



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for approval of Edgewater Beach Resort Phase 2 Amendment 1.  
**Type of Decision:** Administrative  
**Agenda Date:** Wednesday, June 27, 2018  
**Applicant:** HWL Edgewater, LLC  
**Authorized Representative:** Brock Loomis  
**File Number:** UVE111717B

### Property Information

**Approximate Address:** 5598 Ogden Canyon Rd  
**Project Area:** 3.7 acres  
**Zoning:** Commercial Valley Resort Recreation (CVR-1) Zone  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential/ Commercial  
**Parcel ID:** 20-155-0042  
**Township, Range, Section:** T6N, R1E, Section 13

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Steve Burton  
sburton@co.weber.ut.us  
801-399-8766  
**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 11 (CVR-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background and Summary

The applicant is requesting final approval of Edgewater Beach Resort Phase 2 Amendment 1. The proposed plat amendment is part of an approved Planned Residential Unit Development (PRUD) known as the Edgewater Beach Resort PRUD. The most recent approval of the PRUD allowed for an increase in the size of the commercial pad within phase 1 as well as an increase in size of the storage buildings.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

## Analysis

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

**Zoning:** The subject property is located in the CVR-1 Zone. Single and multi-family dwellings, are a permitted use in the zone and as part of the PRUD.

**Lot area, frontage/width and yard regulations:** The PRUD approval permits the single and multi-family dwellings, as well as the commercial buildings to be constructed within the designated building pads, as shown on their respective subdivision plats (see Exhibit A).

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC §106-1. The proposed subdivision amendment will not create any new public streets. The proposal meets the criteria for "Small Subdivisions", as defined in LUC §101-7, and can be administratively approved per LUC §106-1-5(b)(1).

Culinary water and sanitary sewage disposal: There are no new residential or commercial building pads being proposed by the amended plat. Culinary water is currently being provided by Lakeview Water Company and Sewer is being provided by Mountain Sewer Corporation.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning, Engineering, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: A note will be required to be placed on the subdivision plat, prior to recording the mylar, that states that a geologic hazards study has been completed for the amended subdivision. The note shall reference the company that performed the study, the project number, and the date the study was completed.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: A notice has been mailed not less than ten calendar days before final approval 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.

### Staff Recommendations

Staff recommends final approval of Edgewater Beach Resort Phase 2 Amendment 1, located at approximately 5598 Ogden Canyon Rd. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. A note on the final plat and a separate "Natural Hazards Disclosure" document will be required to be recorded to provide notice of any recommendations to future property owners regarding AGEC's geologic hazards reports dated January 3, 2018 and May 2, 2017, identified as project #1170319.
2. All outdoor lighting within Phases 1 and 2 must be in compliance with the Ogden Valley Outdoor Lighting Ordinance, Title 108, Chapter 16, 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 applicable county ordinances.

### Administrative Approval

Administrative final approval of Edgewater Beach Resort Phase 2 Amendment 1 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: 6/27/18

  
\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

### Exhibits

- A. Final Subdivision Plat

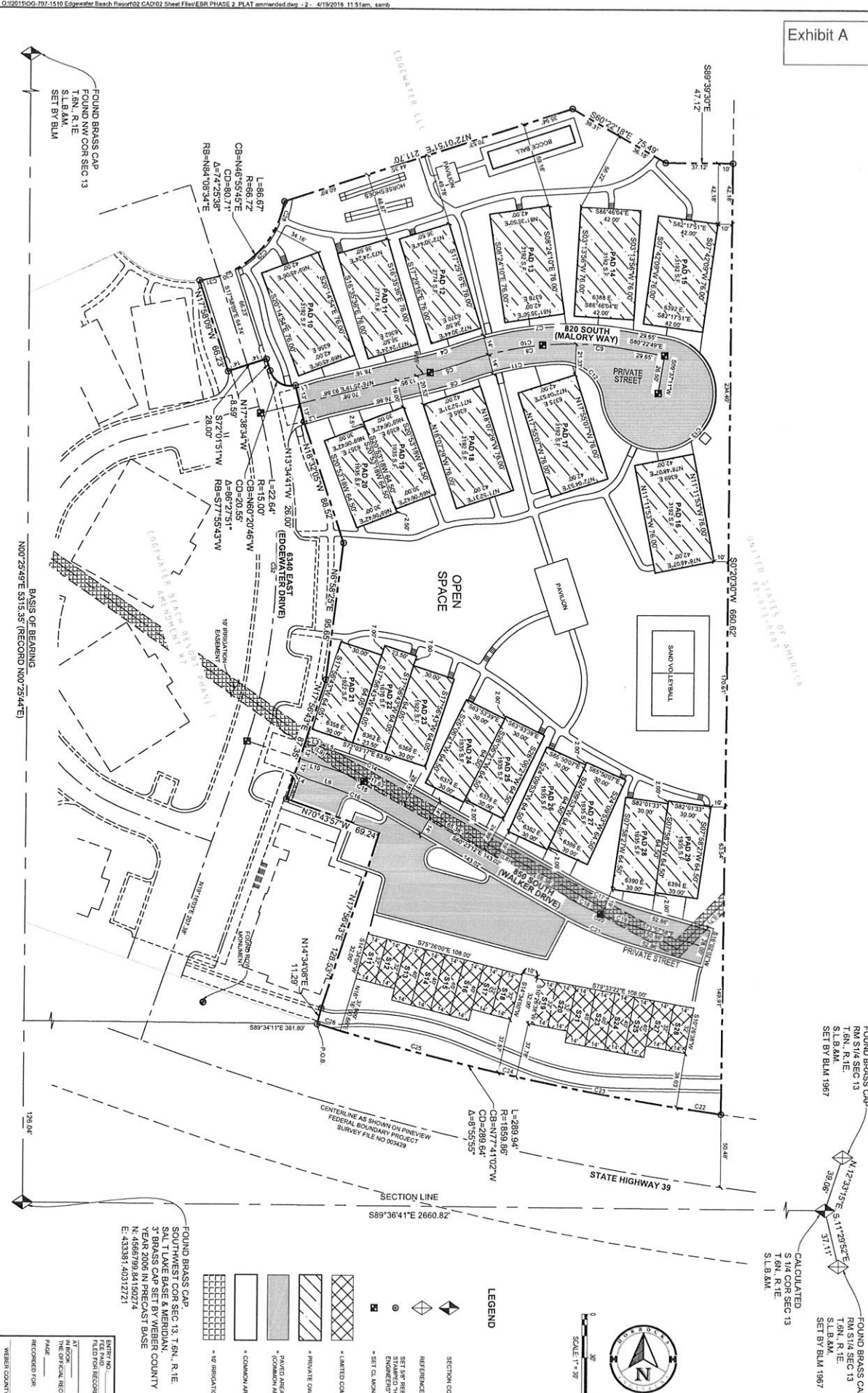
Area Map 1





# EDGEWATER BEACH RESORT PHASE 2 - AMENDMENT #1

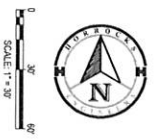
A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)



FOUND BRASS CAP  
FM S1/4 SEC 13  
T.6N., R.1E  
S.L.B.M.  
SET BY BLM 1997

FOUND BRASS CAP  
FM S1/4 SEC 13  
T.6N., R.1E  
S.L.B.M.  
SET BY BLM 1997

CALCULATED  
S 1/4 COR SEC 13  
T.6N., R.1E  
S.L.B.M.



**LEGEND**

- SECTION CORNERS AS NOTED
- REFERENCE MONUMENT
- SET FOR REBAR WITH CAP ENDORSEMENT
- SET TO MONUMENT
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- PAVED AREA (COMMON AREA)
- COMMON AREA
- RECREATION ELEMENT

FOUND BRASS CAP  
SOUTHWEST COR SEC. 13 T. 6N., R. 1E  
SALT LAKE BASE & MERIDIAN,  
3" BRASS CAP SET BY WEBER COUNTY  
YEAR 2006 IN PRECAST BASE  
N: 4585799.84 150274  
E: 433381.40312721

PRINTED NO. \_\_\_\_\_  
FILED FOR RECORD AND RECORDED.  
AT \_\_\_\_\_  
THIS OFFICIAL RECORDS  
PAGE \_\_\_\_\_  
RECORDED FOR \_\_\_\_\_  
WEBER COUNTY RECORDER  
DENVER

0:\2015\GG-707-1510 Edgewater Beach Resort\02 CAD\02 Sheet File\EBR PHASE 2 PLAT amended.dwg - 2 - 4/19/2016 11:51am\_samb