



Staff Report for the Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Action on a request for a one year time extension of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B, and The Ranches at Powder Mountain Plat C.

Type of Decision: Administrative

Applicant: SMGH Phase 1, LLC

Authorized Representative: Rick Everson

File Number: AE 2013-01
HSR 2016-02
UVS0713E
UVS0713F
UVS0713G

Property Information

Approximate Address: 7500 East Horizon Run Eden, UT

Project Area: 163.431acres

Zoning: DRR-1 Zone

Existing Land Use: Resort

Proposed Land Use: Resort/Residential

Parcel ID: 23-012-0134, 23-012-0135, 23-012-0143, 23-128-0032, 12-128-0033

Township, Range, Section: T6N, R2E, 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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 102, Chapter 1, Section 2 Administrative Authority
- Title 104 Zones, Chapter 27 Natural Hazards Overlay District
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 7 Supplementary and Qualifying Regulations, Section 29 Flag lot access strip, private right-of-way, and access easement standards

Development History

- A Conditional Use Permit for a PRUD was approved on April 9, 2013.
- A Conditional Use Permit Amendment for the PRUD was approved July 9, 2013.
- A rezone petition along with a Zoning Development Agreement was finalized and approved in January 2015.
- The PRUD for this area has since been vacated on July 19, 2016.
- Received subdivision approval on December 11, 2018 due to all applications qualifying for administrative approval.

Analysis

The applicant has requested a one year time extension before the Planning Division records the following subdivisions:

The Ranches at Powder Mountain Plat A

The Ranches at Powder Mountain Plat B

The Ranches at Powder Mountain Plat C

Time extensions are permitted in the Uniform Land Use Code of Weber County (LUC) §106-1-7 which states "*The planning director may grant a onetime extension for final subdivision approval for a maximum of one year*". This application will not be considered to have final approval until the application receives approval from the County Commission for the Subdivision Improvement Agreement.

Administrative Approval

Administrative approval for a one year time extension for extension of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B, and The Ranches at Powder Mountain Plat C, 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: Tuesday, January 11, 2018



Rick Grover

Weber County Planning Director

Exhibits

- A. Subdivision Time Extension Request
- B. Notice of Approval

Exhibit A-Subdivision Extension request

December 7, 2017

Rick Grover
Weber County Planning Director
2380 Washington Blvd
Ogden, UT 84401

**RE: Final Subdivision Approval Extension Request
The Ranches at Powder Mountain Plat A, Plat B, and Plat C**

Mr. Grover-

It has been our pleasure working with you on the various projects at Powder Mountain. This letter is to request a one year extension of the final plat approval for the above referenced subdivisions. These plats were administratively approved on January 12, 2017 (see attached Notice of Decision), and it is our understanding that our current approval will expire if we do not get County Commission final approval and record the plat by January 12, 2018.

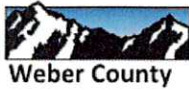
At this time we are not certain if we will be prepared to install the improvements for these lots during the 2018 construction season, so we are requesting the one year time extension to provide the flexibility needed.

Submitted with this request is a \$675.00 check for the extension fee (\$225 per plat). Please let us know if there is any further information you require to grant the request. Thank you for all of your continued support and help with the development at Powder Mountain.

Sincerely,



Don Guerra
SMHG Phase I, LLC
3923 N. Wolf Creek Drive
Eden, UT 84310



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www.co.weber.ut.us/planning_commission
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Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Administrative Approval
NOTICE OF DECISION

January 12, 2017

SMGH Phase 1, LLC
c/o Jeff Werbelow

Case Number: Alternative Access (AE 2013-01)
 Hillside Review (HSR 2016-02)
 The Ranches at Powder Mountain Plat A (UVS0713E)
 The Ranches at Powder Mountain Plat B (UVS0713F)
 The Ranches at Powder Mountain Plat C (UVS0713G)

You are hereby notified that your final plat approval of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B and The Ranches at Powder Mountain Plat C including the concurrent consideration and action of The Ranches at Powder Mountain Plat A, The Ranches at Powder Mountain Plat B and The Ranches at Powder Mountain Plat C Hillside Review and access via a private right of way request, located at approximately 7500 East Horizon Run Eden, was approved by the Planning Director in a public meeting on January 11, 2017 after due notice to the general public. This approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A geologist and geotechnical engineer are onsite during excavation to ensure that their recommendations are adhered to as outlined in this report.
2. 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.
3. The required agreements will be recorded with the final Mylar to ensure that if, at any time in the future, the County deems it necessary the landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street to replace the private right-of-way/easement with a street that would serve as a required access to additional lots.
4. Adequate proof of water is received for two additional lots prior to recording The Ranches at Powder Mountain Plat C.
5. The property shall be annexed into one taxing district prior to recording the final Mylar.

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.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at rkippen@co.weber.us or 801-399-8768.

Respectfully,
Ronda Kippen
Weber County Planner II

The decision of the Planning Commission may be appealed to the Board of Adjustment by filing such appeal within 15 days after the written decision.