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| **WC Logo.emf** | **Staff Report for Administrative Approval**  *Weber County Planning Division* |
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****Synopsis****

****Application Information****

**Application Request:** Consideration and action on a request for a one year time extension of final approval for The Summit Eden Village Nest Condominiums.

**Agenda Date: Thursday, October 16, 2014**

**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:** Jim Gentry

jgentry@co.weber.ut.us

801-399-8767

**Report Reviewer:** SW

Applicable Ordinances

* Weber County Land Use Code Title 106 (Subdivisions)
* 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)

Background

The Summit Eden Village Nest Condominiums (formerly Summit at Powder Mountain Phase 1D, Development Parcel D) received final subdivision approval on October 22, 2013. The applicant is requesting a 12-month time extension, as it is their intention to break ground on this phase of development in 2015, and by waiting an escrow for the improvements won’t have to be given until they are ready to do the development.

Title 106 (Weber County Land Use Code) Chapter 1 Section 7(b) states: “A final subdivision plat or a phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commissions recommendation for final approval. After one (1) year from that date, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The Planning Director may grant a onetime extension for final subdivision approval for a maximum of one (1) year. **A multiple phase subdivision may receive only one time extension, not one time extension per phase**.”

The Summit Eden Village Nest Condominiums is the first Phase of the subdivision in need of an extension under the current subdivision ordinance regulations. If this extension is granted, the subdivision expiration date will be October 22, 2015. All of the requirements and conditions of approval for the subdivision remain unchanged.

Conformance to the General Plan

The request meets the requirements of Title 106 (Weber County Land Use Code) Chapter 1 Section 7(b) and does not affect the subdivision’s compliance with the Ogden Valley General Plan.

Conditions of Approval

* All of the requirements and conditions for The Summit Eden Village Nest Condominiums remain unchanged.

Administrative Approval

The request for approval of a one year time extension (through October 22, 2015) for The Summit Eden Village Nest Condominiums is hereby approved based on the request meeting the requirements of Title 106 (Weber County   
Land Use Code) Chapter 1 Section 7(b).

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Sean Wilkinson Date

Weber County Planning Director

Exhibits

1. Applicant’s Request Letter