



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on final approval of the Summit at Ski Lake No. 13, 5 Lots  
**Type of Decision:** Administrative  
**Agenda Date:** Tuesday, October 27, 2015  
**Applicant:** Valley Enterprise Investment Company, LLC  
**File Number:** UVS100515

### Property Information

**Approximate Address:** 6740 Via Cortina Street  
**Project Area:** 9.64 Acres  
**Zoning:** Forest Valley 3 Zone (FV-3)  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential Subdivision  
**Parcel ID:** 20-036-0042  
**Township, Range, Section:** T6N, R1E, Section 24

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Agriculture
<b>East:</b> Agriculture	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Jim Gentry  
jgentry@co.weber.ut.us  
801-399-8767  
**Report Reviewer:** SW

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Standards) Chapter 14 (Hillside Development Review Procedures and Standards)

## Background

The Summit at Ski Lake No. 13 received preliminary approval in 1999 with an overall density based on one unit per acre. Twelve of the thirteen phases in the subdivision have been recorded and final approval is now being requested for Phase 13. Based on an agreement with the Weber County Commission, the applicant has until January 22, 2016 to record the remaining phase in The Summit at Ski Lake Subdivision or the preliminary approval becomes void and the density decreases from one unit per acre to one unit per three acres.

The Summit at Ski Lake No. 13 consists of 5 lots on 9.64 acres. The Engineering Division is considering making each lot an "R" Lot (Restricted) because of the geological concerns (expansive soils) and the slopes on some of the lots. The Engineering Division is requiring each lot to go through a Hillside Review, as part of the building permit process.

During preliminary approval, Lot 54 was required to meet the three-acre zoning requirement, as this lot was added later. Phase 13 includes a new cul-de-sac at the end Via Cortina, which is a private street. The subdivision complies with the zoning requirements under which it was approved. Culinary Water is provided by Lakeview Water Corporation and Wastewater service is provided by Mountain Sewer Corporation. Pathways for the entire subdivision were approved on the preliminary subdivision plat.

A rock retaining wall is being installed as part of this phase. A geotechnical report is required by the Weber County Engineering Division for the rock retaining wall. An outside engineering letter approving the rock retaining wall is also required by the Engineering Division.

### **Summary of Planning Commission Considerations**

- Does this subdivision meet the requirements of applicable County Land Use Codes?

### **Conformance to the General Plan**

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

### **Conditions of Approval**

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the culinary water and wastewater service providers
- Showing the buildable area on the final plat

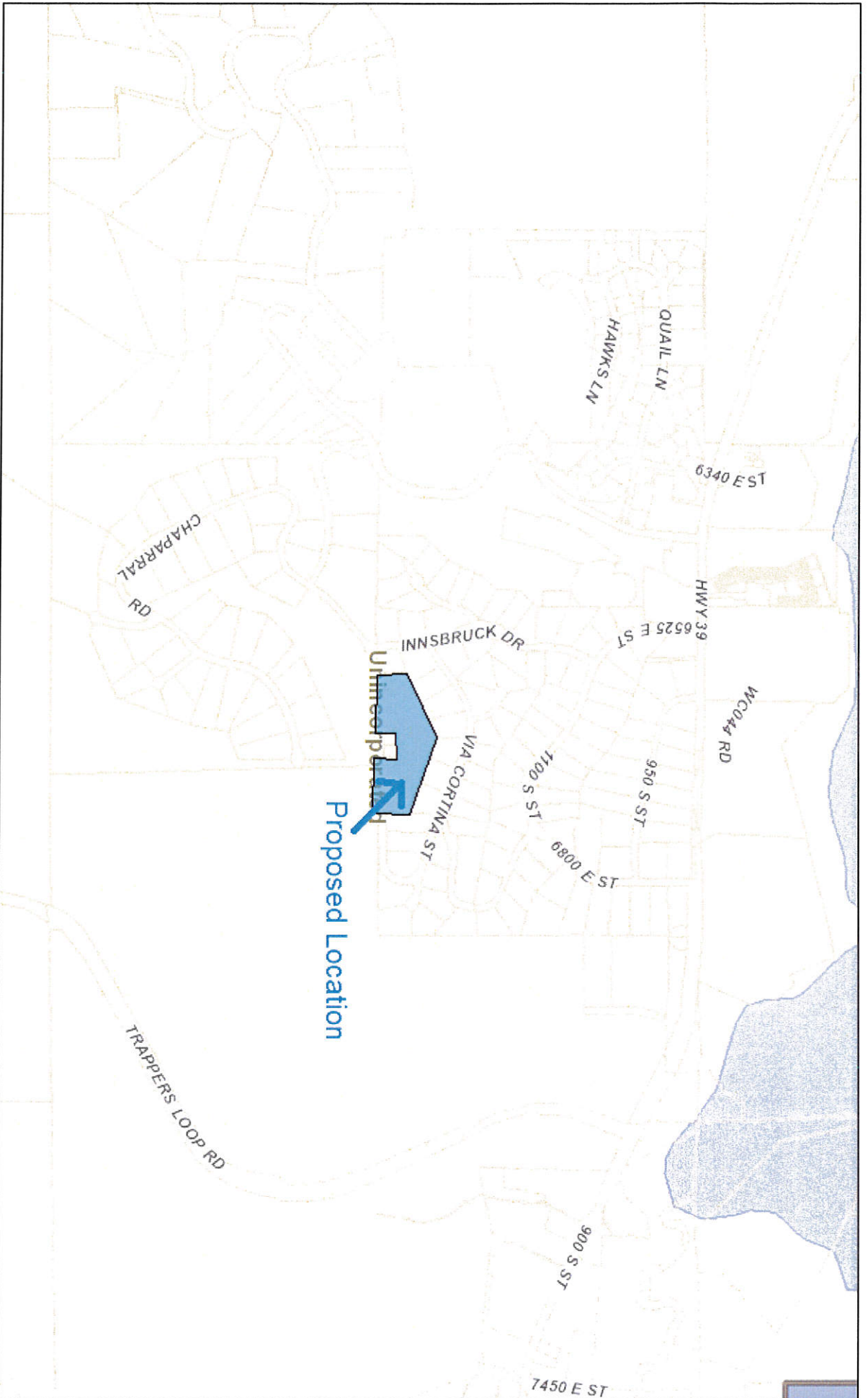
### **Staff Recommendation**

Staff recommends final approval of the Summit at Ski Lake No. 13, 5 Lots, subject to review agency requirements, based on its compliance with applicable sections of the County Land Use Codes.

### **Exhibits**

- A. Location map
- B. Subdivision plat

# Location Map



October 6, 2015

Street Labels

City Labels

