



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

Property Information

Approximate Address:	Powder Mountain Ski Resort
Project Area:	71 Acres
Zoning:	Forest Valley-3 Zone (FV-3)
Existing Land Use:	Ski Resort
Proposed Land Use:	Residential Subdivision
Parcel ID:	23-012-0032, 23-012-0052
Township, Range, Section:	T7N, R2E, Sections 5 & 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:	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: 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 1C 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 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 C has approximately 47 acres of open space. The approved PRUD site plan shows seven restricted lots (Lots 38-44R and 46R) which are reflected on the subdivision plat. Restricted lots are subject to the Hillside Review process.

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 2.7 acres to 713 square feet 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. This may be difficult due to the narrow lot widths on the smaller lots and the Planning Commission should ask the developers to provide information on how this will be accomplished.

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 must be shown on the plat to clarify where access to the lots will be. Lot 42 has access from a private drive on Lot 41 which has been submitted for approval as an access exception. The approval is subject to the requirements of the Weber County Engineering Division and the Weber Fire District. 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 1C
- All applicable requirements from the PRUD approval remain in effect

Staff Recommendation

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

Location Map

