



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 1 Amendment 2.
Type of Decision: Administrative
Agenda Date: Wednesday, June 27, 2018
Applicant: HWL Edgewater, LLC
Authorized Representative: Brock Loomis
File Number: UVE111717A

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: 20-145-0031
Township, Range, Section: T6N, R1E, Section 13

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: 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 1 Amendment 2. 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 1 Amendment 2, 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 AGECE'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.
3. A financial guarantee will be required for the additional landscaping being provided.

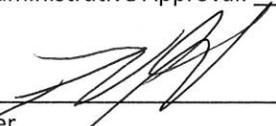
This recommendation is based on the following findings:

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 1 Amendment 2 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

EDGEWATER BEACH RESORT
PHASE 1 - AMENDMENT #2

ADVANCED RESIDENTIAL UNIT DEVELOPMENT (P.A.U.D.)

EDGEWATER BEACH RESORT
PHASE 1

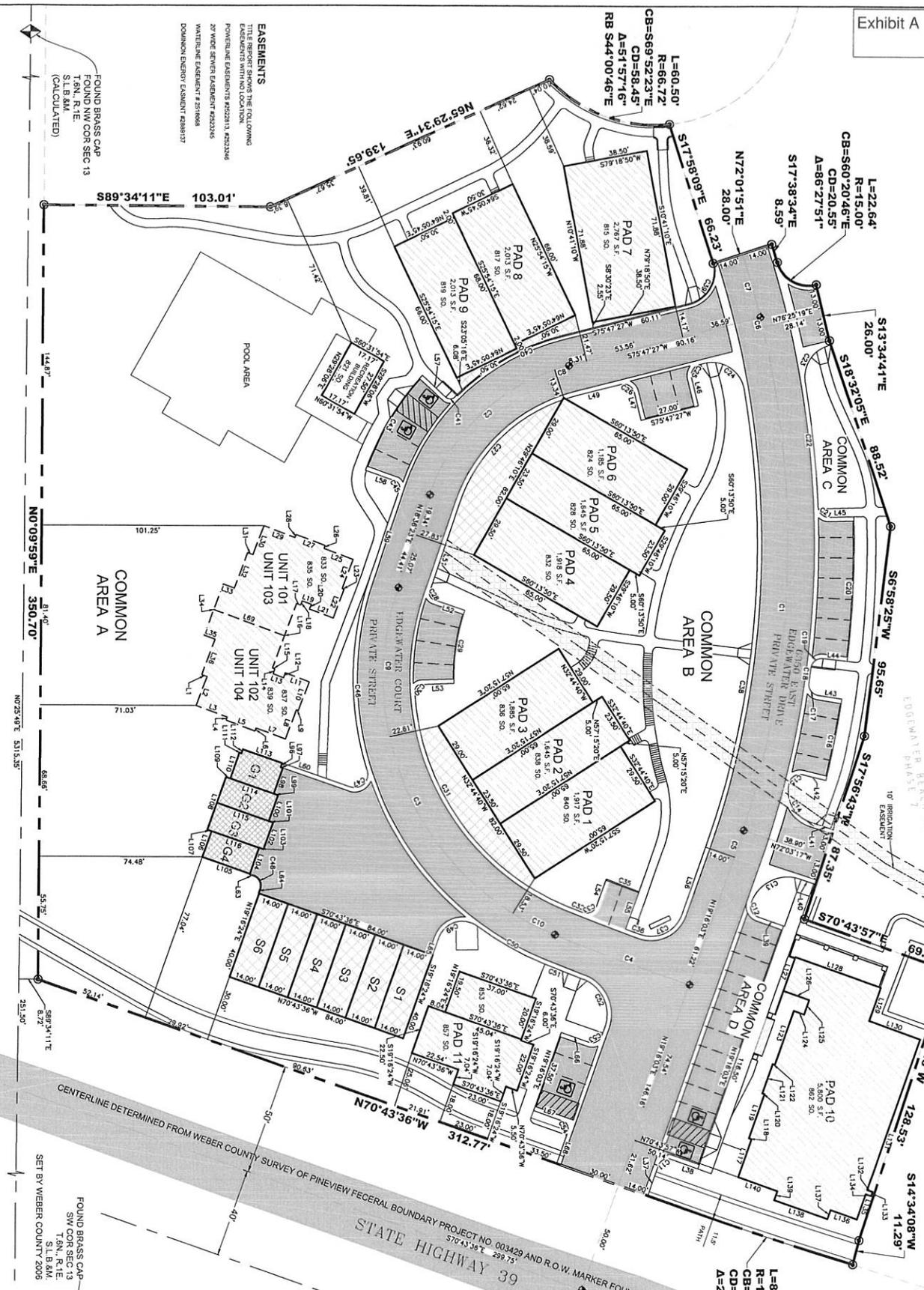


Exhibit A

EASEMENTS
THIS REPORT SHOWS THE FOLLOWING EASEMENTS WITH NO LOCATION. 20' WIDE EGRESS EASEMENT #202316. WATERLINE EASEMENT #201008. COMMON ENERGY EASEMENT #208817.

FOUND BRASS CAP
1.8N, R.1E
S.L.B.M.
(CALCULATED)

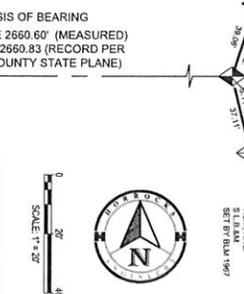
FOUND BRASS CAP
1.8N, R.1E
S.L.B.M.
SET BY WEBER COUNTY 2006

LEGEND

- SECTION CORNER AS NOTED
- REFERENCE MONUMENT
- SET 5/16" REBAR WITH CEMENT
- STAYED "HARDWOODS" EASEMENT
- MONUMENT SET
- BOUNDARY LINE
- LIMITED COMMON ARE
- PRIVATE OWNERSHIP
- PAVED AREA (COMMON USE)
- COMMON AREA
- 10' IRREGULAR EASE

ENTIRE NO.: []
FILE NO.: []
AT 852K: []
THE OFFICIAL RECORD, OF
RECORDED FOR: []

WEBER COUNTY RECORDER
GRANT



BASIS OF BEARING
N89°36'57"E 2660.60' (MEASURED)
N89°36'44" 2660.83 (RECORD PER WEBER COUNTY STATE PLANE)

FOUND BRASS CAP
1.8N, R.1E
S.L.B.M.
SET BY WEBER COUNTY 1987

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S.L.B.M.
SET BY WEBER COUNTY 1987

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SET BY WEBER COUNTY 1987

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STATE HIGHWAY 39
CENTERLINE DETERMINED FROM WEBER COUNTY SURVEY OF PINEVIEW FEDERAL BOUNDARY PROJECT NO. 003420 AND R.O.W. MARKER FOUND ON GROUND

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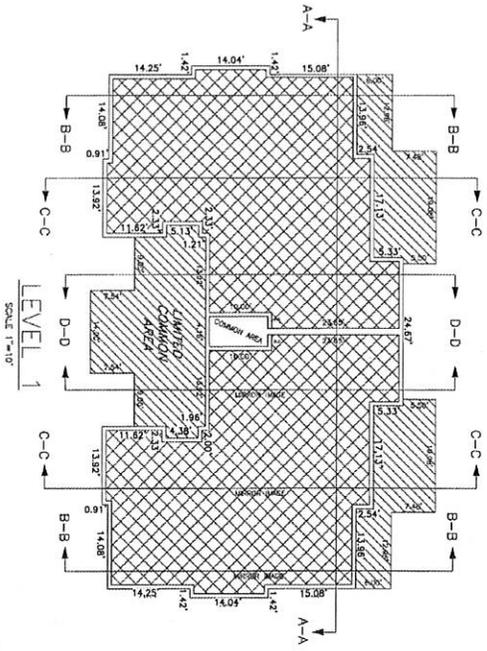
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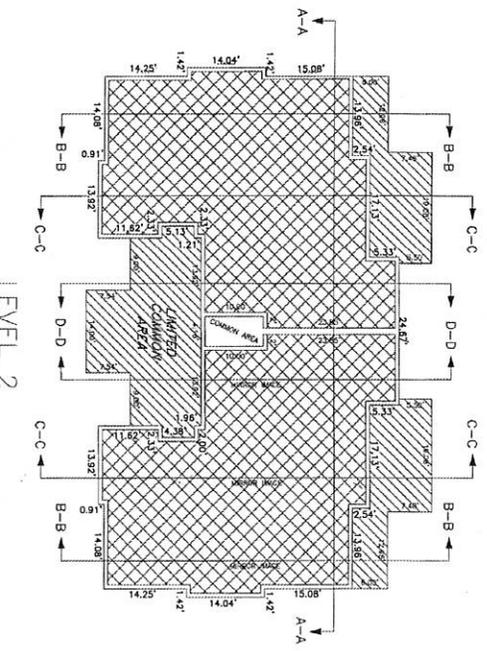
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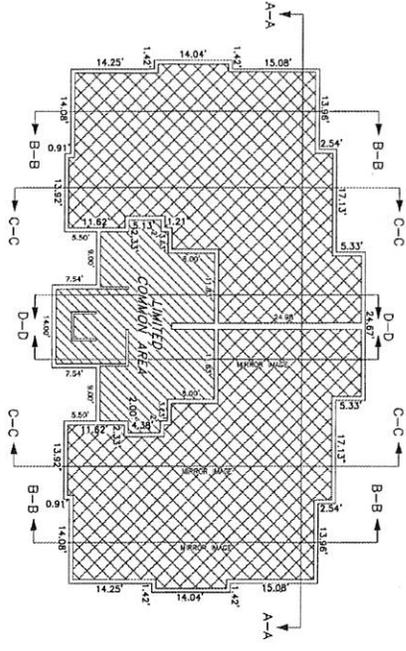
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S.L.B.M.
SET BY WEBER COUNTY 1987



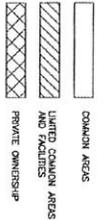
LEVEL 1
SCALE 1"=10'



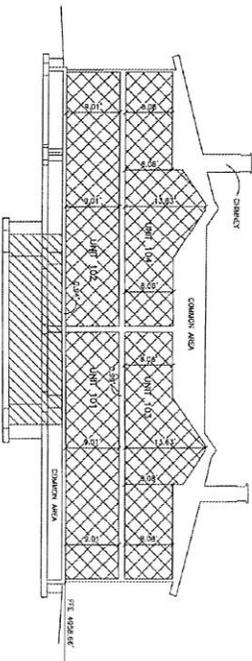
LEVEL 2
SCALE 1"=10'



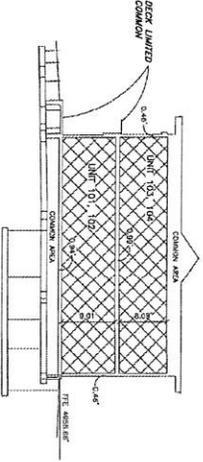
BASEMENT
SCALE 1"=10'



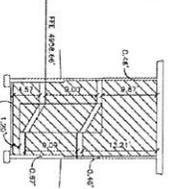
CONDOMINIUM NOTES:
UNITS 101-104 ARE CONDOMINIUM UNITS.
ALL GARAGES, PATIOS, DECKS, PORCHES, ON UNITS 101-104 ARE CONSIDERED LIMITED COMMON UNITS TO WHICH THEY ARE ATTACHED OR APPURTENANT TO THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.
DIMENSIONS ON BUILDINGS VARY SLIGHTLY AS-BUILT DIMENSIONS WILL CONTROL.



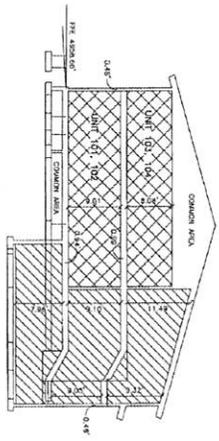
SECTION A-A
SCALE 1"=10'



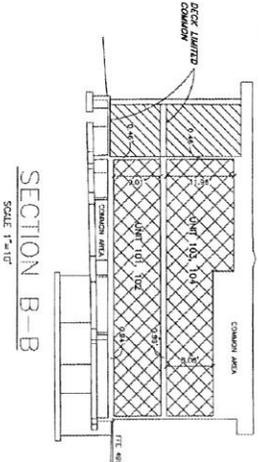
SECTION C-C
SCALE 1"=10'



SECTION D-D (DETAIL)
SCALE 1"=10'



SECTION B-B
SCALE 1"=10'



SECTION D-D
SCALE 1"=10'