



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Edgewater Beach Resort Subdivision PRUD Phase 2 (20 lots).
Agenda Date: Tuesday, April 28, 2015
Applicant: Chad Bessinger, HWL Edgewater LLC
File Number: UVE030515

Property Information

Approximate Address: 6350 East Highway 39
Project Area: 4.436 acres
Zoning: CVR-1
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 20-013-0023
Township, Range, Section: 6N 1E Sec 13

Adjacent Land Use

North: Pineview Reservoir
East: Residential
South: Residential
West: Agriculture

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766
Report Reviewer: JG

Applicable Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 11 (CVR-1 Zone)

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

The applicant is requesting final approval of Edgewater Beach Resort Subdivision PRUD Phase 2 (20 lots). This proposed 4.436 acre subdivision at 6350 East Highway 39 is located in the CVR-1 Zone. This subdivision is part of a previously approved PRUD (CUP 2012-02). The major improvements of phase 1 are mostly complete with a few final details currently being constructed. The plats for phase 1 recorded September 12, 2014.

Phase 2 consists of:

- three storage barns with two buildings divided into nine spaces and one building having three spaces (S8-S28),
- building pads for dwelling units (Pads 10-29) comprising of one triplex, four duplexes, and nine single family dwellings,
- recreation areas for horseshoe, bocce ball, and volleyball,
- two pavilions (one small and one large),
- common areas with private streets, parking stalls, trails, and landscaping. Please refer to the submitted plats in exhibit A and the landscaping plan in exhibit B.

There are some minor changes from the approved site plan in phase 2. Pad 16 has been shifted to the south side of the cul-de-sac allowing more spaces between the dwellings. The dumpster location has then had its position shifted slightly on the

cul-de-sac. Approximately 66 feet linear feet of roadway has been shifted into this phase to make the main road complete in its length up to the beginning of the roundabout. The single family dwelling plans have been changed and the pads slightly widen to accommodate the plans in exhibit C.

Lakeview Water and Mountain Sewer have committed to provide services for phase 2. All other improvements are being reviewed by the appropriate reviewing agencies.

Summary of Planning Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County codes?

Conformance to the General Plan

The existing PRUD and site plan were approved in 2012 and are in conformance with the Ogden Valley General Plan. The proposed subdivision meets the requirements of applicable Weber County Land Use Codes and conforms to the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Planning Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyors Department

Staff Recommendation

Staff recommends final approval for Edgewater Beach Resort Subdivision PRUD Phase 2. This recommendation is based on the following findings:

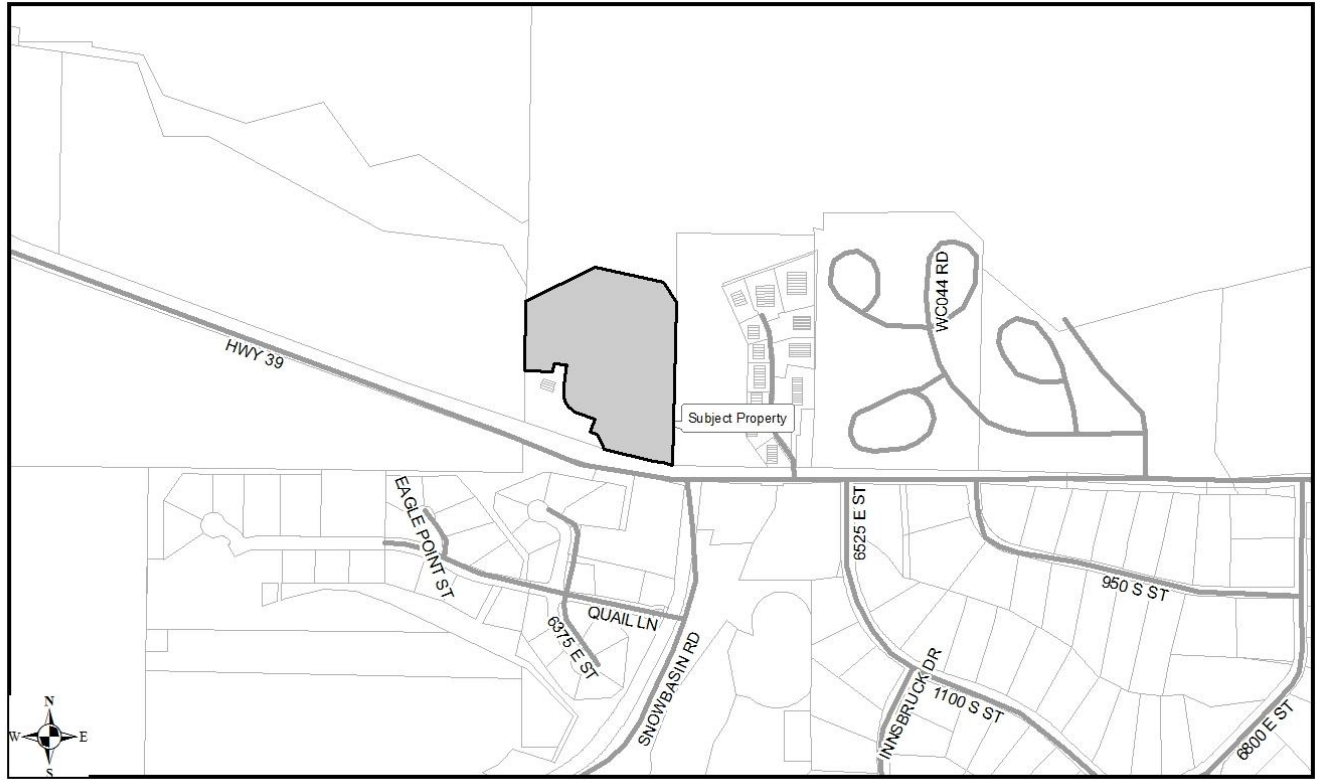
- The proposed use is allowed in the CVR-1 Zone and meets the appropriate site development standards.

Exhibits

- A. Plat
- B. Landscaping Plan
- C. New House Plans

Maps

Map 1



Map 2

