



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for the final plat approval of Summit Eden Phase 1D Amendment 2
Type of Decision: Administrative
Agenda Date: Wednesday, August 16, 2017
Applicant: SMHG Phase 1, LLC
File Number: UVS072717B

Property Information

Approximate Address: 8569 East Spring Park, Eden, Ut
Project Area: 1.026 acres
Zoning: Ogden Valley Destination and Recreation Resort Zone (DRR-1)
Existing Land Use: Ski Resort
Proposed Land Use: Resort Development
Parcel ID: 23-138-0004
Township, Range, Section: T7N, R2E, Section 8

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, Natural Hazards Areas

Development History

- Summit Eden Phase 1D 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 1D final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014.
- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application (see Exhibit B for the Conceptual Land Use Plan). The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.

- Summit Eden Phase 1D Amendment 1, amending and restating all of Phase 1D was heard and approved by the Weber County Commission on February 2, 2016 after receiving a positive recommendation from the Ogden Valley Planning Commission.
- An amendment to reduced the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative) after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit “Nest” development and the Village Nests at Powder Mountain, a 20 unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit “Nest” development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit “Nest” development and a lodge.

Background and Summary

The Planning Division recommends final approval of the Summit Eden Phase 1D Amendment 2, consisting of one lot to be known as Development Parcel D9 (see Exhibit A for the proposed amendment). Summit Eden Phase 1D was amended on February 2, 2016 and consisted of 20 “Nest Units” and three Development Parcels (see Exhibit B for the recorded Summit Eden Phase 1D Amendment 1 subdivision plat). The proposed amendment to the previously platted Development Parcel D7R will increase the lot area from 0.8 acres to 1.026 acres and will be identified as Development Parcel D9. The proposed Development Parcel is being combined with “Parcel A” in the Summit Eden Phase 1C Amendment 5 subdivision to increase the lot area of the previously platted Development Parcel to allow for a recreation center to be constructed on the lot.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a “Small Subdivision” and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the 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 standards in the DRR-1 zone in LUC §104-29 and the approved Zoning Development Agreement Conceptual Layout to ensure that the regulations and standards have been adhered to. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

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, two, three four and multi-family, commercial and mixed use structures. The proposed amendment will increase the Development Parcel D7R by combining “Parcel A” in the Summit Eden Phase 1C Amendment 5 subdivision. The proposed Development Parcel D9 will be 44,676 square feet (1.026 acres). The Development Parcel will be further developed as a recreation center as part of the resort development. The following development standards will be reviewed upon submittal for design review and land use approval for a commercial building:

- Front yard setback: 0 feet
- Side yard setback: 0 feet
- Rear yard setback: 0 feet
- Average building height: 55 feet at elevations lower than 6,200 feet above sea level. 75 feet at elevations of at least 6,200 feet above sea level

Based on the proposed lot configuration, the proposed lots meet the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

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 have been conducted.

Geotechnical and geologic hazard investigations have taken place by IGES for the proposed subdivision in accordance with the Natural Hazard Areas as outlined in LUC§108-22. The site specific investigation for the proposed Development Parcel is in the IGES report Project # 01628-024 dated August 7, 2017. Specific recommendations have been made for the development of the site and it is recommended that IGES staff is onsite during construction to verify compliance with the recommendations.

A condition of approval that 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.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District based on a will serve letter that has been submitted for an additional 313 units in the Summit at Powder Mountain development.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor’s Office and Weber Fire District have not reviewed the proposal to date. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

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 subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the Summit Eden Phase 1D Amendment 2, consisting of one lot to be known as Development Parcel D9. This recommendation for approval is subject to all applicable review agency requirements and is 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.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Summit Eden Phase 1D Amendment 2, consisting of one lot to be known as Development Parcel D9, 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: 8/16/17


Rick Grover
Weber County Planning Director

Exhibits

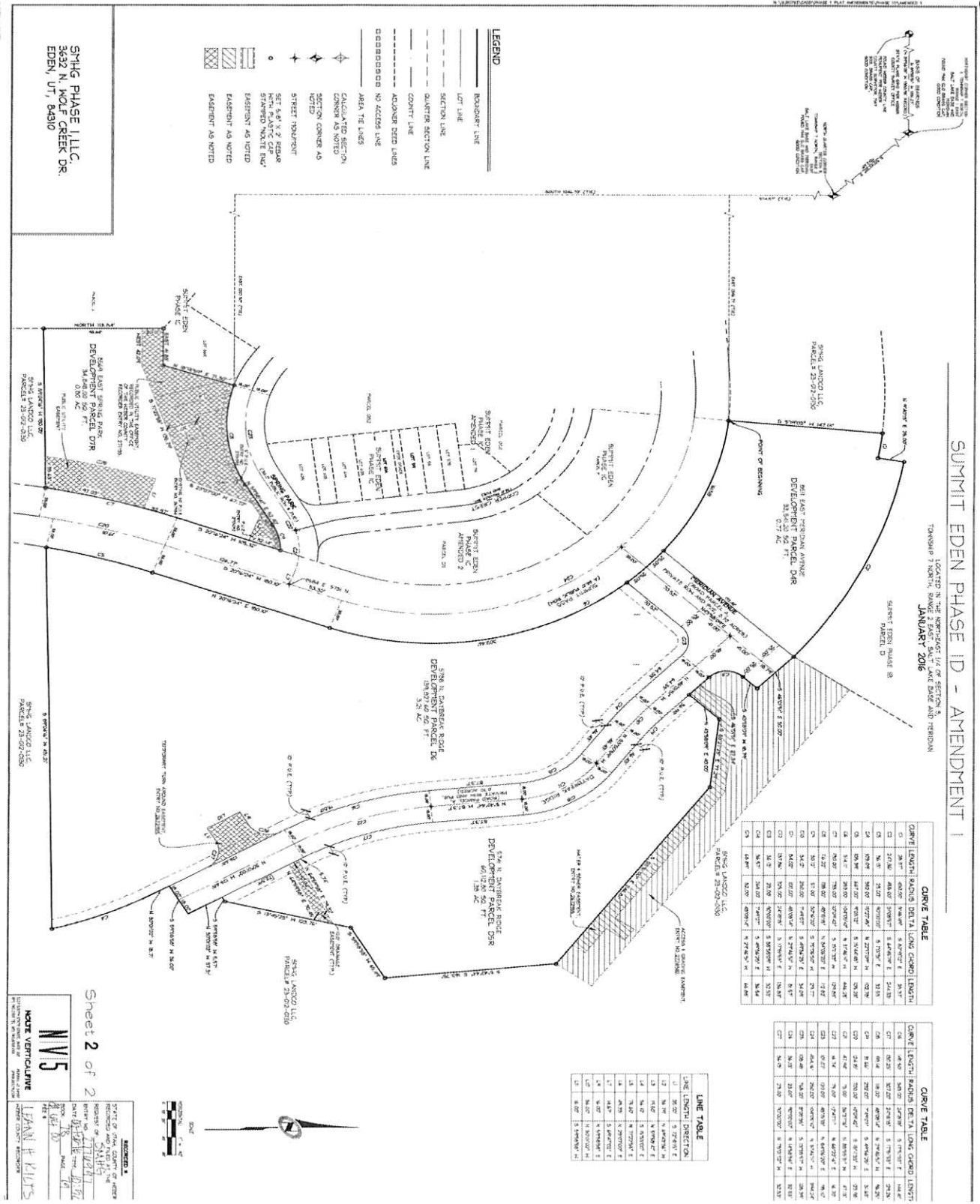
- A. Proposed Summit Eden Phase 1D Amendment 2
- B. Recorded Summit Eden Phase 1D Amendment 1

Location Map 1



Exhibit B-Summit Eden Phase 1D Amendment 1

61-82



SUMMIT EDEN PHASE 1D - AMENDMENT 1

LOCATED IN THE JURISDICTION OF THE STATE OF UTAH
 TOWNSHIP 1 NORTH, RANGE 12 EAST AND MERIDIAN 11 NORTH
 JANUARY 2016

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	LOAN	CHORD	LENGTH
C1	247.36	480.00	34.94°	5.44727' E	247.36	
C2	247.36	480.00	34.94°	5.44727' E	247.36	
C3	247.36	480.00	34.94°	5.44727' E	247.36	
C4	247.36	480.00	34.94°	5.44727' E	247.36	
C5	247.36	480.00	34.94°	5.44727' E	247.36	
C6	247.36	480.00	34.94°	5.44727' E	247.36	
C7	247.36	480.00	34.94°	5.44727' E	247.36	
C8	247.36	480.00	34.94°	5.44727' E	247.36	
C9	247.36	480.00	34.94°	5.44727' E	247.36	
C10	247.36	480.00	34.94°	5.44727' E	247.36	
C11	247.36	480.00	34.94°	5.44727' E	247.36	
C12	247.36	480.00	34.94°	5.44727' E	247.36	
C13	247.36	480.00	34.94°	5.44727' E	247.36	
C14	247.36	480.00	34.94°	5.44727' E	247.36	
C15	247.36	480.00	34.94°	5.44727' E	247.36	
C16	247.36	480.00	34.94°	5.44727' E	247.36	
C17	247.36	480.00	34.94°	5.44727' E	247.36	
C18	247.36	480.00	34.94°	5.44727' E	247.36	
C19	247.36	480.00	34.94°	5.44727' E	247.36	
C20	247.36	480.00	34.94°	5.44727' E	247.36	
C21	247.36	480.00	34.94°	5.44727' E	247.36	
C22	247.36	480.00	34.94°	5.44727' E	247.36	
C23	247.36	480.00	34.94°	5.44727' E	247.36	
C24	247.36	480.00	34.94°	5.44727' E	247.36	
C25	247.36	480.00	34.94°	5.44727' E	247.36	
C26	247.36	480.00	34.94°	5.44727' E	247.36	
C27	247.36	480.00	34.94°	5.44727' E	247.36	

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C4	247.36	480.00	34.94°	5.44727' E	247.36	
C5	247.36	480.00	34.94°	5.44727' E	247.36	
C6	247.36	480.00	34.94°	5.44727' E	247.36	
C7	247.36	480.00	34.94°	5.44727' E	247.36	
C8	247.36	480.00	34.94°	5.44727' E	247.36	
C9	247.36	480.00	34.94°	5.44727' E	247.36	
C10	247.36	480.00	34.94°	5.44727' E	247.36	
C11	247.36	480.00	34.94°	5.44727' E	247.36	
C12	247.36	480.00	34.94°	5.44727' E	247.36	
C13	247.36	480.00	34.94°	5.44727' E	247.36	
C14	247.36	480.00	34.94°	5.44727' E	247.36	
C15	247.36	480.00	34.94°	5.44727' E	247.36	
C16	247.36	480.00	34.94°	5.44727' E	247.36	
C17	247.36	480.00	34.94°	5.44727' E	247.36	
C18	247.36	480.00	34.94°	5.44727' E	247.36	
C19	247.36	480.00	34.94°	5.44727' E	247.36	
C20	247.36	480.00	34.94°	5.44727' E	247.36	
C21	247.36	480.00	34.94°	5.44727' E	247.36	
C22	247.36	480.00	34.94°	5.44727' E	247.36	
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C25	247.36	480.00	34.94°	5.44727' E	247.36	
C26	247.36	480.00	34.94°	5.44727' E	247.36	
C27	247.36	480.00	34.94°	5.44727' E	247.36	

LINE TABLE

LINE	LENGTH	DIRECTION
L1	30.00	S 29.00° E
L2	30.00	S 29.00° E
L3	30.00	S 29.00° E
L4	30.00	S 29.00° E
L5	30.00	S 29.00° E
L6	30.00	S 29.00° E
L7	30.00	S 29.00° E
L8	30.00	S 29.00° E
L9	30.00	S 29.00° E
L10	30.00	S 29.00° E
L11	30.00	S 29.00° E
L12	30.00	S 29.00° E
L13	30.00	S 29.00° E
L14	30.00	S 29.00° E
L15	30.00	S 29.00° E
L16	30.00	S 29.00° E
L17	30.00	S 29.00° E
L18	30.00	S 29.00° E
L19	30.00	S 29.00° E
L20	30.00	S 29.00° E
L21	30.00	S 29.00° E
L22	30.00	S 29.00° E
L23	30.00	S 29.00° E
L24	30.00	S 29.00° E
L25	30.00	S 29.00° E
L26	30.00	S 29.00° E
L27	30.00	S 29.00° E
L28	30.00	S 29.00° E
L29	30.00	S 29.00° E
L30	30.00	S 29.00° E

SHUG PHASE 1 LLC
 3632 N. WOLF CREEK DR.
 EDEN, UT, 84301

Sheet 2 of 2
 NOTE VERTICAL CURVE
 LEANN E. KLITS