



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on final plat approval of Summit Eden Phase 1A Amendment 3, combining Lots 7a & 7b that were previously platted in the Summit Eden Phase 1A into one building lot to be platted as Lot 119

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, June 28, 2016

**Applicant:** SMHG Phase 1, LLC

**Authorized Representative:** Rick Everson

**File Number:** UVS061916

### Property Information

**Approximate Address:** 7543 East Horizon Run Eden, UT

**Project Area:** 1.656 Acres

**Zoning:** DRR-1 Zone

**Existing Land Use:** Resort Development/Open Space

**Proposed Land Use:** Resort Development/Open Space

**Parcel ID:** 23-128-0003 & 23-128-0004

**Township, Range, Section:** Township 7 North, Range 2 East, Section 5, 6, 7 & 8

### Adjacent Land Use

<b>North:</b>	Ski Resort	<b>South:</b>	Ski Resort
<b>East:</b>	Ski Resort	<b>West:</b>	Ski Resort

### Staff Information

**Report Presenter:** Ronda Kippen  
rkippen@co.weber.ut.us  
801-399-8768

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

## Background and Summary

The applicant has submitted a request for final plat approval of Summit Eden Phase 1A Amendment 3, a small subdivision consisting of one residential lot. The proposed subdivision is located at approximately 7543 East Horizon Run, and is in the DRR-1 zone. Summit Eden Phase 1A was initially approved as a PRUD in 2013 and platted in 2014 (see Exhibit A). A rezone petition along with a Zoning Development Agreement was finalized and approved in January 2015. The PRUD and the Zoning Development Agreement Master Plan have identified the proposed area as an area anticipated for residential development.

The applicant would now like to combine all of Lot 7a and 7b into one building lot and remove the building envelope and private drive to a future lot that were identified on the previous plat (see Exhibit B). The proposed amendment will consist of 1.656 acres and is located in the DRR-1 Zone. The proposed subdivision and lot configuration is in conformance with the approved PRUD, current zoning and the Zoning Development Agreement Master Plan (see Exhibit C) as well as the applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

## Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

*“The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley’s rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community’s well-being and overall, instill a sense of stewardship for the land.”*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the approved PRUD and the standards in the DRR-1 zone in LUC §104-29. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1) and the proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The combination of Lot 7a and 7b will create a 1.656 acre residential building lot to be platted as Lot 119 with an address of 7543 East Horizon Run and will not create additional density in the area. The lot is not considered to be a restricted or “R” lot due to the existing slopes not exceeding 25% or more.

The developer would like to vacate the self imposed “building envelope” that was part of the initial plat to allow the new property owner the flexibility to build their home anywhere they desire on the amended lot. A private drive that was to be used to access a future lot is also being vacated as part of this plat amendment.

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential dwelling. The following development standards will be reviewed upon submittal for single family building permit:

- Front yard setback: 0 feet
- Side yard setback: 8 feet with a total of two required side yards of not less than 18 feet
- Rear yard setback: 10 feet
- Average building height: 35 feet

The proposed lot configuration meets the area and width standards in the DRR-1 Zone. The proposal is in conformance with previous approvals and updates to the PRUD and the Zoning Development Agreement.

Natural Hazards Overlay Zone: The proposed subdivision is located in a Zone “D” as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone “D” are typically areas in which no analysis of flood hazards has been conducted.

The proposed lot is located within a potential geologic hazard unit per the UGS published Ogden 30 x 60 Quadrangle map. The geologic unit is identified as “Qms” and a geologic site reconnaissance will be required to or the necessary geologic investigation/studies will need to be completed to identify the correct development measures that will be necessary for the development of the lot prior to submitting the building permit to Weber County for review. All site development will need to adhere to the recommendations of any reports and a “Natural Hazards Disclosure” document will be required to be recorded prior to receiving final occupancy to provide adequate notice of any geotechnical and geological recommendations to future property owners.

Culinary water and sanitary sewage disposal: Culinary and sewer services are provided by Powder Mountain Water and Sewer Improvement District. Based on the original approvals, additional proof of culinary and sanitary sewage services will not be required at this time. A letter and connect fee from Powder Mountain Water and Sewer District will be required to be submitted with the building permit application.

Review Agencies: The Weber County Surveyor's Office has reviewed and provided the applicant with the necessary corrections for approval. It appears that the Surveyor's comments have been addressed in the most recent submittal from the applicant on June 20, 2016 and it is anticipated that the proposal will be approved upon re-review. To date, the Weber County Engineering Division and the Weber Fire District have not reviewed the application. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording the subdivision Mylar.

Additional design standards and requirements: The applicant has opted to add a plat note that states that the proposed Lot 119 will vacate the designated building envelopes from Lots 7a and 7b along with a 20 foot private driveway noted on the original plat as "Note 18" as recorded on subdivision plat entry# 2672943 book 75 page 28-31. A plat note stating the amendment is subject to all the plat notes that were part of the original Summit Eden Phase 1A including a temporary slope easement as defined as "Note #14" on the original plat will remain in place and will not be vacated with the proposed amendment.

There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2015 property taxes have been paid in full. The 2016 property taxes will be due in full on November 1, 2015.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6(c).

### Staff Recommendation

Staff recommends final plat approval of Summit Eden Phase 1A Amendment 3, combining Lots 7a & 7b that were previously platted in Summit Eden Phase 1A, into one building lot to be platted as Lot 119. This recommendation for approval is subject to all applicable review agency requirements and is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

### Administrative Approval

Administrative final plat approval of Summit Eden Phase 1A Amendment 3, combining Lots 7a & 7b that were previously platted in the Summit Eden Phase 1A into one building lot to be platted as Lot 119, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and is based on the findings listed in this staff report.

Date of Administrative Approval: 6/28/16

  
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Rick Grover  
Weber County Planning Director

## Exhibits

- A. Summit Eden Phase 1A-Original plat
- B. Summit Eden Phase 1A Amendment 3
- C. Approved Conceptual Plans

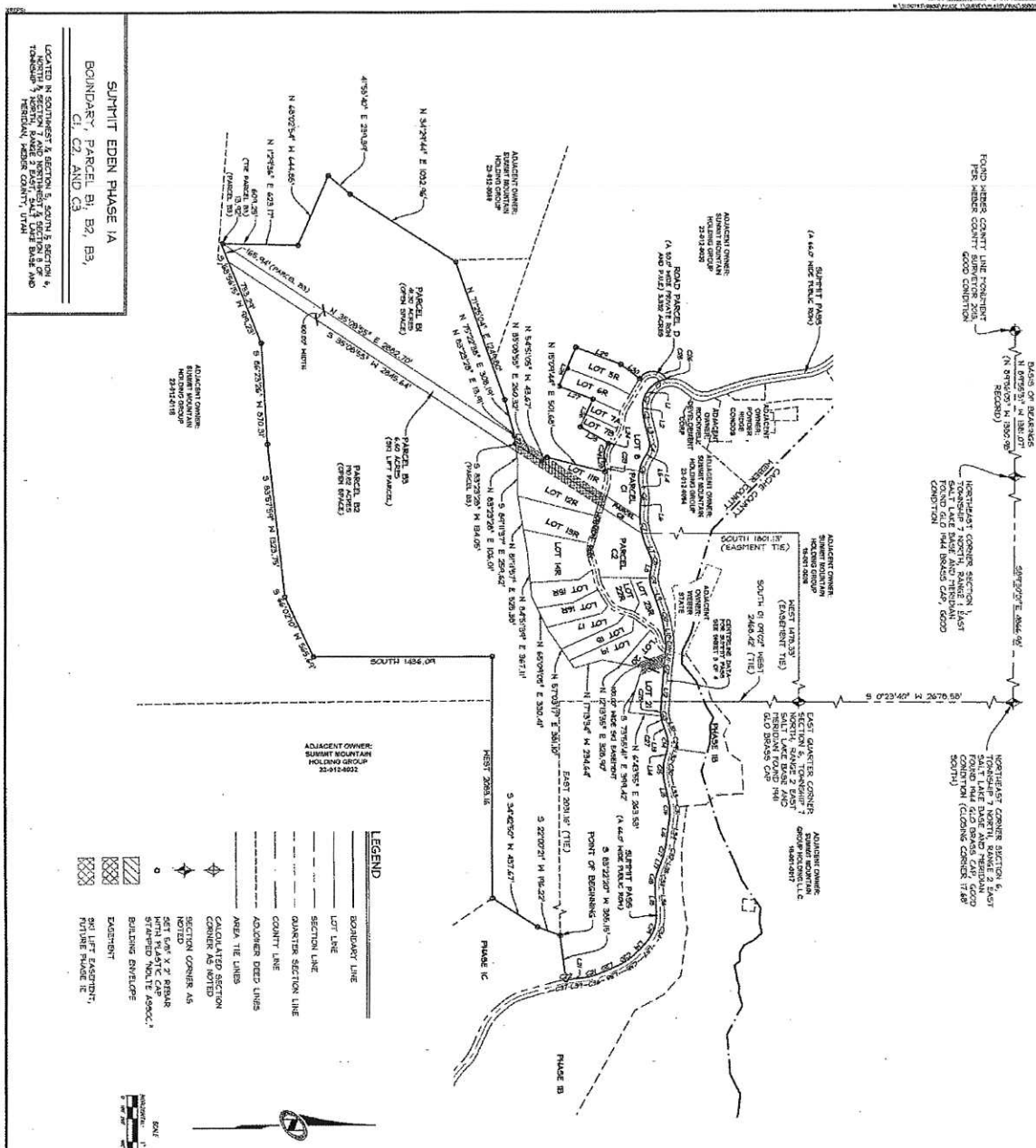
## Map 1





SUMMIT EDEN PHASE 1A

LOCATED IN QUARTERS 2, SECTION 5, SOUTH 3 SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, HERRICK COUNTY, UTAH, JANUARY 2014



SUMMIT EDEN PHASE 1A  
 BOUNDARY, PARCEL B1, B2, B3,  
 C1, C2, AND C3

LOCATED IN QUARTERS 2, SECTION 5, SOUTH 3 SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, HERRICK COUNTY, UTAH

- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - QUARTER SECTION LINE
  - ADJOINER DEED LINES
  - AREA TIE LINES
  - CALCULATION SECTION CORNER AS NOTED
  - SECTION CORNER AS NOTED
  - SET FOR X P BEARS
  - NOTED
  - BUILDING ENVELOPE
  - EXISTENT
  - 80' LEFT EASEMENT, FUTURE PHASE 1C



**NVS**  
 NATE VENTURA  
 REGISTERED PROFESSIONAL SURVEYOR

Sheet 2 of 4

REGISTERED &  
 STATE OF UTAH, COUNTY OF HERRICK,  
 DISTRICT NO. 4211443  
 DATE: 07/15/2014  
 BOOK: 75 PAGE: 28 OF 31  
 75-29

**CURVE TABLE**

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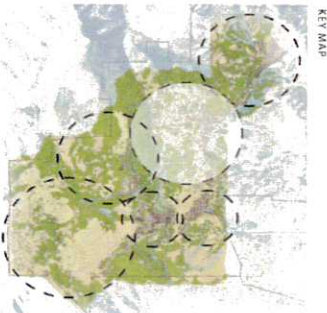




# The Ridge Illustrative Plan



Placement of development within the Ridge area has been sensitive to the existing ski experience at Powder Mountain with future hotels and multi family units designed to be within ski access to the existing mountain while maintaining the existing ski accesses. Single family units have been located on the mountain within existing tree massing to provide visual and physical protection as well as to maintain those important open meadow and hillside for the remainder of the Resort.



KEY MAP