



## Staff Report for Administrative Approval

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on a request for a 6-month time extension of final approval for The Chalets at Ski Lake Phase 7 (14 Lots)  
**Agenda Date:** Thursday, May 15, 2014  
**Applicant:** Valley Enterprise Investment Company, LLC  
**File Number:** UVC 040512

#### Property Information

**Approximate Address:** 6000 East Hawks Lane  
**Project Area:** 15.9 Acres  
**Zoning:** Forest Valley 3 Zone (FV-3)  
**Existing Land Use:** Agriculture  
**Proposed Land Use:** Residential Subdivision  
**Parcel ID:** 20-035-0002, 20-035-0072  
**Township, Range, Section:** T6N, R1E, NE ¼ of Section 23

#### Adjacent Land Use

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

#### Staff Information

**Report Presenter:** Jim Gentry  
jgentry@co.weber.ut.us  
801-399-8767  
**Report Reviewer:** SW

### Applicable Ordinances

- Weber County Land Use Code Title 106 Subdivision Chapter 1 General Provisions
- Weber County Land Use Code Title 104 Chapter 14 Forest Valley FV-3 Zone

### Background

The Chalets at Ski Lake received preliminary approval in 1999 as a cluster subdivision with an overall density based on one unit per acre in conjunction with open space. Six of the eight phases in the subdivision have been recorded, and final approval of Phase 7 was granted by the Ogden Valley Planning Commission on May 22, 2012. Due to unforeseen delays with the State of Utah Water Board, the subdivision was not recorded within one year from the date of final approval and the applicant is requesting a one year extension of final approval. On May 15, 2013 a one year time extension was granted giving the developer until May 22, 2014 to record Phase 7 of the Chalets.

Weber County Land Use Code Title 106 Subdivision Chapter 1 General Provisions states: "Time Limitation for Final Approval. A final subdivision plat or a phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The Planning Director may grant a onetime extension for final subdivision approval for a maximum of one (1) year. A multiple phase subdivision may receive only one time extension, not one time extension per phase. **An additional time extension may be granted if the hardship is determined to be a county caused delay**".

The applicant is requesting a 6-month extension due to an additional delay caused by Weber County (see letter from the Engineering Division). This Phase has a large amount of fill on the hillside, which the Engineering Division requested to have the fill sit over the winter. The engineering division also required a new geotechnical report. The applicant wants to install all subdivision improvements prior to the recording of the subdivision. The water and sewer lines are 60 percent installed





# Valley Enterprise Investments Company LLC

1630 North Orchard Way, Morgan, Utah 84050 Ray Bowden 801-725-1517

Jim Gentry  
Weber Planning Commission  
2380 Washington Blvd. Ste 240  
Ogden, UT 84401

RE: Extension on phase 7

April 7, 2014

Jim Gentry,

Jim at this time I would like to request a 6 month extension of phase 7 at the Chalets. We ran into some unforeseen circumstances where we had to have a soil study performed on a hill side which caused the delay. We had a large amount of fill on this hill side compacted and laid in the late fall. Upon Chad Meyerhoffers recommendation he thought it was in every ones best interest to have the fill set over the winter, I also thought this would be wise. We have escrowed the sewer and water with the county and it is approximately 60% completed. We had to wait to finish the water and sewer until the fill on the hill side has settled. I am also requesting to perform the rest of the improvements with my own cash to get phase 7 completed.

Thank you for any assistance you can give me in this matter.

Ray Bowden  
801-725-1517





PUBLIC WORKS /ENGINEERING  
(801) 399-8374  
FAX: (801) 399-8862  
*Jared Andersen, P.E.*  
*County Engineer*

April 14, 2014

Jim Gentry  
Weber County Planning Dept.  
2380 Washington Blvd. Ste. 240  
Ogden, Utah 84401-3113

**RE: The Chalets at Ski Lake Subdivision #7 Time Extension**

Mr. Gentry,

In the last few years I have been working with Mr. Bowden on the different phases of The Chalets at Ski Lake. With Phase 7 of the Chalets there were a few items that concerned me:

The First one was with the areas with large amounts of fill. We requested that these areas sit through at least one winter to help with the settlement so that a better product is obtained. We have requested this with different projects as well as with phase 5 of the chalets.

The second one being the original Geotech study that was done on the property made reference to a potential slide issue so I asked for a updated Geotech to be done to ensure that it would be safe for the road to be installed in this location.

When I made these requests I did not have a knowledge of the time constraint that Mr. Bowden had for this project. My concern is receiving a good product once the Developer is done with the improvements.

The Engineering Department would support the 6 month extension of phase 7 of the Chalets.

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

Sincerely,

Chad Meyerhoffer  
Weber County Engineering Dept.  
Phone: (801) 399-8004  
e-mail: cmeyerho@co.weber.ut.us