



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on revisions to an administrative application, Conditional Use Permit (CUP) 2013-03 (Summit at Powder Mountain Phase 1) consisting of a 154 unit Planned Residential Unit Development (PRUD)

Agenda Date: Tuesday, July 09, 2013

Applicant: Summit Mountain Holding Group LLC, applicant, Russ Watts (Summit Eden), representative

File Number: CUP 2013-03

Property Information

Approximate Address: Powder Mountain

Project Area: 594.23 Acres at Powder Mountain

Zoning: Commercial Valley Resort Recreation Zone (CVR-1), Forest- 40 Zone (F-40), and Forest Valley-3 Zone (FV-3)

Existing Land Use: Powder Mountain Ski Resort

Proposed Land Use: Summit at Powder Mountain Phase 1 PRUD consisting of 154 units

Parcel ID: 22-001-0002, 22-006-0007, 22-006-0018, 22-006-0020, 23-012-0029, 23-012-0030, 23-012-0032, 23-012-0052, 23-012-0054, 23-012-0069, 23-012-0118

Township, Range, Section: T7N, R1E, Sections 1 & 12; T7N, R2E, Sections 5, 6, 7, & 8

Adjacent Land Use

North:	Powder Mountain Ski Resort	South:	Powder Mountain Ski Resort
East:	Powder Mountain Ski Resort	West:	Vacant Private Property

Staff Information

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Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (Forest Zones F-5, F-10, and F-40)
- Weber County Land Use Code Title 104 (Zones) Chapter 11 (Commercial Valley Resort Recreation Zone CVR-1)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (Forest Valley Zone FV-3)
- Weber County Land Use Code Title 104 (Zones) Chapter 27 (Natural Hazards Overlay District)
- Weber County Land Use Code Title 108 (Standards) Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 (Standards) Chapter 2 (Architectural, Landscape, and Screening Design Standards)
- Weber County Land Use Code Title 108 (Standards) Chapter 4 (Conditional Uses – Special Provisions)
- Weber County Land Use Code Title 108 (Standards) Chapter 5 (Planned Residential Unit Development (P.R.U.D.))
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)
- Weber County Land Use Code Title 108 (Standards) Chapter 8 (Parking and Loading Space, Vehicle Traffic, and Access Regulations)
- Weber County Land Use Code Title 108 (Standards) Chapter 14 (Hillside Development Review Procedures and Standards)
- Weber County Land Use Code Title 108 (Standards) Chapter 15 (Standards for Single-Family Dwellings)
- Weber County Land Use Code Title 108 (Standards) Chapter 16 (Ogden Valley Lighting)
- Weber County Land Use Code Title 108 (Standards) Chapter 17 (Ogden Valley Pathways)
- Weber County Land Use Code Title 110 (Signs) Chapter 2 (Ogden Valley Signs)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

On April 9, 2013 the Weber County Commission approved CUP 2013-03 (Summit at Powder Mountain Phase 1) consisting of a 154 unit Planned Residential Unit Development (PRUD). The developers have recently proposed minor amendments to the plan that was approved by the County Commission. Amendments to a PRUD must be approved by the Planning Commission and the County Commission. The proposed amendments include the following:

- The first bridge crossing near the PRUD entrance was removed and the remaining three crossings were renumbered (1-3 instead of 2-4).
- Lot 7 was divided into Lots 7A and 7B. This increases the number of Estate Family lots from 25 to 26.
- The shared driveway access for Lots 1, 2, 3, 4, 9, and 10 was moved further to the east on Lots 9 and 10 due to the division of Lot 7.
- Building envelopes were adjusted on Lots 8, 21, 22, 28, 32, and 63-72.
- The boundaries of Lots 18-20 were adjusted and the shared access for Lot 19 was eliminated.
- The boundary between Lots 34 and 35 was adjusted, making Lot 34 larger and adjusting its building envelope.
- Lot 50 was removed to create an open space gap.
- Lots 57, 60, 61, 89, and 94 were each divided into two lots and several other lots in the Village area were adjusted to accommodate these divisions.
- The five nest units associated with the conference center on Lot 76 have been eliminated.

The PRUD boundary is the same as previously approved and the number of lots (116) and units (154) remains the same. The phasing plan has been updated to reflect the proposed amendments. Phase 1 contains 23 lots, Phase 2 contains 13 lots including 15 nest units on Lot 35, and Phase 3 contains 80 lots including 20 nest units on Lot 116. The numbers of lots within the various lot type categories have also changed and an update is provided below.

Lot/Unit and Housing Types Update

The lot/unit and housing types include the following:

Ranch Single-Family: Ranch lots include Lots 1-4, 9, and 10.

Estate Single-Family: Estate lots include Lots 5-8, 11-23, and 36-43.

Cabin Single-Family: Cabin lots include Lots 24-34.

Hillside Single-Family: Hillside lots include Lots 44-56 and 63-86 (Lot 50 was eliminated).

Village Single-Family: Village lots include Lots 57B-62, and 107-115.

Village Live/Work Single-Family: Village Live/Work lots include Lots 57A and 87-106.

Nest Units: Nest Units are proposed for Lots 35 and 116.

Summary of County Commission Considerations

- Are the proposed amendments reasonable and in conformance with the County Land Use Code and the PRUD plan that was previously approved?

Conformance to the General Plan

The proposed amendments are minor and do not substantially change the PRUD approval which was determined to be in conformance to the Ogden Valley General Plan.

Conditions of Approval

- All of the conditions from the previously approved PRUD remain in place and must be completed prior to final subdivision approval.

Planning Commission Recommendation

The Ogden Valley Planning Commission unanimously recommended approval of the proposed PRUD amendments on June 25, 2013.

Staff Recommendation

The Planning Division has determined that the proposed amendments are minor and are in line with the previous PRUD approval. Therefore, the Planning Division recommends approval of the proposed amendments to CUP 2013-03, subject to all of the previous conditions of approval.

The County Commission has the following options:

1. If the County Commission determines that sufficient information has been presented to show compliance, then approval of the amendments can be granted, subject to the conditions in the Planning Division's recommendation.
2. If the County Commission determines that additional information is required, then a recommendation to table the PRUD is appropriate. Specific findings must be made as part of a motion to table.
3. If the County Commission determines that the proposed amendments do not comply, then the proposed amendments can be denied. Specific findings must be made as part of a motion for denial.

Exhibits

- A. Updated PRUD site and development plans showing proposed amendments
- B. Previously approved PRUD site and development plans