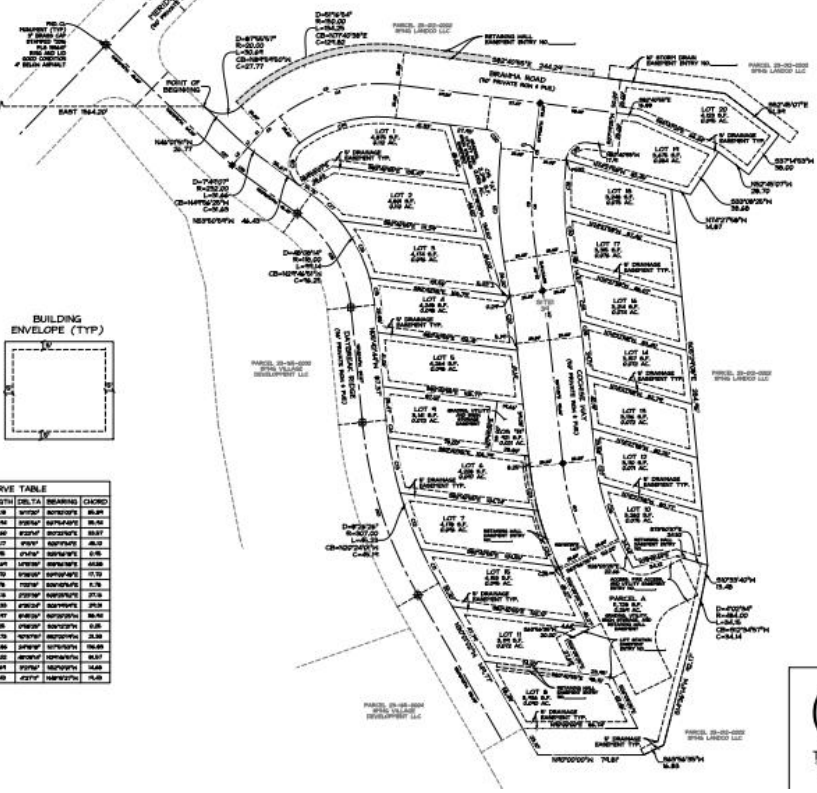


CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	100.00	6.28	90.00°	270.00°
C2	100.00	6.28	90.00°	270.00°
C3	100.00	6.28	90.00°	270.00°
C4	100.00	6.28	90.00°	270.00°
C5	100.00	6.28	90.00°	270.00°
C6	100.00	6.28	90.00°	270.00°
C7	100.00	6.28	90.00°	270.00°
C8	100.00	6.28	90.00°	270.00°
C9	100.00	6.28	90.00°	270.00°
C10	100.00	6.28	90.00°	270.00°
C11	100.00	6.28	90.00°	270.00°
C12	100.00	6.28	90.00°	270.00°
C13	100.00	6.28	90.00°	270.00°
C14	100.00	6.28	90.00°	270.00°
C15	100.00	6.28	90.00°	270.00°
C16	100.00	6.28	90.00°	270.00°
C17	100.00	6.28	90.00°	270.00°
C18	100.00	6.28	90.00°	270.00°
C19	100.00	6.28	90.00°	270.00°
C20	100.00	6.28	90.00°	270.00°

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C21	100.00	6.28	90.00°	270.00°
C22	100.00	6.28	90.00°	270.00°
C23	100.00	6.28	90.00°	270.00°
C24	100.00	6.28	90.00°	270.00°
C25	100.00	6.28	90.00°	270.00°
C26	100.00	6.28	90.00°	270.00°
C27	100.00	6.28	90.00°	270.00°
C28	100.00	6.28	90.00°	270.00°
C29	100.00	6.28	90.00°	270.00°
C30	100.00	6.28	90.00°	270.00°
C31	100.00	6.28	90.00°	270.00°
C32	100.00	6.28	90.00°	270.00°
C33	100.00	6.28	90.00°	270.00°
C34	100.00	6.28	90.00°	270.00°
C35	100.00	6.28	90.00°	270.00°
C36	100.00	6.28	90.00°	270.00°
C37	100.00	6.28	90.00°	270.00°
C38	100.00	6.28	90.00°	270.00°
C39	100.00	6.28	90.00°	270.00°
C40	100.00	6.28	90.00°	270.00°

# VILLAGE NEST EAST 2025 VACATING AND REPLACING VILLAGE NESTS EAST AT PINDER MOUNTAIN - PRUD

LOCATED IN THE NORTHEAST QUARTER SECTION 8,  
TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASIN AND PERMANENT,  
HEBER COUNTY, UTAH  
JUNE 2025



Sheet 2 of 2

**TALISMAN**  
ENGINEERING

1000 S. 1000 E.  
SUITE 100  
SALT LAKE CITY, UT 84143  
(801) 466-1000

RECORDED &  
STATE OF UTAH, COUNTY OF HERR, RECORDED AND FILED AT THE  
RECORDS OFFICE  
DATE: \_\_\_\_\_ TYPE: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FILE # \_\_\_\_\_  
HEBER COUNTY RECORDS

SMHG PHASE 1, LLC  
3423 N. WOLF CREEK DR.  
EDEN, UT 84310



April 17, 2023

Weber County Planning,

On May 3, 2013, Powder Mountain Water and Sewer issued a Will Serve Letter for 154 planned units for Summit Mountain Holding Group. Out of those 154, there are 20 lots in Village Nests subdivision. The developer is proposing a reconfiguration of the subdivision and maintaining the same number of lots. The district would like to submit this letter stating that the Will Serve is still valid. If you have any questions, please call Roy Watts at 801-510-2093.

Sincerely,

A handwritten signature in blue ink that reads "Carrie Zenger".

Carrie Zenger  
District Clerk