



- 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 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8 Administratively Approved on July 12, 2016
- 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.
- Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels was heard and approved by the Weber County Commission on January 31, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission.
- Summit Eden Phase 1C Amendment 5, creating "Parcel A" and reducing the size of open space "Parcel J", was heard and received administrative approval by the planning director in a public meeting held on August 16, 2017.
- Summit Eden Phase 1C Amendment 6, removing the designated building envelope from lot 44R, was recorded on April 25, 2018.
- Summit Eden Phase 1C Amendment 7, creating eight lots and one open space parcel between the public right of way known as Summit Pass and a private road identified as Copper Crest was recorded on August 23, 2018.

## Background and Summary

The Planning Division recommends final approval of Summit Eden Phase 1C Amendment 8, removing the designated building envelope from lot 63 (now lot 152). The original Summit Eden Phase 1C consisted of 64 lots and 8 open space parcels (see Exhibit B for the recorded Summit Eden Phase 1C Subdivision plat). Each lot within Phase 1C was designated with building envelopes, including the R-lots. The building envelope is not required on the proposed lot 152 because the lot was not designated as an R lot. Removing the building envelope will allow the owner to have more area to place a single family dwelling 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. 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, multi-family, commercial, and mixed use structures. The proposed amendment will not alter the lot lines of the existing lot 63. The following development standards will be reviewed upon submittal for land use approval for a residential building:

- Front yard setback: 0 feet
- Side yard setback: 5 feet
- Rear yard setback: 10 feet
- Maximum building height: 35 feet

Based on the proposed lot configuration, the proposed lot meets 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 "X" as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal. 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 reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 1, 2018.

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 1C Amendment 8, removing the designated building envelope from lot 63. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal.
2. 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 1C Amendment 8 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: 9/12/18

  
Rick Grover  
Weber County Planning Director

## Exhibits

- A. Proposed Summit Eden Phase 1C Amendment 8
- B. Recorded Summit Eden Phase 1C Subdivision Plat

## Location Map 1







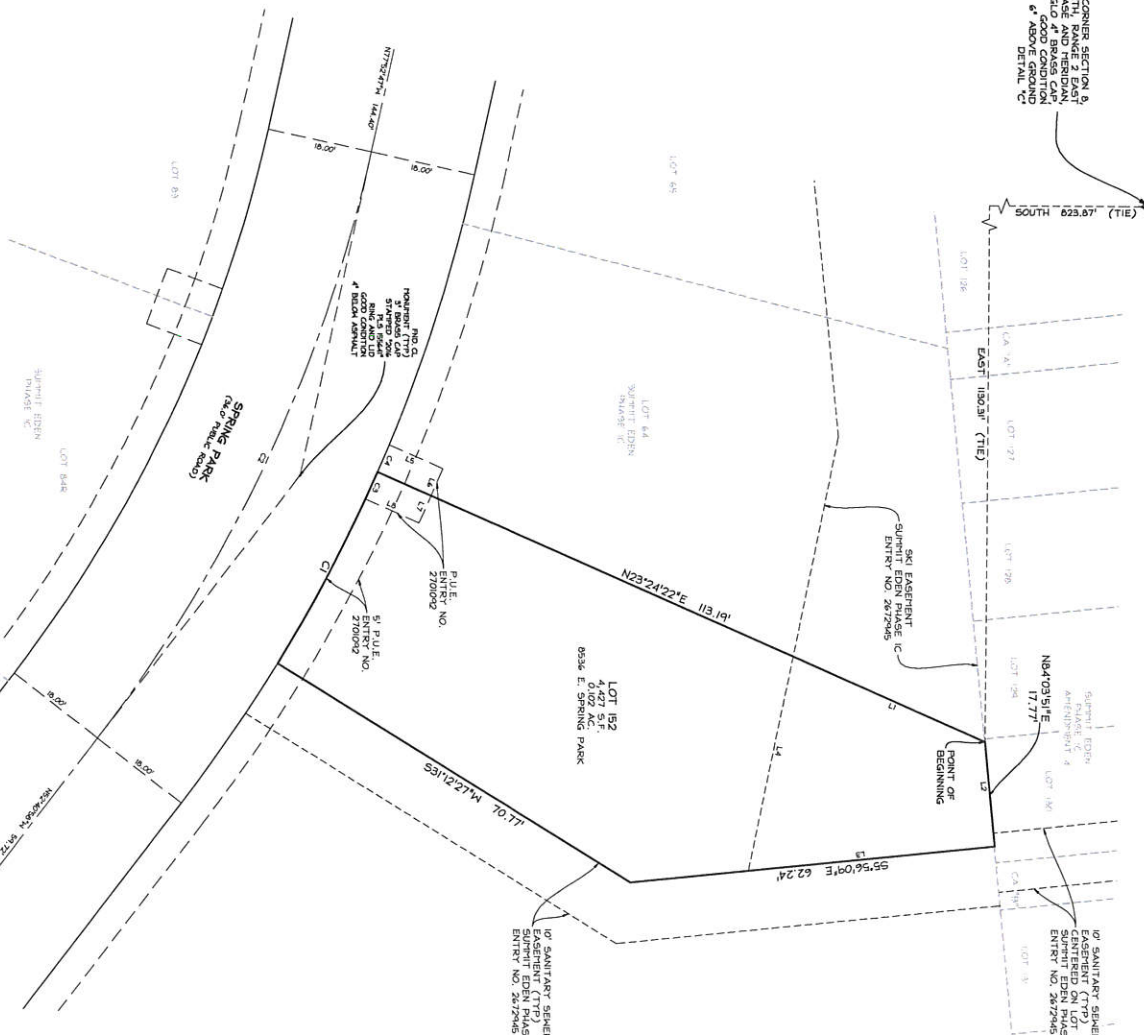
BASIS OF BEARINGS  
 N49°55'14" E 190.07' (RECORDED)  
 N49°55'14" E 190.07' (RECORDED)  
 N49°55'14" E 190.07' (RECORDED)  
 FOUND PER WEBER COUNTY  
 RECORD FOR BRASS CAP 2013,  
 FOUND IN CONCRETE  
 TAIL "A"  
 NORTHWEST CORNER SECTION 1,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST,  
 SALT LAKE BASE AND MERIDIAN,  
 FOUND OLD 1944, 4" BRASS CAP  
 GOOD CONDITION  
 FOUND IN CONCRETE  
 FOUND ABOVE GROUND  
 DETAIL "B"  
 NORTH QUARTER CORNER SECTION 8  
 TOWNSHIP 7 NORTH, RANGE 2 EAST,  
 SALT LAKE BASE AND MERIDIAN,  
 FOUND 1944 OLD 4" BRASS CAP  
 GOOD CONDITION  
 FOUND ABOVE GROUND  
 DETAIL "C"

SUMMIT EDEN PHASE IC, AMENDMENT 8  
 AMENDING LOT 63

LOCATED IN THE NORTHEAST CORNER OF  
 SECTION "CONNER" TOWNSHIP 7 NORTH,  
 RANGE 2 EAST,  
 SALT LAKE BASE & MERIDIAN,  
 WEBER COUNTY, UTAH  
 AUGUST 2008



- LEGEND**
- BOUNDARY LINE
  - - - SECTION LINE
  - ADJOINER DEED LINES
  - RIGHT-OF-WAY LINE
  - ROAD CENTERLINE
  - ◆ SECTION CORNER AS NOTED
  - ◆ FOUND CL. FOUND IN PND, NO. 5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "NOTED"



INGRID SANDERS  
 470 W. BROADWAY STE E-184  
 JACKSON, WY 83002

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	246.00	56.41	7°46'07"	N42°28'34" W	56.46
C2	246.00	50.94	5°11'41"	N42°28'34" W	50.96
C3	246.00	5.00	1°04'09"	N42°28'34" W	5.00
C4	246.00	5.00	1°04'09"	N42°28'34" W	5.00

**LINE TABLE**

LINE	LENGTH	BEARING
L1	36.76	N42°28'34" W
L2	17.77	N42°28'34" W
L3	42.13	N42°28'34" W
L4	36.76	N42°28'34" W
L5	92.00	N42°28'34" W
L6	5.00	S42°28'34" W
L7	5.00	S42°28'34" W
L8	92.00	S42°28'34" W

GENERAL LAND OFFICE SURVEY PENALTY \$250 FOR RECAL SURVEY  
 GENERAL LAND OFFICE SURVEY  
 GENERAL LAND OFFICE SURVEY  
 GENERAL LAND OFFICE SURVEY

**TALISMAN**  
 320 SOUTH MAIN STREET  
 MORGAN UTAH 84050  
 (435) 636-1234  
 www.talisman-survey.com

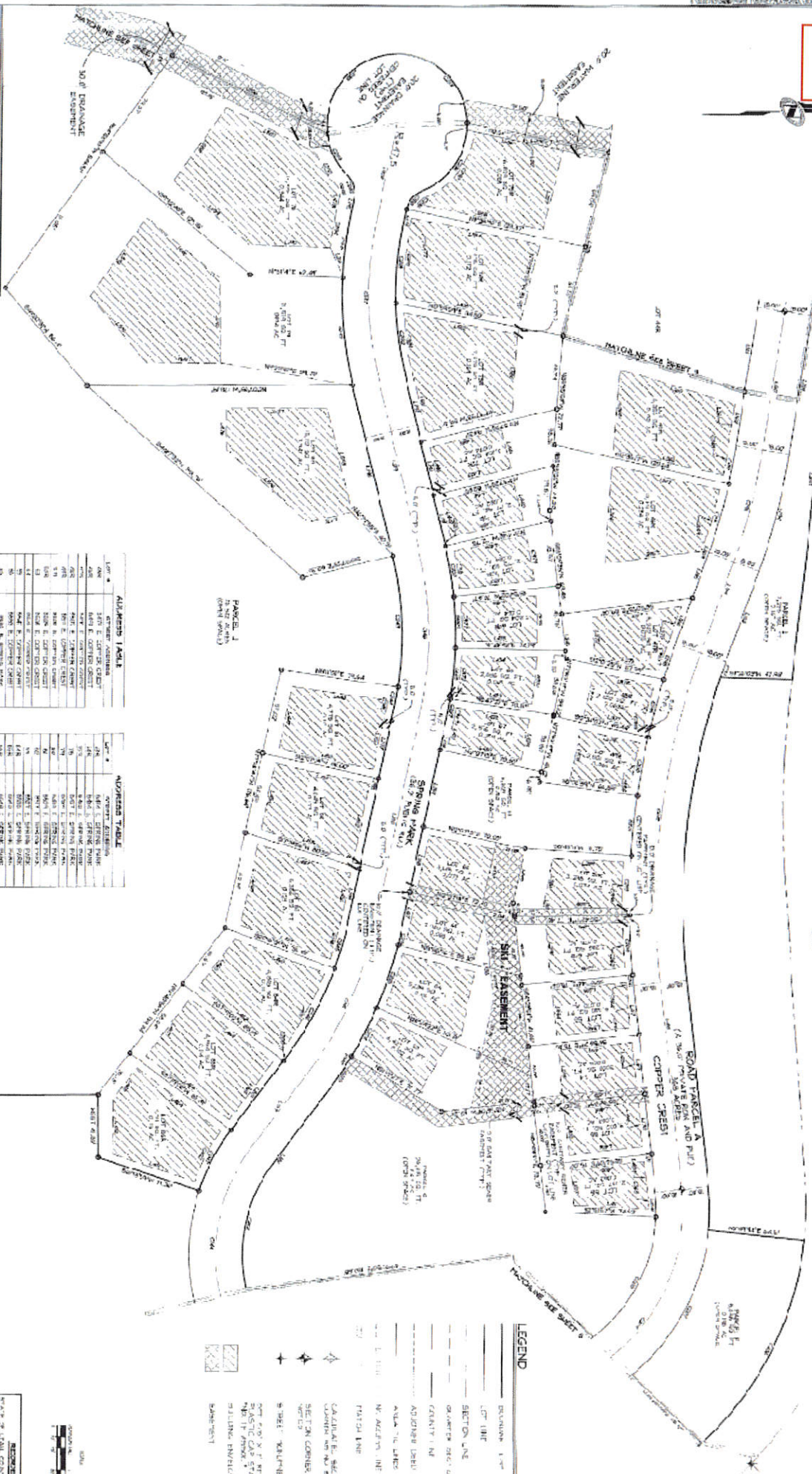
SHEET 2 OF 2  
 AMENDING LOT 63

# Exhibit B

## SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 9 AND THE NORTH 1/2 OF SECTION 10, T4N, R12E, M10W, KANE COUNTY, UTAH  
JANUARY 2018

(A PART OF TRACT 204)



**ADDRESS TABLE**

LOT #	ADDRESS
1	307 E. CENTER STREET
2	305 E. CENTER STREET
3	303 E. CENTER STREET
4	301 E. CENTER STREET
5	299 E. CENTER STREET
6	297 E. CENTER STREET
7	295 E. CENTER STREET
8	293 E. CENTER STREET
9	291 E. CENTER STREET
10	289 E. CENTER STREET
11	287 E. CENTER STREET
12	285 E. CENTER STREET
13	283 E. CENTER STREET
14	281 E. CENTER STREET
15	279 E. CENTER STREET
16	277 E. CENTER STREET
17	275 E. CENTER STREET
18	273 E. CENTER STREET
19	271 E. CENTER STREET
20	269 E. CENTER STREET
21	267 E. CENTER STREET
22	265 E. CENTER STREET
23	263 E. CENTER STREET
24	261 E. CENTER STREET
25	259 E. CENTER STREET
26	257 E. CENTER STREET
27	255 E. CENTER STREET
28	253 E. CENTER STREET
29	251 E. CENTER STREET
30	249 E. CENTER STREET
31	247 E. CENTER STREET
32	245 E. CENTER STREET
33	243 E. CENTER STREET
34	241 E. CENTER STREET
35	239 E. CENTER STREET
36	237 E. CENTER STREET
37	235 E. CENTER STREET
38	233 E. CENTER STREET
39	231 E. CENTER STREET
40	229 E. CENTER STREET
41	227 E. CENTER STREET
42	225 E. CENTER STREET
43	223 E. CENTER STREET
44	221 E. CENTER STREET
45	219 E. CENTER STREET
46	217 E. CENTER STREET
47	215 E. CENTER STREET
48	213 E. CENTER STREET
49	211 E. CENTER STREET
50	209 E. CENTER STREET
51	207 E. CENTER STREET
52	205 E. CENTER STREET
53	203 E. CENTER STREET
54	201 E. CENTER STREET
55	199 E. CENTER STREET
56	197 E. CENTER STREET
57	195 E. CENTER STREET
58	193 E. CENTER STREET
59	191 E. CENTER STREET
60	189 E. CENTER STREET
61	187 E. CENTER STREET
62	185 E. CENTER STREET
63	183 E. CENTER STREET
64	181 E. CENTER STREET
65	179 E. CENTER STREET
66	177 E. CENTER STREET
67	175 E. CENTER STREET
68	173 E. CENTER STREET
69	171 E. CENTER STREET
70	169 E. CENTER STREET
71	167 E. CENTER STREET
72	165 E. CENTER STREET
73	163 E. CENTER STREET
74	161 E. CENTER STREET
75	159 E. CENTER STREET
76	157 E. CENTER STREET
77	155 E. CENTER STREET
78	153 E. CENTER STREET
79	151 E. CENTER STREET
80	149 E. CENTER STREET
81	147 E. CENTER STREET
82	145 E. CENTER STREET
83	143 E. CENTER STREET
84	141 E. CENTER STREET
85	139 E. CENTER STREET
86	137 E. CENTER STREET
87	135 E. CENTER STREET
88	133 E. CENTER STREET
89	131 E. CENTER STREET
90	129 E. CENTER STREET
91	127 E. CENTER STREET
92	125 E. CENTER STREET
93	123 E. CENTER STREET
94	121 E. CENTER STREET
95	119 E. CENTER STREET
96	117 E. CENTER STREET
97	115 E. CENTER STREET
98	113 E. CENTER STREET
99	111 E. CENTER STREET
100	109 E. CENTER STREET
101	107 E. CENTER STREET
102	105 E. CENTER STREET
103	103 E. CENTER STREET
104	101 E. CENTER STREET
105	99 E. CENTER STREET
106	97 E. CENTER STREET
107	95 E. CENTER STREET
108	93 E. CENTER STREET
109	91 E. CENTER STREET
110	89 E. CENTER STREET
111	87 E. CENTER STREET
112	85 E. CENTER STREET
113	83 E. CENTER STREET
114	81 E. CENTER STREET
115	79 E. CENTER STREET
116	77 E. CENTER STREET
117	75 E. CENTER STREET
118	73 E. CENTER STREET
119	71 E. CENTER STREET
120	69 E. CENTER STREET
121	67 E. CENTER STREET
122	65 E. CENTER STREET
123	63 E. CENTER STREET
124	61 E. CENTER STREET
125	59 E. CENTER STREET
126	57 E. CENTER STREET
127	55 E. CENTER STREET
128	53 E. CENTER STREET
129	51 E. CENTER STREET
130	49 E. CENTER STREET
131	47 E. CENTER STREET
132	45 E. CENTER STREET
133	43 E. CENTER STREET
134	41 E. CENTER STREET
135	39 E. CENTER STREET
136	37 E. CENTER STREET
137	35 E. CENTER STREET
138	33 E. CENTER STREET
139	31 E. CENTER STREET
140	29 E. CENTER STREET
141	27 E. CENTER STREET
142	25 E. CENTER STREET
143	23 E. CENTER STREET
144	21 E. CENTER STREET
145	19 E. CENTER STREET
146	17 E. CENTER STREET
147	15 E. CENTER STREET
148	13 E. CENTER STREET
149	11 E. CENTER STREET
150	9 E. CENTER STREET
151	7 E. CENTER STREET
152	5 E. CENTER STREET
153	3 E. CENTER STREET
154	1 E. CENTER STREET

SUMMIT EDEN PHASE 1C  
 LOTS 401-404, 81-86, 83-76, 72-66, &  
 PARCELS E-J

LOCATED IN THE SOUTH 1/2 OF SECTION 9 AND THE NORTH 1/2 OF SECTION 10 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALINE LAKE BASIN AND HERDMAN, KANE COUNTY, UTAH

Sheet 4 of 8

**NVS**

NOTICE: VERTICALITY

RECORDED IN PUBLIC RECORDS OF KANE COUNTY, UTAH, BOOK 13, PAGE 27

DATE: 12/13/18

BY: [Signature]

