



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Summit Eden Phases 1A, 1B, 1C, 1D, Summit Eden Ridge Nests – PRUD, Summit Eden Village Nests Condominiums, and the Road Dedication Plat for Summit Pass and Spring Park

Agenda Date: Tuesday, January 21, 2014

Applicant: Summit Mountain Holding Group, LLC

File Number: UVS 9241A13, UVS 9241B13, UVS 9241C13, UVS 9241D13, UVS 082813, UVS924DP13

Property Information

Approximate Address: Powder Mountain Ski Resort

Project Area: Phase 1A (447 Acres), Phase 1B (57 Acres), Phase 1C (71 Acres), Phase 1D (3.1 Acres), Ridge Nests – PRUD (3.6 Acres with 15 Units), Village Nests Condominiums (1 Acre with 20 Units)

Zoning: Phase 1A: Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40)
Phase 1B: Commercial Valley Resort Recreation-1 Zone (CVR-1), FV-3
Phase 1C: FV-3
Phase 1D: FV-3, F-40
Ridge Nests – PRUD: FV-3
Village Nests Condominiums: FV-3, F-40

Existing Land Use: Ski Resort

Proposed Land Use: Residential Subdivision

Parcel ID: 22-006-0018, 23-012-0018, 23-012-0029, 23-012-0030, 23-012-0032, 23-012-0052, 23-012-0054, 23-012-0069

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

Adjacent Land Use

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

Staff Information

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

Report Reviewer: SW

Applicable Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-40 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 11 (CVR-1 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Standards) Section 5 (Planned Residential Unit Development – PRUD)

Type of Decision

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

Background

Summit Eden Phases 1A, 1B, 1C, 1D, Summit Eden Ridge Nests – PRUD, and Summit Eden Village Nests Condominiums 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. All of these subdivisions received a recommendation for final approval from the Ogden Valley Planning Commission (OVPC) on October 22, 2013 except the Ridge Nests – PRUD which received a recommendation for final approval on September 24, 2013. These phases total 148 of the 154 lots/units approved as part of the PRUD. Six of the lots (1-4, 9-10) are not being developed at this time due to access and infrastructure issues, but will be developed in the future as Phase 1E. All of the 148 lots/units are approved for nightly rentals as described in the dedication plat notes for each phase.

The conditions of approval from the PRUD and OVPC subdivision approvals have been met and the subdivision plats and improvement plans meet the requirements of the applicable review agencies. The Utah Division of Drinking Water (DDW) has granted plan approval of the Hidden Lake Well, construction has begun on the water tank, and Summit has filed a petition for annexation into the Powder Mountain Water and Sewer District. The Powder Mountain District Engineer has finished his plan review and is waiting for the District Board to authorize the release of the approval letters.

Approximately 40 easement, agreement, conveyance, declaration, and other documents associated with the subdivision plats are still under review. The review comments must be satisfied before the subdivision plats or the documents can be recorded (see Exhibit C). Improvement costs for the subdivisions are nearly covered by the existing Summit escrow account; however, there is a shortage of \$233,866.94 (based on Summit’s cost estimates) that must be provided by Summit. The phase(s) that do not have sufficient funds to cover the improvement costs will not be recorded until the additional \$233,866.94 escrow has been established.

The road dedication plat for Summit Pass and Spring Park is also part of the subdivision approval process. These are the only public roads within the PRUD boundary and construction has already begun. The total road dedication is approximately three miles long. This plat does not require a recommendation from the Planning Commission, though the OVPC is fully aware of its status. All of the applicable review agencies have approved the plat and improvement plans, though several easements are currently under review and must be recorded in conjunction with the plat. The road dedication plat must be recorded prior to any of the subdivision phases.

A summary of each subdivision phase is provided below:

Phase 1A

Phase 1A consists of 18 lots (Lots 5-8 (including 7A and 7B) and Lots 11-23) and approximately 297 acres of open space including a ski lift easement. The approved PRUD site plan shows five restricted lots (Lots 6R, 12R, 13R, 14R, and 23R) due to steep slopes. However, five additional lots (5R, 11R, 15R, 16R, and 22R) have also been designated as restricted lots due to steep slopes shown on the subdivision improvement plans. Restricted lots are subject to and must be approved through the Hillside Review process prior to receiving land use or building permits.

The lot types in Phase 1A are “Estate Single-Family” (Lots 5-8, 11-23). The lots range in size from approximately 35,000 square feet to 4.5 acres and each has a designated buildable area. Lots 5-8 and 11-23 have setbacks of 20 feet (front), 10 feet (sides), and 30 feet (rear) with a maximum building height of 35 feet. Phase 1A contains both the FV-3 and F-40 Zones, though the typical zoning area and setback requirements do not apply to this subdivision because the lot sizes, setbacks, and building heights were part of the PRUD approval. Each of the lots in this subdivision is required to have at least two parking spaces.

Summit Pass (a public road) and Horizon Run (a private road) provide access for this subdivision. 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.

Phase 1B

Phase 1B consists of 11 lots (Lots 24-34), 46 acres of open space, and a development parcel (Development Parcel B) with 15 “Nest Units”, though this parcel is being developed as a separate subdivision (Ridge nests – PRUD). A part of Lot 31, Lots 32-34, some of the units on Development Parcel B, and part of Heartwood Drive are located in Cache County and fall under the provisions of the inter-local agreement which allows Weber County to act as the Land Use Authority for the units in Cache County. Lots 34R has been designated as a restricted lot due to steep slopes shown on the subdivision improvement plans. Restricted lots are subject to and must be approved through the Hillside Review process prior to receiving land use or building permits.

The lot types in this phase include “Cabin Single-Family” (Lots 24-34). The lots range in size from approximately 22,000 square feet to 37,000 square feet and each has a designated buildable area. Lots 24-34 have setbacks of 20 feet (front), 15 feet (sides), and 30 feet (rear) with a maximum building height of 35 feet. Phase 1B is located in both the FV-3 and CVR-1 Zones, though the typical zoning area and setback requirements do not apply to this subdivision because the lot sizes, setbacks, and building heights were part of the PRUD approval. Each of the lots in this subdivision is required to have at least two parking spaces.

A new private road (Heartwood Drive) provides access for this subdivision from the main public road (Summit Pass). Lots 24-31 have potential frontage on both roads so a no-access line has been shown on the plat to clarify the lot access location. 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.

Ridge Nests – PRUD

This phase consists of one Development Parcel (previously Lot 35) with 15 “Nest Units.” Nine of the units are in Cache County and fall under the provisions of the inter-local agreement which allows Weber County to act as the Land Use Authority for the units in Cache County. The area within Weber County is zoned FV-3 and was approved for this type of development in the PRUD approval. The landscaping plans for the common area were approved with the PRUD. All of the units have the same basic floor plan and footprint with minor variations. The building elevations comply with the architectural renderings approved with the PRUD.

This phase has access to its parking lot from Heartwood Drive (a private road). The parking lot has 16 spaces with one space designated as ADA accessible. Typically dwelling units have two spaces each, but an exception for one space each was approved with the PRUD. 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.

Phase 1C

Phase 1C consists of 64 lots (Lots 36-95). There is no Lot 50 (it was removed and designated as open space) but Lots 57, 60, 61, 89, and 94 have A and B lots. Phase 1C has approximately 47 acres of open space. The approved PRUD site plan shows eight restricted lots (Lots 38-44R and 46R) due to steep slopes. However, 21 additional lots (37R, 45R, 47-52R, 62R, 69-76R, 84-86R, and 94B-95R) have also been designated as restricted lots due to steep slopes shown on the subdivision improvement plans. Restricted lots are subject to and must be approved through the Hillside Review process prior to receiving land use or building permits.

The lot types in this phase include “Estate Single-Family” (Lots 36-43), “Hillside Single-Family” (Lots 44-56 and 63-86, Lot 50 was eliminated), “Village Single-Family” (Lots 57B-62), and “Village Live/Work Single-Family” (Lots 57A and 87-95). The lots range in size from 713 square feet to 2.7 acres and each has a designated buildable area, though on the smaller lots the entire lot is designated as buildable area. Lots 36-43 have setbacks of 20 feet (front), 10 feet (sides), and 30 feet (rear) with a maximum building height of 35 feet. Lots 44-56 and 63-86 have setbacks of 5 feet (front), 5 feet (sides), and 20 feet (rear) with a maximum building height of 35 feet. Lots 57B-62 have setbacks of 0 feet (front), 0 feet (sides), and 5 feet (rear) with a maximum building height of 35 feet. Lots 57A and 87-95 have no setback requirements and the maximum building height is 35 feet for Lot 57A and 40 feet for Lots 87-95.

Phase 1C is zoned only FV-3, though the typical zoning area and setback requirements do not apply to this subdivision because the lot sizes, setbacks, and building heights were part of the PRUD approval. Each of the lots in this subdivision is required to have at least two parking spaces, though the OVPC recommended requiring tandem (back to back) parking for lots less than 20 feet wide, and the option of tandem or the typical side by side parking for lots 20 feet wide or greater.

Summit Pass and Spring Park (public roads) and Copper Crest (a private road) provide access for this subdivision. The public right-of-way for Spring Park is only 36 feet, but this width was approved as part of the PRUD. Many of the lots have potential frontage on two roads; therefore, no-access lines have been shown on the plat to clarify the lot access locations. Lot 42 has access from a private drive on Lot 41 which has been approved as an access exception. 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.

Phase 1D

Phase 1D consists of 20 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 (Village Nests Condominiums). 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 2,571 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 lots in this subdivision is required to have at least two parking spaces, though the OVPC recommended requiring tandem (back to back) parking for lots less than 20 feet wide, and the option of tandem or the typical side by side parking for lots 20 feet wide or greater.

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 have been shown on the plat to clarify the lot access locations. 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.

Village Nests Condominiums

This phase consists of one Development Parcel (previously Lot 116) with 20 “Nest Units.” Most of the units are in the FV-3 Zone with a small area (approximately 3 units) in the F-40 Zone. Despite the zoning, this lot was approved for condominium development in the PRUD approval. This lot is now referred to as Development Parcel D so that it can be recorded before or after Phase 1D without the need for an amended subdivision plat.

In order to allow for private ownership of the units, this phase is being developed as a condominium project. Private ownership is limited to the actual footprint and air space of each unit, while the remainder of Development Parcel D is designated as common area. The landscaping plans for the common area were approved with the PRUD. All of the units have the same basic floor plan and footprint with minor variations. The building elevations and floor plans are included with the condominium plat and do comply with the architectural renderings approved with the PRUD.

Development parcel D has access from Daybreak Ridge (a private road). Parking for the units is provided in garages. Units 1-8 have two-car garages beneath and there are two stand-alone two-car garages provided as well. The two-car garages in Units 1-8 provide one space for the nest unit to which they are attached and one space for another unit as designated on the subdivision plat. Using this method there are sufficient parking spaces for the nest units on Development parcel D, though the stand-alone garages were shown as four-car garages in the PRUD approval. 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.

Summary of County Commission Considerations

- Does this subdivision meet the requirements of applicable County Land Use Codes?
- Does this subdivision comply with the applicable PRUD approvals?
- Should a parking standard variance be granted to allow tandem (back to back) parking for lots in Phases 1C and 1D?

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

All of these subdivisions received unanimous recommendations for final approval from the Ogden Valley Planning Commission (OVPC) on October 22, 2013 except the Ridge Nests – PRUD which received a unanimous recommendation for final approval on September 24, 2013. The OVPC did not make a recommendation on the road dedication plat.

Staff Recommendation

The Planning Division recommends final approval of Summit Eden Phases 1A, 1B, 1C, 1D, Summit Eden Ridge Nests – PRUD, Summit Eden Village Nests Condominiums, and the Road Dedication Plat for Summit Pass and Spring Park, based on their compliance with applicable County Land Use Codes and review agency requirements.

Exhibits

- A. Subdivision plats for each phase
- B. Road dedication plat (overall view)
- C. Site plans with each phase location
- D. Document recording priority list
- E. Ogden Valley Planning Commission minutes – September 24th and October 22nd 2013

Location Map

