



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of the Summit at Ski Lake No. 12 including an escrow for subdivision improvements in the amount of \$402,301.20

Agenda Date: Tuesday, December 17, 2013

Applicant: Valley Enterprise Investment Company, LLC

File Number: UVS 082813

Property Information

Approximate Address: 6800 East 1300 South

Project Area: 9.1 Acres

Zoning: Forest Valley 3 Zone (FV-3)

Existing Land Use: Agriculture

Proposed Land Use: Residential Subdivision

Parcel ID: 20-036-0041

Township, Range, Section: T6N, R1E, Section 24

Adjacent Land Use

North: Residential	South: Agriculture
East: Agriculture	West: Residential

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

Administrative Decisions: Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved if the application demonstrates compliance with the approval criteria.

Background

The Summit at Ski Lake No. 12 received preliminary approval in 1999 with an overall density based on one unit per acre. Eleven of the thirteen phases in the subdivision have been recorded and final approval is now being requested for Phase 12. Based on an agreement with the Weber County Commission the applicant has until January 22, 2016 to record the remaining phases in The Summit at Ski Lake Subdivision, or the preliminary approval of the remaining phases becomes void and the density decreases from one unit per acre to one unit per three acres.

The Summit at Ski Lake No. 12 consists of 6 lots on 9.1 acres. Lot 45 is a restricted lot due to steep slopes (average lot slope of 27.4%) and will require a Hillside Review prior to any construction on the lot. Phase 12 also includes a new cul-de-sac (Summit Peak Circle) and an extension of Via Cortina, which are both private streets. The subdivision complies with the zoning requirements under which it was approved. Culinary water is provided by Lakeview Water Corporation and wastewater service is provided by Mountain Sewer Corporation. All review agency requirements have been completed.

Summary of County Commission Considerations

- Does this subdivision meet the requirements of applicable County Land Use Codes?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Planning Commission Recommendation

The Ogden Valley Planning Commission unanimously recommended final approval of The Summit at Ski Lake No. 12 on September 24, 2013.

Staff Recommendation

Staff recommends approval of the Summit at Ski Lake No. 12, based on its compliance with applicable County Land Use Codes.

Exhibits

A. Subdivision plat

Location Map

