



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on final plat approval of Summit Eden Phase 1B Amendment 1, removing the self imposed building envelope from the previously platted Lot 27 in Summit Eden Phase 1B, to be re-platted as Lot 123
Type of Decision:	Administrative
Agenda Date:	Wednesday, January 25, 2017
Applicant:	SMHG Phase 1, LLC
Authorized Representative:	Rick Everson
File Number:	UVS111816

Property Information

Approximate Address:	7947 East Heartwood Drive
Project Area:	0.530 Acres
Zoning:	DRR-1 Zone
Existing Land Use:	Resort Development/Open Space
Proposed Land Use:	Resort Development/Open Space
Parcel ID:	23-129-0004
Township, Range, Section:	Township 7 North, Range 2 East, Section 5

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
Report Reviewer:	RG

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 22 Natural Hazards Areas

Development History

- Summit Eden Phase 1B received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1B received final subdivision approval on January 21, 2014 and was recorded on January 27, 2014
- A rezone petition along with a Zoning Development Agreement was finalized and approved in January 2015
- The PRUD was amended on July 19, 2016 reducing the PRUD to the following areas: The Ridge Nests PRUD, Horizon Neighborhood PRUD, Village Nests at Powder Mountain and Spring Park PRUD.

Background and Summary

The Planning Division recommends final approval of the Summit Eden Phase 1B Amendment 1, a small subdivision consisting of one residential lot (see Exhibit A). The proposed subdivision is located at approximately 7947 East Heartwood Drive, and is in the DRR-1 zone.

The applicant would like to remove the self imposed building envelope that was identified on the original plat (see Exhibit B). The proposed amendment will consist of 0.530 acres. The Zoning Development Agreement Master Plan has identified the proposed area as an area anticipated for residential development. The proposed subdivision and lot

configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan (see Exhibit C) as well as the applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

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

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the approved Zoning Development Agreement and the standards in the DRR-1 zone in LUC §104-29. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The applicant would like to vacate the self imposed building envelope that was part of the initial plat to allow the new property owner the flexibility to build their home anywhere they desire within the required setbacks on the amended lot. 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. The following development standards will be reviewed upon submittal for single family building permit:

- Front yard setback: 0 feet
- Side yard setback: 8 feet with a total of two required side yards of not less than 18 feet
- Rear yard setback: 10 feet
- Average building height: 35 feet

The proposed lot configuration meets the area and width standards in the DRR-1 Zone. The proposal is in conformance with previous approvals and updates to the PRUD and the Zoning Development Agreement.

Culinary water and sanitary sewage disposal: Culinary and sewer services are provided by Powder Mountain Water and Sewer Improvement District. Based on the original approvals, additional proof of culinary and sanitary sewage services will not be required at this time. A letter and connect fee from Powder Mountain Water and Sewer District will be required to be submitted with the building permit application.

Natural Hazards Areas: The proposed subdivision is located in a Zone “D” as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone “D” are typically areas in which no analysis of flood hazards has been conducted. The proposed lot is not located within a potential geologic hazard unit per the UGS published Ogden 30 x 60 Quadrangle map.

Review Agencies: The Weber County Surveyor’s Office and Weber County Engineering Division have reviewed and approved the proposed subdivision amendment. To date, the Weber Fire District has not reviewed the application. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording the subdivision Mylar.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6(c).

Staff Recommendation

Staff recommends final plat approval of Summit Eden Phase 1B Amendment 1, removing the self imposed building envelope from the previously platted Lot 27 in Summit Eden Phase 1B, to be re-platted as Lot 123. This recommendation for approval is subject to all applicable review agency requirements and 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.

Administrative Approval

Administrative final plat approval of Summit Eden Phase 1B Amendment 1, removing the self imposed building envelope from the previously platted Lot 27 in Summit Eden Phase 1B, to be re-platted as Lot 123, 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 is based on the findings listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

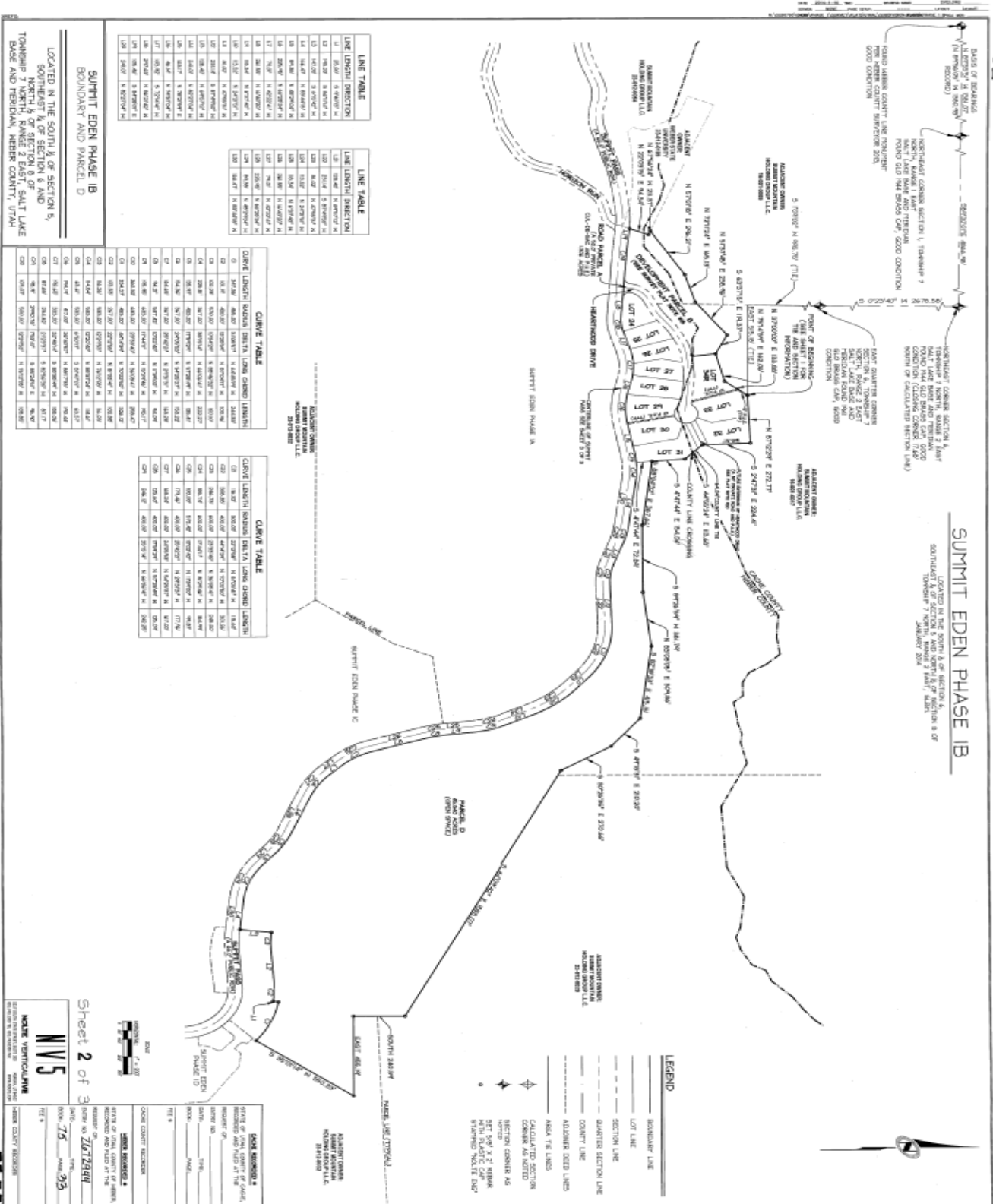
- A. Summit Eden Phase 1B Amendment 1
- B. Summit Eden Phase 1B-Original plat
- C. Approved Conceptual Plans

Map 1



Exhibit B-Summit Eden Phase 1B-Original Plat

66-92



LINE TABLE

LINE LENGTH	DIRECTION
11	81.00' S 89.00' W
12	78.00' S 89.00' W
13	75.00' S 89.00' W
14	72.00' S 89.00' W
15	69.00' S 89.00' W
16	66.00' S 89.00' W
17	63.00' S 89.00' W
18	60.00' S 89.00' W
19	57.00' S 89.00' W
20	54.00' S 89.00' W
21	51.00' S 89.00' W
22	48.00' S 89.00' W
23	45.00' S 89.00' W
24	42.00' S 89.00' W
25	39.00' S 89.00' W
26	36.00' S 89.00' W
27	33.00' S 89.00' W
28	30.00' S 89.00' W
29	27.00' S 89.00' W
30	24.00' S 89.00' W
31	21.00' S 89.00' W
32	18.00' S 89.00' W
33	15.00' S 89.00' W
34	12.00' S 89.00' W
35	9.00' S 89.00' W
36	6.00' S 89.00' W
37	3.00' S 89.00' W
38	0.00' S 89.00' W

LINE TABLE

LINE LENGTH	DIRECTION
39	81.00' N 89.00' W
40	78.00' N 89.00' W
41	75.00' N 89.00' W
42	72.00' N 89.00' W
43	69.00' N 89.00' W
44	66.00' N 89.00' W
45	63.00' N 89.00' W
46	60.00' N 89.00' W
47	57.00' N 89.00' W
48	54.00' N 89.00' W
49	51.00' N 89.00' W
50	48.00' N 89.00' W
51	45.00' N 89.00' W
52	42.00' N 89.00' W
53	39.00' N 89.00' W
54	36.00' N 89.00' W
55	33.00' N 89.00' W
56	30.00' N 89.00' W
57	27.00' N 89.00' W
58	24.00' N 89.00' W
59	21.00' N 89.00' W
60	18.00' N 89.00' W
61	15.00' N 89.00' W
62	12.00' N 89.00' W
63	9.00' N 89.00' W
64	6.00' N 89.00' W
65	3.00' N 89.00' W
66	0.00' N 89.00' W

CURVE TABLE

CHORD LENGTH	RADIUS	DELTA	LONG CHORD LENGTH
1	100.00'	90.00°	141.42'
2	200.00'	180.00°	200.00'
3	300.00'	270.00°	300.00'
4	400.00'	360.00°	400.00'
5	500.00'	450.00°	500.00'
6	600.00'	540.00°	600.00'
7	700.00'	630.00°	700.00'
8	800.00'	720.00°	800.00'
9	900.00'	810.00°	900.00'
10	1000.00'	900.00°	1000.00'

CURVE TABLE

CHORD LENGTH	RADIUS	DELTA	LONG CHORD LENGTH
11	1100.00'	990.00°	1100.00'
12	1200.00'	1080.00°	1200.00'
13	1300.00'	1170.00°	1300.00'
14	1400.00'	1260.00°	1400.00'
15	1500.00'	1350.00°	1500.00'
16	1600.00'	1440.00°	1600.00'
17	1700.00'	1530.00°	1700.00'
18	1800.00'	1620.00°	1800.00'
19	1900.00'	1710.00°	1900.00'
20	2000.00'	1800.00°	2000.00'

CURVE TABLE

CHORD LENGTH	RADIUS	DELTA	LONG CHORD LENGTH
21	2100.00'	1890.00°	2100.00'
22	2200.00'	1980.00°	2200.00'
23	2300.00'	2070.00°	2300.00'
24	2400.00'	2160.00°	2400.00'
25	2500.00'	2250.00°	2500.00'
26	2600.00'	2340.00°	2600.00'
27	2700.00'	2430.00°	2700.00'
28	2800.00'	2520.00°	2800.00'
29	2900.00'	2610.00°	2900.00'
30	3000.00'	2700.00°	3000.00'

CURVE TABLE

CHORD LENGTH	RADIUS	DELTA	LONG CHORD LENGTH
31	3100.00'	2790.00°	3100.00'
32	3200.00'	2880.00°	3200.00'
33	3300.00'	2970.00°	3300.00'
34	3400.00'	3060.00°	3400.00'
35	3500.00'	3150.00°	3500.00'
36	3600.00'	3240.00°	3600.00'
37	3700.00'	3330.00°	3700.00'
38	3800.00'	3420.00°	3800.00'
39	3900.00'	3510.00°	3900.00'
40	4000.00'	3600.00°	4000.00'

SUMMIT EDEN PHASE 1B
BOUNDARY AND PARCEL D

LOCATED IN THE SOUTH 1/2 OF SECTION 5,
SOUTHEAST 1/4 OF SECTION 6 AND
NORTHWEST 1/4 OF SECTION 8 OF SAULT LAKE
TOWNSHIP, ANNE ARBOR COUNTY, MICHIGAN

SUMMIT EDEN PHASE 1B

LOCATED IN THE SOUTH 1/2 OF SECTION 5,
SOUTHEAST 1/4 OF SECTION 6, AND
NORTHWEST 1/4 OF SECTION 8 OF SAULT LAKE
TOWNSHIP, ANNE ARBOR COUNTY, MICHIGAN
JANUARY 2014

Sheet 2 of 3

NVS

NEAR VERTICAL CURVE

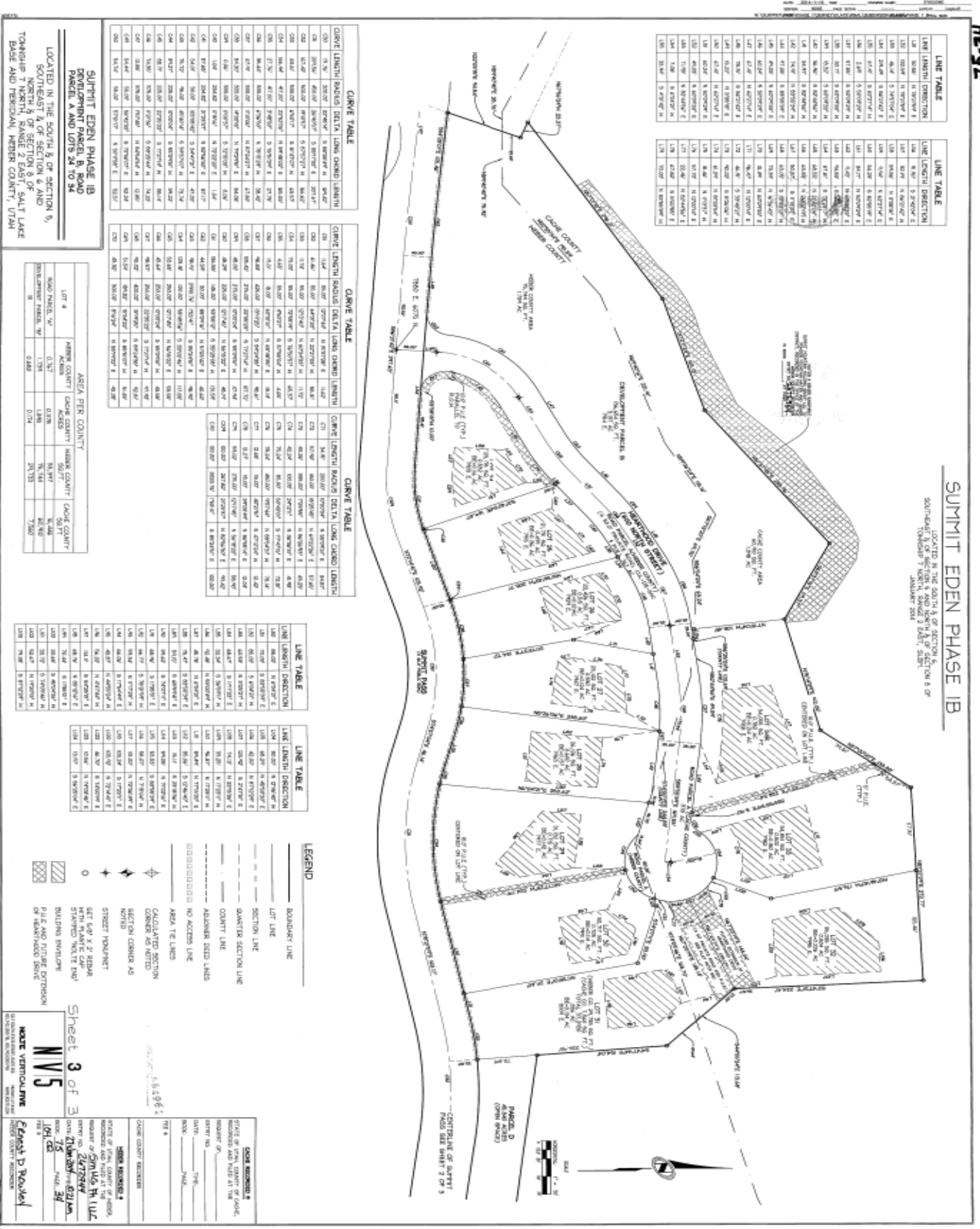
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BY: [Signature]

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Exhibit B-Summit Eden Phase 1B-Original Plat

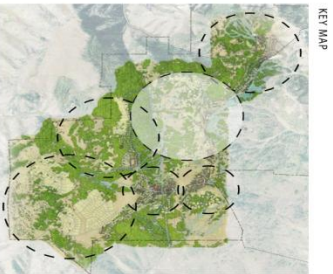
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The Ridge Illustrative Plan



Placement of development within the Ridge area has been sensitive to the existing ski experience at Powder Mountain with future hotels and multi-family units designed to be within ski access to the existing mountain while maintaining the existing ski accesses. Single family units have been located on the mountain within existing tree massing to provide visual and physical protection as well as to maintain those important open meadow and hillsides for the remainder of the Resort.



KEY MAP