



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application for final plat approval of Summit Eden Phase 1C Amendment 3, a one lot subdivision

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, July 13, 2016

**Applicant:** Summit Mountain Holding Group, LLC

**File Number:** UVS062015

### Property Information

**Approximate Address:** 8520 East Copper Crest, Eden, Utah

**Project Area:** 0.72 Acres

**Zoning:** DRR-1 Zone

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

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

**Parcel ID:** 23-130-0066, 23-012-0148 (a portion of)

**Township, Range, Section:** Township 7 North, Range 1 East, Section 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, Zones, Chapter 27 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- 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 1C Amendment 3, a small subdivision consisting of one development parcel. The proposed subdivision is located at approximately 8520 East Copper Crest, Eden, UT and is in the DRR-1 zone. The original Summit Eden Phase 1C Subdivision was recorded in 2014 (see Exhibit A). The applicant would now like to combine all of Parcel E, an open space parcel with a remnant parcel that was not included in the original development. The proposed combination will create a development lot identified as "Parcel D8", consisting of 0.72 acres (see Exhibit B). The proposed subdivision and lot configuration are in conformance with the approved Zoning Development Agreement Conceptual Plan (see Exhibit C), the applicable zoning and 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 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). 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: Summit Eden Phase 1C was initially approved as a PRUD in 2013 and platted in 2014. The proposed development parcel is a combination of an open space parcel previously platted as "Parcel E" and a remnant parcel that was not included in the original PRUD. The applicant has recently moved forward with the approval process to reduce the overall footprint of the approved PRUD and the proposed subdivision will be located outside of the recently reduced PRUD footprint. The proposed amendment will combine the open space "Parcel E" with the remnant parcel to create one lot identified as "Parcel D8". The proposed lot will be a development parcel with an overall lot size of 31,469 sq. ft. ( 0.72 acres). Future development on the lot will be reviewed to ensure compliance with the approved Zoning Development Conceptual Plan.

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for two, three or four family residential dwelling units, multi-family, commercial or mixed use structures. The following development standards will be reviewed upon submittal for design review and land use approval for a two, three, or four family dwelling units if the desired development will be residential:

- 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

If the desired development is commercial, the following development standards will be reviewed upon submittal for design review and land use approval for multi-family, commercial or mixed use structures:

- Front yard setback: 0 feet
- Side yard setback: 0 feet
- Rear yard setback: 0 feet
- Average building height: 55 feet at elevations lower than 6,200 feet above sea level; 75 feet at elevations at least 6,200 feet above sea level.

Staff recommends a "No Access" note and line to be added to the proposed development "Parcel D8" along either Summit Pass or Copper Crest to restrict access per LUC §106-2-4(c) which prohibits interior lots from having frontage on two streets except where unusual conditions make other design undesirable. A condition of approval has been added to staff's recommendations to ensure the final subdivision Mylar is submitted with the required "No Access" note and "No Access" line on the plat.

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 2016 Ogden 30 x 60 Quadrangle map. The geologic unit identified on the site is "Tw". A geologic site reconnaissance or any required geologic reports based on the investigation/studies that may be deemed necessary by the applicant's Engineering Geologist to provide the correct development measures that will be necessary for the development of the lot will be required to be submitted with any application for design review, conditional use permit and/or land use approval. 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 proof of paid connect fees from the Powder Mountain Water and Sewer District will be required to be submitted with the building permit application.

Review Agencies: The Weber Fire District has reviewed and approved the proposed subdivision amendment. To date, the Weber County Engineering Division and the Weber County Surveyor's Office 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 area surrounding the proposed subdivision contains significant slopes. The Engineering Division may require contours to verify that the slopes on the proposed development parcel are fewer than 25%. If the slopes on the development parcel are over 25%, the required "Notice to Purchaser of Restricted (R) Lots" will need to be added as a note on the final subdivision Mylar as well as identifying "Parcel D8" with an "R" designation. A condition of approval has been included to ensure that the slopes are analyzed prior to releasing the subdivision Mylar for recording to ensure that the required notifications are placed on the Mylar to provide adequate notice to future buyers.

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, 2016.

Public Notice: A notice has been mailed not less than ten calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §26-1-7.

## Staff Recommendation

Staff recommends final plat approval of Summit Eden Phase 1C Amendment 3, a small subdivision consisting of one lot. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "No Access" note and line will be placed on the final plat limiting access to "Parcel D8" from either Summit Pass or Copper Crest.
2. If the "Parcel D8" is deemed to have slopes of 25% or greater, a note will be required to be on the final subdivision Mylar as a "Notice to Purchaser of Restricted (R) Lots" as well as identifying "Parcel D8" with an "R" designation.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision conforms to the Zoning Development Agreement Conceptual Plan.
3. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
4. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
5. 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 approval of Summit Eden Phase 1C Amendment 3, a small subdivision consisting of one lot, 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 the conditions of approval listed in this staff report.

Date of Administrative Approval

7/12/16

Rick Grover

Weber County Planning Director

## Exhibits

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

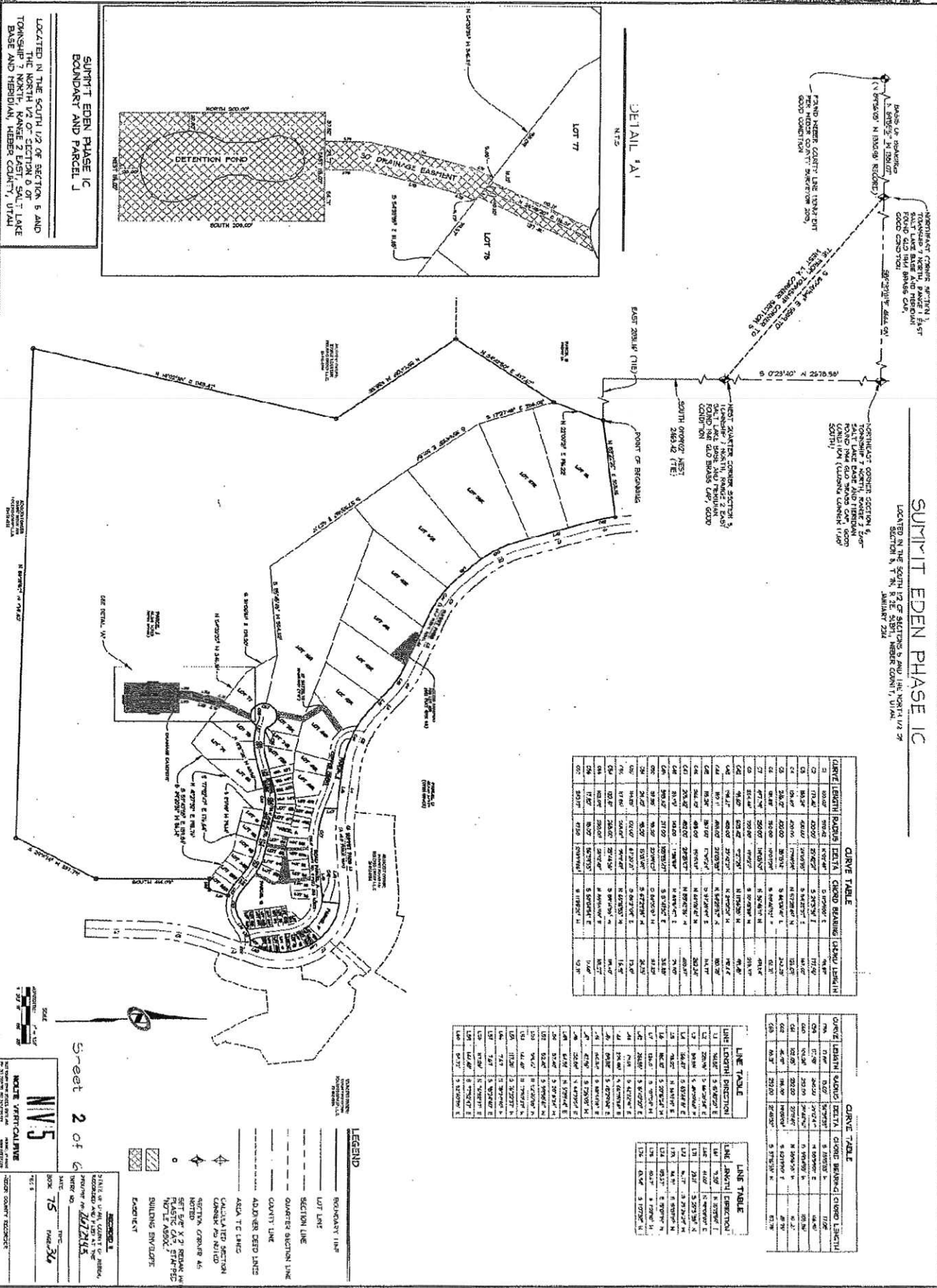
## Map 1





# Exhibit A-Summit Eden Phase 1C-Original Plat

76-32



**DETAIL 'A'**

APPROXIMATE CORNER POINTS TO BE PLACED IN THE EAST AND WEST TOWNSHIP 7 NORTH, RANGE 2 EAST, SECTION 5 NORTH, T12N, R2E, CO. NEBR. COUNTY, NEBR. COUNTY, NEBR. COUNTY.

APPROXIMATE CORNER POINTS TO BE PLACED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6, T12N, R2E, CO. NEBR. COUNTY, NEBR. COUNTY, NEBR. COUNTY.

APPROXIMATE CORNER POINTS TO BE PLACED IN THE NORTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6, T12N, R2E, CO. NEBR. COUNTY, NEBR. COUNTY, NEBR. COUNTY.

APPROXIMATE CORNER POINTS TO BE PLACED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6, T12N, R2E, CO. NEBR. COUNTY, NEBR. COUNTY, NEBR. COUNTY.

## SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6, T12N, R2E, CO. NEBR. COUNTY, NEBR. COUNTY, NEBR. COUNTY.

**CURVE TABLE**

CURVE NO.	START POINT	END POINT	CHORD BEARING	CHORD LENGTH
1	2581.15	2581.15	N 89° 35' 00" W	0.00
2	2581.15	2581.15	N 89° 35' 00" W	0.00
3	2581.15	2581.15	N 89° 35' 00" W	0.00
4	2581.15	2581.15	N 89° 35' 00" W	0.00
5	2581.15	2581.15	N 89° 35' 00" W	0.00
6	2581.15	2581.15	N 89° 35' 00" W	0.00
7	2581.15	2581.15	N 89° 35' 00" W	0.00
8	2581.15	2581.15	N 89° 35' 00" W	0.00
9	2581.15	2581.15	N 89° 35' 00" W	0.00
10	2581.15	2581.15	N 89° 35' 00" W	0.00

**CURVE TABLE**

CURVE NO.	START POINT	END POINT	CHORD BEARING	CHORD LENGTH
11	2581.15	2581.15	N 89° 35' 00" W	0.00
12	2581.15	2581.15	N 89° 35' 00" W	0.00
13	2581.15	2581.15	N 89° 35' 00" W	0.00
14	2581.15	2581.15	N 89° 35' 00" W	0.00
15	2581.15	2581.15	N 89° 35' 00" W	0.00
16	2581.15	2581.15	N 89° 35' 00" W	0.00
17	2581.15	2581.15	N 89° 35' 00" W	0.00
18	2581.15	2581.15	N 89° 35' 00" W	0.00
19	2581.15	2581.15	N 89° 35' 00" W	0.00
20	2581.15	2581.15	N 89° 35' 00" W	0.00

**LINE TABLE**

LINE NO.	SOUTH END POINT	NORTH END POINT	BEARING	LENGTH
1	2581.15	2581.15	N 89° 35' 00" W	0.00
2	2581.15	2581.15	N 89° 35' 00" W	0.00
3	2581.15	2581.15	N 89° 35' 00" W	0.00
4	2581.15	2581.15	N 89° 35' 00" W	0.00
5	2581.15	2581.15	N 89° 35' 00" W	0.00
6	2581.15	2581.15	N 89° 35' 00" W	0.00
7	2581.15	2581.15	N 89° 35' 00" W	0.00
8	2581.15	2581.15	N 89° 35' 00" W	0.00
9	2581.15	2581.15	N 89° 35' 00" W	0.00
10	2581.15	2581.15	N 89° 35' 00" W	0.00

Sheet 2 of 6

NV:5  
SCALE  
DATE 7/5 2010  
DRAWN BY JVS  
CHECKED BY JVS

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJACENT DEED LINE
- ALTA TIC LINE
- CALCULATED SECTION CORNER
- SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- PLASTIC C.A. STAMP
- NOTICE ASSOCIATION
- BUILDING ENVELOPE
- EXHIBIT

76-32

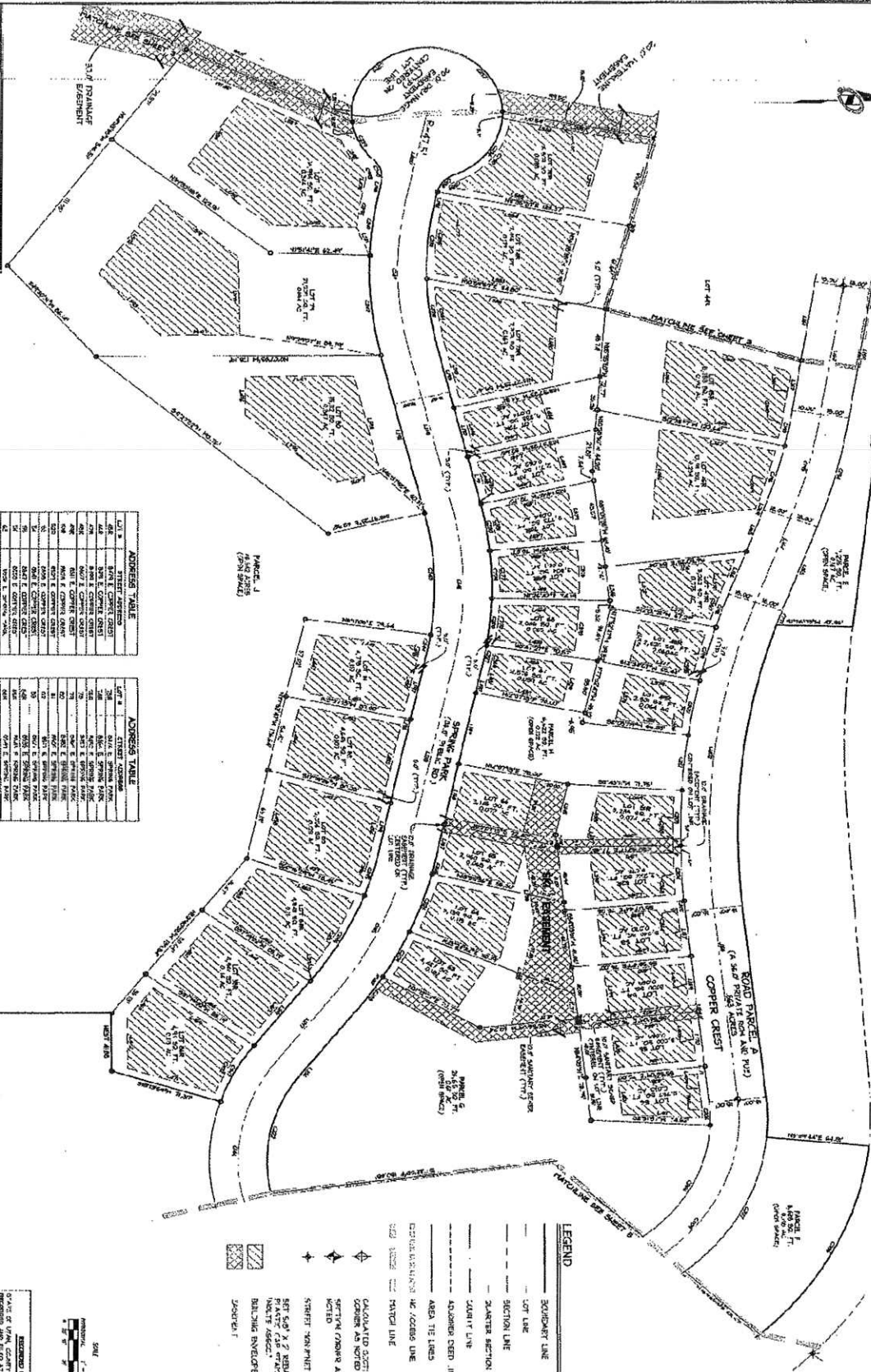
# Exhibit A-Summit Eden Phase 1C-Original Plat

813-91

## SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8 IN TOWNSHIP 5 N, RANGE 2 E, MERIEN COUNTY, IOWA  
 JANUARY 2011

SUMMIT PASS  
 (A.20 PUBLIC ROAD)



SUMMIT EDEN PHASE 1C  
 LOTS 45-47, 51-56, 63-75, 78-96, &  
 PARCELS E-1

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 SECTION 8 OF TOWNSHIP 5 NORTH, RANGE 2 EAST, 9A - LAKE BAY AND MERIEN, MERIEN COUNTY, IOWA

LOT #	STREET ADDRESS
45	LOT 45
46	LOT 46
47	LOT 47
51	LOT 51
52	LOT 52
53	LOT 53
54	LOT 54
55	LOT 55
56	LOT 56
63	LOT 63
64	LOT 64
65	LOT 65
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67	LOT 67
68	LOT 68
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84	LOT 84
85	LOT 85
86	LOT 86
87	LOT 87
88	LOT 88
89	LOT 89
90	LOT 90
91	LOT 91
92	LOT 92
93	LOT 93
94	LOT 94
95	LOT 95
96	LOT 96

LOT #	STREET ADDRESS
45	LOT 45
46	LOT 46
47	LOT 47
51	LOT 51
52	LOT 52
53	LOT 53
54	LOT 54
55	LOT 55
56	LOT 56
63	LOT 63
64	LOT 64
65	LOT 65
66	LOT 66
67	LOT 67
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82	LOT 82
83	LOT 83
84	LOT 84
85	LOT 85
86	LOT 86
87	LOT 87
88	LOT 88
89	LOT 89
90	LOT 90
91	LOT 91
92	LOT 92
93	LOT 93
94	LOT 94
95	LOT 95
96	LOT 96

- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - QUARTER SECTION LINE
  - CLUSTER LINE
  - ADJACENT DEED BIRTH
  - AREA TO BE ADJACENT
  - DISTANCE/BEARING/ACROSS LINE
  - CURVED BOUNDARY LINE
  - CALCULATED CORNER
  - CORNER AS NOTED
  - SECTION CORNER AS NOTED
  - STREET 30' WIDE
  - SET 6" X 2" REBAR WITH PLASTER CASE ATTACHED
  - 1/2" DIA. IRON PIPE
  - BULKHEAD ENVELOPE
  - DIRECTION

Sheet 4 of 6  
 DATE: 1/13/11  
 DRAWN BY: JLS  
 CHECKED BY: JLS  
 DATE: 1/13/11

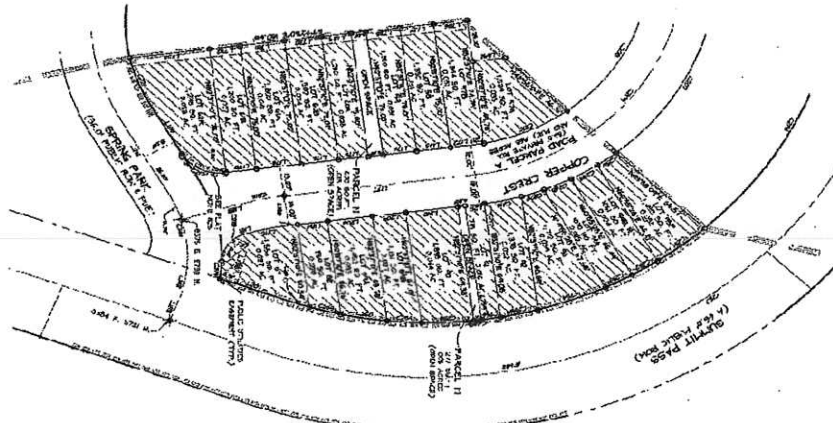
**NVS**  
 NORTH VERMONT SURVEYING & ENGINEERING, INC.  
 100 STATE STREET, SUITE 200, WASHINGTON, VT 05676  
 PHONE: 802-533-1111  
 FAX: 802-533-1112  
 WWW.NVSURVEYING.COM

# Exhibit A-Summit Eden Phase 1C-Original Plat

75-39

SUMMIT EDEN PHASE 1C  
 LOTS 57A-62, 67-68 & PARCEL H & N  
 ADDRESS TABLES

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND  
 THE NORTH 1/2 SECTION 6 OF  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, SALT LAKE  
 COUNTY, UTAH



SUMMIT EDEN PHASE 1C  
 LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF  
 SECTION 6 OF TOWNSHIP 10 NORTH, RANGE 2 EAST, SALT LAKE  
 COUNTY, UTAH

- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - SUBDIVISION LINE
  - CANAL LINE
  - ADJACENT USED LAND
  - AREA THE LAND
  - SUBDIVISION NO. 17764-188
  - 600' ISSUED 100' TRAIL LINE
  - ◆ CALCULATE SECTION CORNER AS NOTED
  - ◆ SECTION CORNER AS NOTED
  - + STREET HOUSING
  - 20' LOT OF 1/2 ACRES WITH 20' WIDE STRIP OF MOBILE HOME ASSOCIATION BUILDING ENVELOPE
  - ▨ EXHIBIT

LOT #	STREET ADDRESS
57A	1000 S. 1000 E.
57B	1000 S. 1000 E.
57C	1000 S. 1000 E.
57D	1000 S. 1000 E.
57E	1000 S. 1000 E.
57F	1000 S. 1000 E.
57G	1000 S. 1000 E.
57H	1000 S. 1000 E.
57I	1000 S. 1000 E.
57J	1000 S. 1000 E.
57K	1000 S. 1000 E.
57L	1000 S. 1000 E.
57M	1000 S. 1000 E.
57N	1000 S. 1000 E.
57O	1000 S. 1000 E.
57P	1000 S. 1000 E.
57Q	1000 S. 1000 E.
57R	1000 S. 1000 E.
57S	1000 S. 1000 E.
57T	1000 S. 1000 E.
57U	1000 S. 1000 E.
57V	1000 S. 1000 E.
57W	1000 S. 1000 E.
57X	1000 S. 1000 E.
57Y	1000 S. 1000 E.
57Z	1000 S. 1000 E.
58A	1000 S. 1000 E.
58B	1000 S. 1000 E.
58C	1000 S. 1000 E.
58D	1000 S. 1000 E.
58E	1000 S. 1000 E.
58F	1000 S. 1000 E.
58G	1000 S. 1000 E.
58H	1000 S. 1000 E.
58I	1000 S. 1000 E.
58J	1000 S. 1000 E.
58K	1000 S. 1000 E.
58L	1000 S. 1000 E.
58M	1000 S. 1000 E.
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58O	1000 S. 1000 E.
58P	1000 S. 1000 E.
58Q	1000 S. 1000 E.
58R	1000 S. 1000 E.
58S	1000 S. 1000 E.
58T	1000 S. 1000 E.
58U	1000 S. 1000 E.
58V	1000 S. 1000 E.
58W	1000 S. 1000 E.
58X	1000 S. 1000 E.
58Y	1000 S. 1000 E.
58Z	1000 S. 1000 E.
59A	1000 S. 1000 E.
59B	1000 S. 1000 E.
59C	1000 S. 1000 E.
59D	1000 S. 1000 E.
59E	1000 S. 1000 E.
59F	1000 S. 1000 E.
59G	1000 S. 1000 E.
59H	1000 S. 1000 E.
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59K	1000 S. 1000 E.
59L	1000 S. 1000 E.
59M	1000 S. 1000 E.
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59O	1000 S. 1000 E.
59P	1000 S. 1000 E.
59Q	1000 S. 1000 E.
59R	1000 S. 1000 E.
59S	1000 S. 1000 E.
59T	1000 S. 1000 E.
59U	1000 S. 1000 E.
59V	1000 S. 1000 E.
59W	1000 S. 1000 E.
59X	1000 S. 1000 E.
59Y	1000 S. 1000 E.
59Z	1000 S. 1000 E.

Sheet 5 of 6

**NVS**

NOTE: VERTICAL LINE

DATE: 7/5/2015

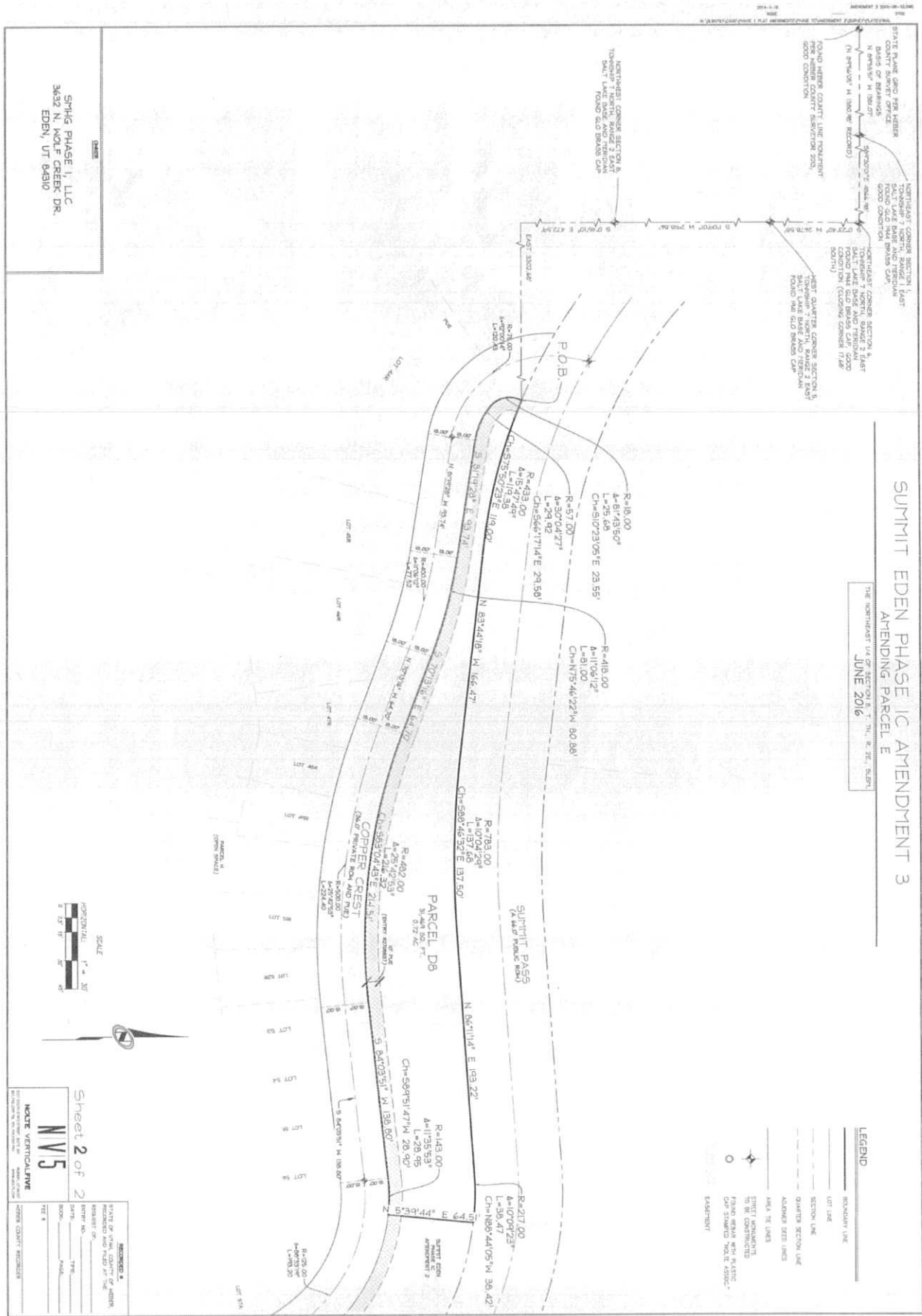
SCALE: 1" = 100'

75-39





# Exhibit B-Summit Eden Phase 1C Amendment 3

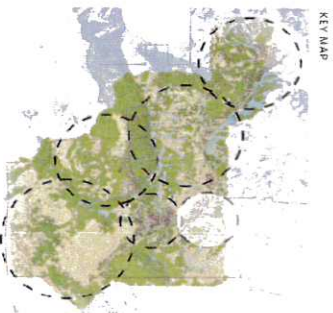




# Earls' Village Illustrative Plan

Earls' Village is the high recountrain ski destination within the resort with hotels, townhomes and condominiums located around the south side of Earls' Peak. The Village provides for excellent access to the existing Powder Mountain Ski terrain while providing development parcels with commanding views from the top of the Mountain. Ski access out of the Village leads to Lefty's, Mary's Bowl and to the Summit Village. Earls' also contains a limited number of ski-in/ski-out estate single family lots at the top of Mary's bowl.

Earls' Village also provides a secondary access stub for the project providing public access to the adjacent properties north and east of the Powder Mountain project area. This access is provided via Summit Pass Road with a roadway stubbed to the adjacent parcel and existing dirt road where the most feasible future roadway connection to the east exists. A separate roadway study has been provided to Weber County engineering to illustrate this connection feasibility.



KEY MAP