



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 1B
Agenda Date: Tuesday, October 22, 2013
Applicant: Summit Mountain Holding Group, LLC
File Number: UVS 9241B

Property Information

Approximate Address: Powder Mountain Ski Resort
Project Area: 57 Acres
Zoning: Commercial Valley Resort Recreation-1 Zone (CVR-1), Forest Valley-3 Zone (FV-3)
Existing Land Use: Ski Resort
Proposed Land Use: Residential Subdivision
Parcel ID: 23-012-0029, 23-012-0032, 23-012-0052, 23-012-0054
Township, Range, Section: T7N, R2E, Sections 5, 6, 7, and 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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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 104 (Zones) Chapter 11 (CVR-1 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 1B 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 11 lots (Lots 24-34), 46 acres of open space, and a condominium development parcel (Development Parcel B) with 15 "Nest Units", though this parcel has already been approved as a separate subdivision. A part of Lot 26, the majority of 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.

The lot types in this phase include "Cabin Single-Family" (Lots 24-34). The lots range in size from 21,731 square feet to 37,269 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; therefore, a no-access line 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 1B
- All applicable requirements from the PRUD approval remain in effect

Staff Recommendation

Staff recommends approval of Summit at Powder Mountain Phase 1B, 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 1B location
- C. List of PRUD conditions of approval

Location Map

