



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final plat approval of Summit Eden Ridge Nests-PRUD Amendment 3, amending lot 15R.
Agenda Date: Thursday, December 27, 2018
Applicant: Powder Gals LLC
File Number: UVS113018

Property Information

Approximate Address: 7926 E Heartwood Drive, Eden
Project Area: 1,293 square feet
Zoning: Ogden Valley Destination and Recreation Resort Zone (DRR-1)
Existing Land Use: Ski Resort
Proposed Land Use: Resort Development
Parcel ID: 16-111-0015
Township, Range, Section: T7N, R2E, Section 5

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8768
Report Reviewer: RK

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, Hillside Development Review Procedures and Standards
- Title 108, Natural Hazards Areas

Development History

- Summit Eden Ridge Nests- PRUD was recorded on January 23, 2014.
- Summit Eden Ridge Nests- PRUD Amendment 1 was recorded on February 18, 2016.
- Summit Eden Ridge Nests- PRUD Amendment 2 was recorded on September 16, 2016.

Background and Summary

The Planning Division recommends final approval of Summit Eden Ridge Nests- PRUD Amendment 3. The proposed amendment will shift lot 15R to the north approximately three feet and east approximately eight inches. The applicant is proposing the lot shift to preserve a large tree, as show on the site plan (Exhibit A). The proposed plat amendment will not increase lot size.

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 maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

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. As part of the approved PRUD, the entirety of each lot is considered the buildable area.

Natural Hazards Areas: As part of an approved hillside review for this lot (HSR-2016-17) the applicant has provided a geologic hazards report performed by IGES (Project No. 01628-008, dated July 15, 2016). All construction must comply with the recommendations of the report.

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.

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 Summit Eden Ridge Nests- PRUD Amendment 3, amending lot 15-R. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. The plat must be recorded in Cache County, as the property lies within the Cache County border.
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.
3. That any exchange between the lot boundary and the limited common area be properly and legally described and conveyed on the plat and any other necessary documents.

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 Ridge Nests- PRUD Amendment 3 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: 12/27/2018


CHARLES EWERT

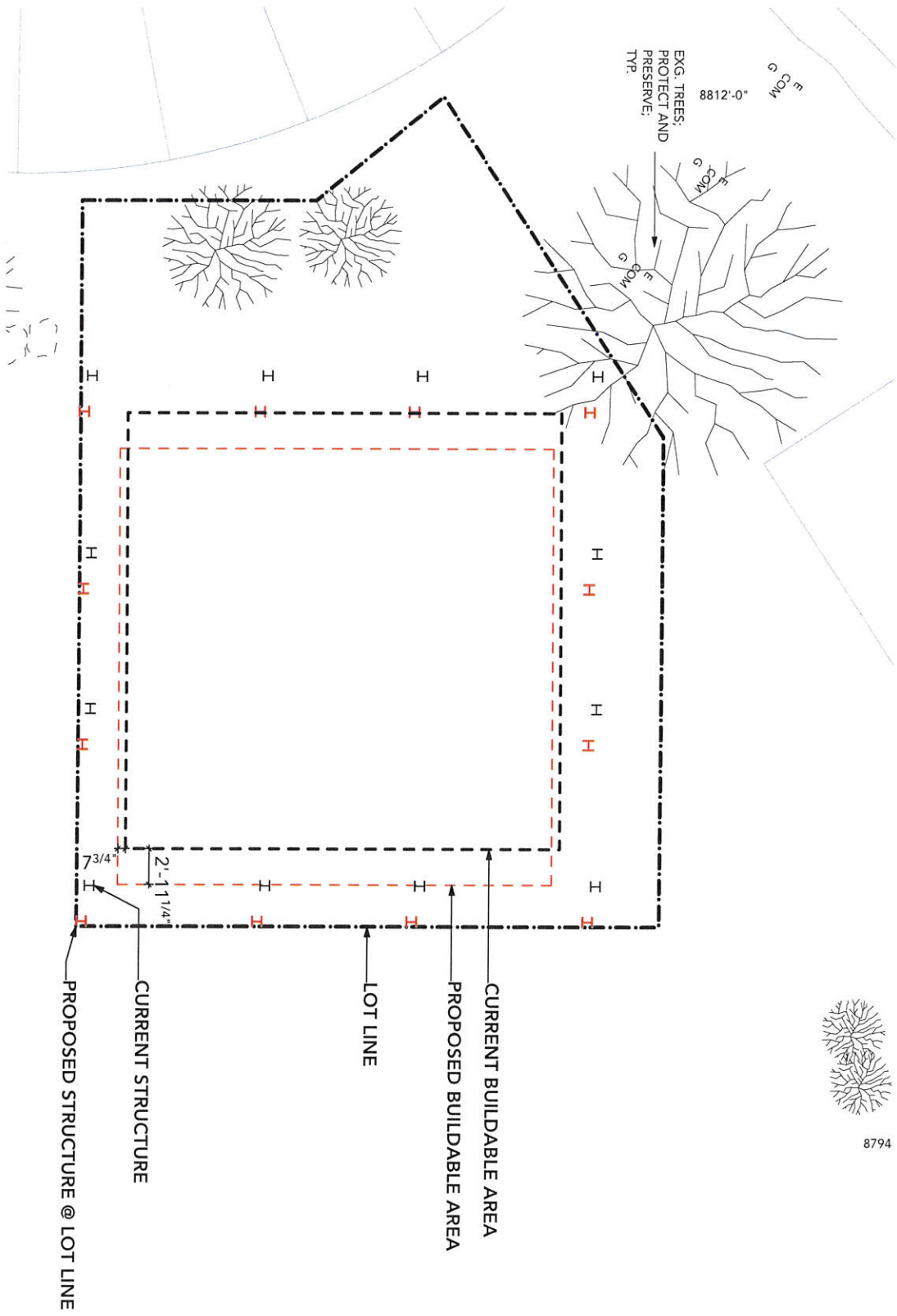
Weber County Planning Director **PRINCIPAL PLANNER**

Exhibits

- A. Site plan showing lot shift
- B. Proposed Summit Eden Ridge Nests- PRUD Amendment 3
- C. Recorded Summit Eden Ridge Nests- PRUD

Location Map 1





SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT I

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
JANUARY 2016

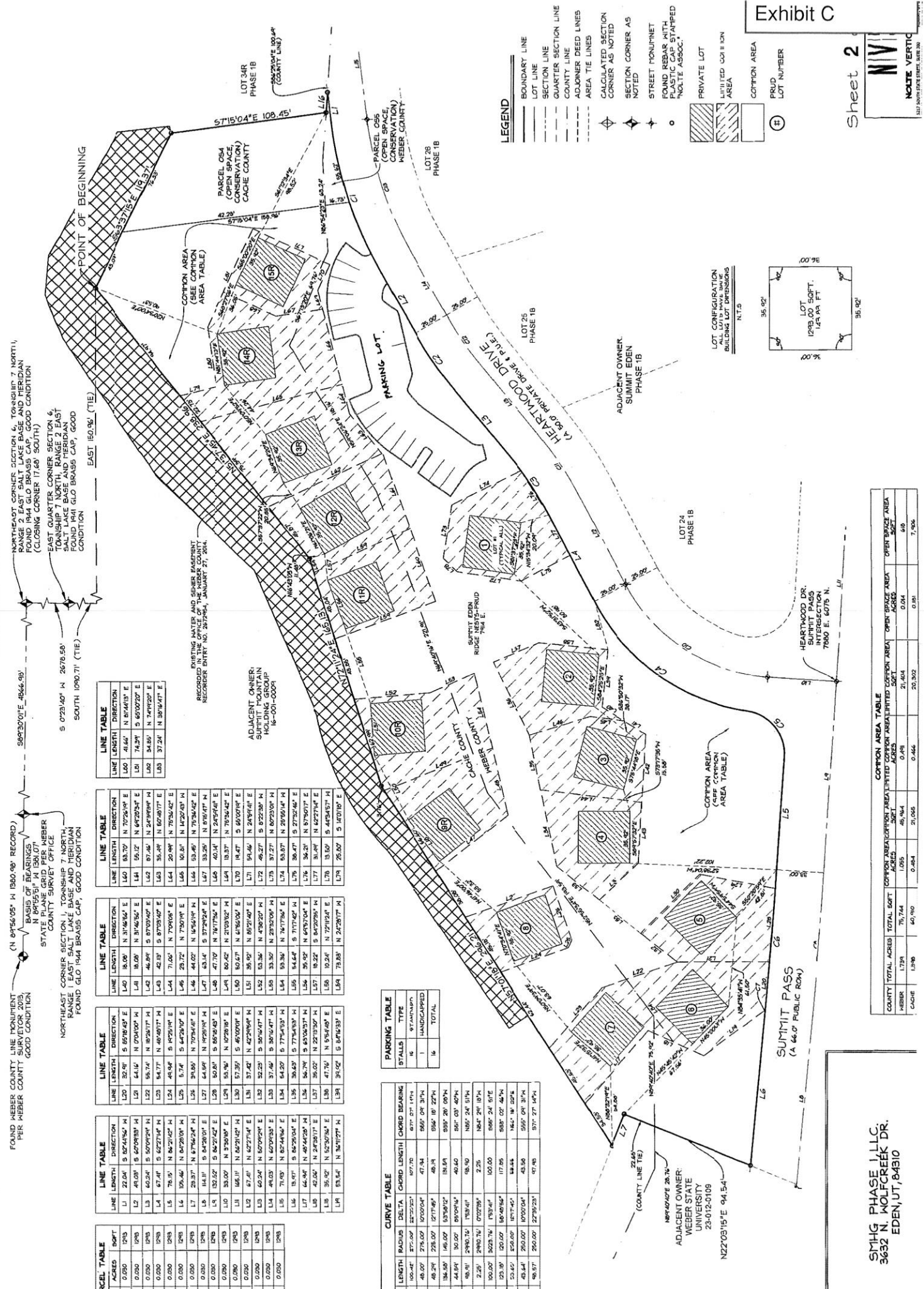


Exhibit C

PARCEL TABLE

#	AREAS	SQFT	1/8 ACRES
0.000	1293		
0.000	1293		
0.000	1293		
0.000	1293		
0.000	1293		
0.000	1293		
0.000	1293		
0.000	1293		
0.000	1293		
0.000	1293		
0.000	1293		

LINE TABLE

LINE #	LENGTH	DIRECTION
L01	21.04	S 85°44'56" W
L02	41.05	S 80°28'35" W
L03	62.28	S 50°09'55" W
L04	67.41	S 62°27'04" W
L05	78.15	N 84°27'02" W
L06	105.46	N 82°27'04" W
L07	29.37	N 87°26'24" E
L08	14.11	N 84°26'01" E
L09	132.57	N 82°27'02" E
L10	33.00	N 23°28'50" E
L11	168.11	N 82°27'04" E
L12	67.41	N 82°27'04" E
L13	60.24	N 60°28'52" E
L14	48.03	N 60°28'52" E
L15	71.03	N 82°49'56" E
L16	15.97	S 82°26'04" E
L17	64.84	N 46°42'00" W
L18	42.00	N 23°28'50" E
L19	35.00	N 52°26'56" E
L20	13.54	N 34°17'21" W

LINE TABLE

LINE #	LENGTH	DIRECTION
L21	32.91	S 89°15'43" E
L22	44.14	N 07°04'50" E
L23	95.74	N 07°04'50" E
L24	42.19	S 87°30'40" E
L25	54.77	N 40°49'17" W
L26	49.94	N 40°49'17" W
L27	57.41	S 64°28'07" E
L28	39.80	N 70°24'41" E
L29	44.02	N 70°24'41" E
L30	101.81	N 70°24'41" E
L31	50.42	N 47°28'18" E
L32	67.41	S 82°27'04" E
L33	57.39	S 46°20'00" E
L34	37.42	N 42°29'49" E
L35	36.90	N 85°21'40" E
L36	59.36	N 87°26'02" E
L37	59.36	N 87°26'02" E
L38	37.42	S 82°27'04" E
L39	32.91	S 89°15'43" E

LINE TABLE

LINE #	LENGTH	DIRECTION
L40	103.70	N 70°26'30" E
L41	50.82	N 87°48'57" E
L42	50.82	N 87°48'57" E
L43	36.49	N 24°48'34" E
L44	42.19	S 87°30'40" E
L45	36.49	N 24°48'34" E
L46	20.99	N 75°54'42" E
L47	101.81	N 75°54'42" E
L48	53.45	N 10°50'43" E
L49	33.24	N 89°14'21" E
L50	104.47	N 75°54'42" E
L51	14.47	N 75°54'42" E
L52	42.19	S 87°30'40" E
L53	36.49	N 24°48'34" E
L54	53.36	N 4°30'27" E
L55	53.36	N 4°30'27" E
L56	36.49	N 24°48'34" E
L57	36.49	N 24°48'34" E
L58	104.47	N 75°54'42" E
L59	14.47	N 75°54'42" E
L60	26.00	S 14°27'14" E
L61	78.88	N 24°28'17" E

PARKING TABLE

STALLS	TOTAL
9	9
1	1
TOTAL	10

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
1	100.42	177.00	107.70	677.07	1°14'
2	48.00	276.00	107.00	565.08	3°14'
3	48.29	278.00	107.46	566.10	2°24'
4	156.89	466.00	181.54	950.20	0°04'
5	44.54	30.00	53.99	53.99	0°04'
6	46.31	2480.54	733.41	166.90	168°24'51"
7	2.29	2480.54	2.26	184°29'10"	0°04'
8	100.00	3023.74	173.94	100.00	180°24'51"
9	123.30	3000.00	186.96	585.02	46°34'
10	52.45	329.00	107.46	565.08	18°02'
11	45.44	260.00	107.00	45.44	585.02
12	45.44	260.00	107.00	45.44	585.02
13	46.37	260.00	107.46	97.49	577.27

CORNER AREA TABLE

COUNTY TOTAL ACRES	TOTAL SQFT	CORNER AREATION AREA UNLIMITED CORNER AREA	CORNER AREATION AREA LIMITED CORNER AREA	OPEN SPACE AREA SQFT	OPEN SPACE AREA ACRES
1293	75,744	1093	45,944	21,404	0.04
1293	40,190	0.464	21,056	20,302	0.01
CACHE	1586	0.868	67,000	41,706	0.05

SYMG PHASE I, LLC
3632 N. WOLF CREEK DR.
EDEN, UT 84310