



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 2, consisting of one lot.
Type of Decision:	Administrative
Agenda Date:	Wednesday, August 21, 2019
Applicant:	Summit Mountain Holding Group, LLC
File Number:	UVH071919

Property Information

Approximate Address:	7860 East Horizon Run
Project Area:	4.96 Acres
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	PRUD
Proposed Land Use:	PRUD
Parcel ID:	23-151-0024, 23-151-0031
Township, Range, Section:	T7N, R2E, Section 6

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	West:	Ski Resort/Resort Development

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	RG

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, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Development History

- Summit at Powder Mountain Phase 1 is an approved PRUD, consisting of 73 units, two lodges and approximately 14 with approximately 10 acres identified as "Open Space".
- Summit Eden Phases 1A through 1D, Summit Eden Ridge Nests and Summit Eden Village Nests received preliminary subdivision approval in conjunction with the County Commission's approval of the original 154 unit Summit at Powder Mountain PRUD on April 9, 2013.
- An amendment to the PRUD to address minor design edits was heard and received a positive recommendation from the Ogden Valley Planning Commission on March 19, 2013 and received a final approval by the Weber County Commission on Tuesday, July 9, 2013.
- The Summit Eden Phases 1A through 1D, Summit Eden Ridge Nests and Summit Eden Village Nests final subdivision application were heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013. The Weber County Commission granted final approval on January 21, 2014.
- The dedication plat for the Summit Eden Ridge Nests PRUD was recorded on January 23, 2014 and the dedication plats for Summit Eden Phases 1A through 1D were recorded on January 27, 2014.
- A time extension was granted by the Weber County Planning Director on October 16, 2014 for the Summit Eden Village Nests and was later reinstated as the Village Nests at Powder Mountain on December 29, 2015.
- Village Nests at Powder Mountain received final approval on February 2, 2016 and was recorded on February 5, 2016 as the Village Nests at Powder Mountain, a condominium plat.

- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application. The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- 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.
- An amendment to reduce the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres 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. 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.
- Horizon Neighborhood at Powder Mountain PRUD Amendment 1 received a unanimous positive recommendation from the Ogden Valley Planning Commission on July 25, 2017.
- Horizon Neighborhood at Powder Mountain PRUD Amendment 1 received a County Commission Approval on August 1, 2017.

Summary and Background

The Weber County Planning Division recommends final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 2. The existing subdivision is in the DRR-1 zone and currently consists of 30 “Nest” units, one lodge and four shared parking structures (see Exhibit A). The proposal includes relocating a building parcel in The Horizon at Powder Mountain, and dedicating the previous location of the parcel as common area.

The Horizon Neighborhood at Powder Mountain PRUD Subdivision is one of the four developments in the Summit at Powder Mountain Phase 1 PRUD, which was approved by the Weber County Commission on July 19, 2016. The Horizon Neighborhood at Powder Mountain PRUD, Amendment 2, due to the previous platting of this area, is being processed as a plat amendment and is being forwarded for final subdivision approval.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies subdivision amendments as a “Small Subdivision” that can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed amendment meets the number of lots that can be administratively approved, therefore the plat amendment has been submitted for final approval to the Weber County Planning Director. The proposed subdivision amendment and lot configuration is in conformance with the current zoning, the approved PRUD and the Zoning Development Agreement Conceptual Land Use Plan (see Exhibit B) 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 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.”

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 dwelling. The PRUD has been designed for individual ownership of the units and common ownership for the shared garages; due to the development being an approved PRUD, the development standards for a single family home or not applicable.

The plat identifies both common area throughout the development and limited common area surrounding each individual lot. The owners of the individual lots will be responsible for the maintenance, upkeep and repair of improvements in the limited common area appurtenant to the owner's lot. The parking structures and the lodge are amenities that will be utilized for the benefit of the residents of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 2.

The applicant has provided conceptual renderings and site layouts for the proposed amendment (see Exhibit A). The proposed lot configuration meets the area and width standards in the DRR-1 Zone. The proposal is in conformance with previous approvals and updates to the PRUD and the Zoning Development Agreement Contract# C2015-6.

Natural Hazards Overlay Zone: The proposed subdivision is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards has been conducted.

The proposed Horizon Neighborhood at Powder Mountain PRUD is located within a couple potential geologic hazardous units per the UGS published Ogden 30 x 60 Quadrangle map. The applicant has provided a letter from the engineering geologist and geotechnical engineer that are currently performing the investigation, stating:

"Based on our preliminary assessment, it does not appear that any of the structures will have to be moved, nor have we identified any 'no build' zones. Some or all of the structures may have to be constructed on deep foundations to mitigate potential soil creep; the location of areas impacted by soil creep will be delineated on the forthcoming geotechnical report.

A note on the plat will provide notice that the final geologic and geotechnical reports are on file with Weber County Planning Division. All site development will need to adhere to the recommendations of any reports and 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.

Additional design standards and requirements: The improvements for the public and private roadways have been installed during the previous phases of the Summit at Powder Mountain PRUD. The Horizon Neighborhood is designed to utilize shared pathways or boardwalks (covered and uncovered) for foot access to the individual units from the parking garages; which are arranged in a manor to provide safe ingress and egress to the site. The parking garages will provide 30 parking spaces for the tenants of the Horizon Neighborhood units.

The parking standards in the LUC §108-8-2 require a minimum of two parking spaces for single family residents; however, the required number of parking spaces may be adjusted by the planning commission if it's determined that *"unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted"* per LUC §108-8-5.

There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision amendment does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Culinary water and sanitary sewage disposal: Powder Mountain Water and Sewer District has already committed to serving the lots in this subdivision (PRUD). Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: The Weber County Surveyor's Office has reviewed and made recommendations that will need to be addressed prior to recording the final Mylar. The Weber Fire District and Weber County Engineering have approved the proposal. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording any future subdivisions within the amended PRUD.

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 amendment per noticing requirements outlined in LUC §106-1-6(c).

Planning Commission Recommendation

The Weber County Planning Division recommends approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 2. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. 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 conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. The Horizon Neighborhood at Powder Mountain PRUD
- B. Architectural renderings for the Horizon Neighborhood

Location Map 1



Exhibit A-Horizon Neighborhood at Powder Mountain PRUD - Page 2

HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, ATTENDMENT 1 ATTENDING THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AND LOT 120 OF THE SUFFIT EGEN PHASE 1A ATTENDMENT 4

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 54N, RANGE 105E, SLOPE COUNTY, ND
PLATT MAP 6886, SUBDIVISION 1
JULY 2003

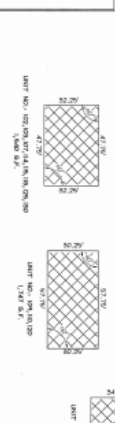
LINE TABLE			LINE TABLE		
LINE NUMBER	LENGTH	DIRECTION	LINE NUMBER	LENGTH	DIRECTION
L1	30.87	S 85°58'54" W	L91	1.00	N 89°59'50" E
L2	46.82	N 3°41'24" E	L92	3.00	N 89°59'50" E
L3	16.34	S 86°03'12" E	L93	2.50	N 89°59'50" E
L4	24.87	N 3°41'24" E	L94	4.00	N 89°59'50" E
L5	21.30	S 89°13'36" E	L95	3.00	N 89°59'50" E
L6	31.97	N 3°41'24" E	L96	3.00	N 89°59'50" E
L7	24.87	N 3°41'24" E	L97	4.00	N 89°59'50" E
L8	46.82	N 3°41'24" E	L98	4.00	N 89°59'50" E
L9	30.87	S 85°58'54" W	L99	3.00	N 89°59'50" E
L10	30.87	S 85°58'54" W	L100	3.00	N 89°59'50" E
L11	30.87	S 85°58'54" W	L101	3.00	N 89°59'50" E
L12	30.87	S 85°58'54" W	L102	3.00	N 89°59'50" E
L13	30.87	S 85°58'54" W	L103	3.00	N 89°59'50" E
L14	30.87	S 85°58'54" W	L104	3.00	N 89°59'50" E
L15	30.87	S 85°58'54" W	L105	3.00	N 89°59'50" E
L16	30.87	S 85°58'54" W	L106	3.00	N 89°59'50" E
L17	30.87	S 85°58'54" W	L107	3.00	N 89°59'50" E
L18	30.87	S 85°58'54" W	L108	3.00	N 89°59'50" E
L19	30.87	S 85°58'54" W	L109	3.00	N 89°59'50" E
L20	30.87	S 85°58'54" W	L110	3.00	N 89°59'50" E
L21	30.87	S 85°58'54" W	L111	3.00	N 89°59'50" E
L22	30.87	S 85°58'54" W	L112	3.00	N 89°59'50" E
L23	30.87	S 85°58'54" W	L113	3.00	N 89°59'50" E
L24	30.87	S 85°58'54" W	L114	3.00	N 89°59'50" E
L25	30.87	S 85°58'54" W	L115	3.00	N 89°59'50" E
L26	30.87	S 85°58'54" W	L116	3.00	N 89°59'50" E
L27	30.87	S 85°58'54" W	L117	3.00	N 89°59'50" E
L28	30.87	S 85°58'54" W	L118	3.00	N 89°59'50" E
L29	30.87	S 85°58'54" W	L119	3.00	N 89°59'50" E
L30	30.87	S 85°58'54" W	L120	3.00	N 89°59'50" E



CURVE LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
0	90.00	90.00	0.00	S 27° 00' 00" W
1	21.82	80.00	21.82	S 89° 59' 50" W

LINE	ADJOINING PARTY	ADJOINING PART	ADJOINING AREA	ADJOINING BEARING	ADJOINING DISTANCE
L1	STATE OF NORTH DAKOTA	SECTION 6	24.00	N 89° 59' 50" W	24.00
L2	STATE OF NORTH DAKOTA	SECTION 6	46.82	N 3° 41' 24" E	46.82
L3	STATE OF NORTH DAKOTA	SECTION 6	16.34	S 86° 03' 12" E	16.34
L4	STATE OF NORTH DAKOTA	SECTION 6	24.87	N 3° 41' 24" E	24.87
L5	STATE OF NORTH DAKOTA	SECTION 6	21.30	S 89° 13' 36" E	21.30
L6	STATE OF NORTH DAKOTA	SECTION 6	31.97	N 3° 41' 24" E	31.97
L7	STATE OF NORTH DAKOTA	SECTION 6	24.87	N 3° 41' 24" E	24.87
L8	STATE OF NORTH DAKOTA	SECTION 6	46.82	N 3° 41' 24" E	46.82
L9	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L10	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L11	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L12	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L13	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L14	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L15	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L16	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L17	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L18	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L19	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L20	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L21	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L22	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L23	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L24	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L25	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L26	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L27	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L28	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L29	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87
L30	STATE OF NORTH DAKOTA	SECTION 6	30.87	S 85° 58' 54" W	30.87

SHPH PHASE I LLC,
3632 N WOLF CREEK DR.,
EDEN, ND 58510



TALISMAN
SOLUTIONS
502 WEST 32ND STREET
BISMARCK, ND 58102

LEANN H. KILPATRICK
REGISTERED PROFESSIONAL SURVEYOR
2023 EXPIRES 06/30/25

PROJECT: HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, ATTENDMENT 1
REVISION: 01
DATE: 06/21/23
DRAWN BY: J. KILPATRICK
CHECKED BY: J. KILPATRICK
SCALE: AS SHOWN

Exhibit B-Approved ZDA Conceptual Land Use Plan

