



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Summit at Powder Mountain Phase 1D
Agenda Date: Tuesday, October 22, 2013
Applicant: Summit Mountain Holding Group, LLC
File Number: UVS 9241D

Property Information

Approximate Address: Powder Mountain Ski Resort
Project Area: 3.1 Acres
Zoning: Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40)
Existing Land Use: Ski Resort
Proposed Land Use: Residential Subdivision
Parcel ID: 23-012-0032
Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

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

Staff Information

Report Presenter: Sean Wilkinson
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Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-40 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

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

Summit at Powder Mountain Phase 1D received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013. This phase of the PRUD consists of 20 lots (Lots 96-115), four small open space parcels, and a condominium development parcel (Development Parcel D) with 20 "Nest Units", though this parcel is being processed as a separate subdivision. The lot types in this Phase include "Village Live/Work Single-Family (Lots 96-106) and Village Single-Family (Lots 107-115). The lots range in size from 856 to 2,024 square feet and the entire lot areas outside of setback requirements are designated as buildable areas. Lots 96-106 have no setbacks and the maximum building height is 40 feet. Lots 107-115 have a five foot rear yard setback only and Lot 115 has a maximum building height of 40 feet. Most of Phase 1D is located in the FV-3 Zone except for a small area in Development Parcel D which is in the F-40 Zone. The typical zoning area and setback requirements do not apply to this subdivision because the lot sizes and setbacks were part of the PRUD approval. However, the only units that were granted a variance to parking standards are the nest units. Each of the village lots in this subdivision is required to have two parking spaces. This may be difficult due to the narrow lot widths and the Planning Commission should ask the developers to provide information on how this will be accomplished.

Three new private roads (Meridian Avenue, Rolling Drive, and Daybreak Ridge) provide access for this subdivision Meridian Avenue is a 50 foot right-of-way while Rolling Drive and Daybreak Ridge have a 36 foot right-of-way. All of the lots have potential frontage on two roads; therefore, no-access lines must be shown on the plat to clarify where access to the lots will be. Pathways for the overall Powder Mountain development were approved with the PRUD. Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. The conditions of approval and review agency comments from the PRUD remain in effect, in addition to the review agency comments specific to this phase.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Land Use Codes?
- Does this subdivision comply with the applicable PRUD approvals?

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.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Powder Mountain Water and Sewer Improvement District
- Requirements of the Weber County Surveyor
- Recording of the public road dedication plat which provides access to Phase 1D
- All applicable requirements from the PRUD approval remain in effect

Staff Recommendation

Staff recommends approval of Summit at Powder Mountain Phase 1D, subject to review agency requirements and the conditions of approval in this staff report, based on its compliance with applicable County Land Use Codes.

Exhibits

- A. Subdivision plat
- B. PRUD site plan showing Phase 1D location
- C. List of PRUD conditions of approval

Location Map

