



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Action on a request for final approval of Edgewater Beach Resort Phase 1 (1 Building with 4 Units)
Agenda Date: Tuesday, May 25, 2010
Applicant: Brandi Hammon for Celtic Bank
File Number: UVE 042010

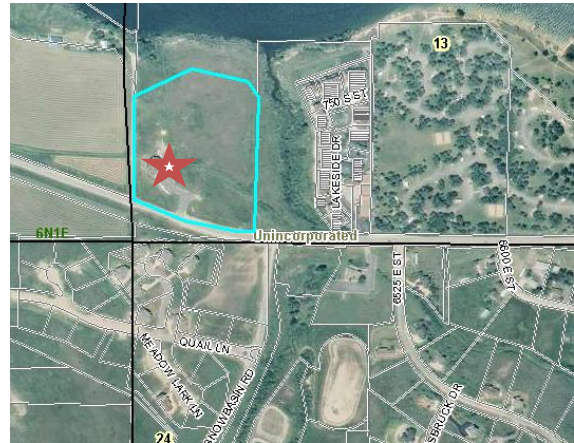
Land Information

Approximate Address: 6350 East Highway 39
Project Area: 1.58 Acres
Zoning: Commercial Valley Resort Recreation Zone (CVR-1)
Existing Land Use: Condominium Project
Proposed Land Use: Condominium Project
Parcel Identification Number: 20-013-0017
Township, Range, Section: T6N, R1E, Section 13

Staff Information

Report Presenter: Sean Wilkinson
 swilkinson@co.weber.ut.us
 801-399-8765
Report Reviewer: JG

Edgewater Beach Resort Phase 1



Adjacent Land Use

North: Pineview Reservoir **South:** Residential
East: Residential **West:** Agriculture

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 9C (CVR-1 Zone)
- Weber County Zoning Ordinance Chapter 22D (PRUD)
- Zoning Ordinance Chapter 40 (Ogden Valley Pathways)

Background

Edgewater Beach Resort was approved as a PRUD in 2004 and Phase 1 received a recommendation for final subdivision approval in 2007. Phase 1 has been constructed, but the recommendation of approval from 2007 has expired because Phase 1 was never recorded. The project now has a new owner and the applicant is requesting a new final approval for Edgewater Beach Resort Phase 1. This Phase consists of one 4-plex building, a road and parking area, landscaping, and a pathway on Highway 39 to connect with the planned pathway around Pineview Reservoir. Culinary water is provided by Lakeview Water Company and wastewater service is provided by the Mountain Sewer Company.

On January 15, 2008, the Weber County Commission approved a site plan amendment for a garage with four parking areas as part of Phase 1. The applicant no longer wants this garage and it will not be built as part of Phase 1. The Planning Commission should include the permanent removal of the garage as part of a motion for approval. Aside from removing the garage, Phase 1 is in compliance with the approved PRUD site plan and conditions.

All of the improvements with the exception of landscaping and pathways have been installed. These improvements must be installed prior to subdivision recordation or a financial guarantee is required.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County ordinances and previous approvals?

Conformance to the General Plan

This subdivision is part of an approved PRUD in an area shown on the General Plan Map as an existing CVR-1 Zone.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Building Inspection Department
- Permanent removal of the previously approved garage structure

Staff Recommendation

Staff recommends final approval of Edgewater Beach Resort Phase 1 including permanent removal of the previous garage structure, subject to staff and other review agency requirements. The recommendation is based on the subdivision being in compliance with applicable County ordinances and the Edgewater Beach Resort PRUD site plan approval.

Exhibits

- A. Location map
- B. Subdivision plat map
- C. Landscape and pathway plan