



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, Development Parcel D
Agenda Date:	Tuesday, October 22, 2013
Applicant:	Summit Mountain Holding Group, LLC
File Number:	UVS 924DP

Property Information

Approximate Address:	Powder Mountain Ski Resort (Daybreak Ridge)
Project Area:	1 Acre with 20 Units
Zoning:	Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40)
Existing Land Use:	Ski Resort
Proposed Land Use:	Residential Condominium 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 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 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, Development Parcel D 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 one lot (Lot 116 or Development Parcel D) 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.

Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. Pathways for the overall Powder Mountain development were approved with the PRUD. As part of the PRUD approval, units to be used for timeshares or nightly rentals must be shown. If this is the case for any of these units, the designation can be accomplished with a note on the dedication plat and approval from the Planning and County Commission. 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 Daybreak Ridge (a private road)
- All applicable requirements from the PRUD approval remain in effect

Staff Recommendation

Staff recommends approval of Summit at Powder Mountain Phase 1D, Development Parcel D, 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 including nest unit and garage elevations and floor plans
- B. PRUD site plan showing Phase 1D, Development Parcel D location
- C. List of PRUD conditions of approval

Location Map

