



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for the final plat approval of Summit Eden Phase 1C Amendment 4
Type of Decision: Administrative
Agenda Date: Tuesday, January 31, 2017
Applicant: SMHG Phase 1, LLC
Authorized Representative: Jeff Werbelow
File Number: UVS120816

Property Information

Approximate Address: 8553 East Copper Crest, Eden, Ut
Project Area: 1.357 acres
Zoning: Ogden Valley Destination and Recreation Resort Zone (DRR-1)
Existing Land Use: Ski Resort
Proposed Land Use: Resort Development
Parcel ID: 23-130-0015, 23-130-0016, 23-130-0017, 23-130-0018, 23-130-0019, 23-130-0020, 23-136-0002, 23-136-0001, 23-130-0022, 23-130-0023, 23-130-0024, 23-130-0072, 23-130-0025, 23-130-0026, 23-130-0027, 23-130-0028, 23-130-0029
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: Ronda Kippen
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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
- Title 108, Natural Hazards Areas

Development History

- Summit Eden Phase 1C 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
- Summit Eden Phase 1C final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014
- Summit Eden Phase 1C Amendment 1, amending lot lines between Lot 57A & Open Space Parcel G Administratively Approved on June 24, 2015
- Summit Eden Phase 1C Amendment 2, combining Lots 87-95 and Open Space Parcel M into Develop Parcel D2 Administratively Approved on July 10, 2015
- Summit Eden Phase 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8 Administratively Approved on July 12, 2016

Background and Summary

The Ogden Valley Planning Commission, after holding a public meeting on January 24, 2017, forwards a unanimous positive recommendation for final approval of the Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels (see Exhibit A for the proposed amendment). The original Summit Eden Phase 1C consisted of 64 lots and 8 open space parcels (see Exhibit B for the recorded Summit Eden Phase 1C Subdivision plat). The applicant would like to amend 15 lots and two open space parcels (Lots 51R-56, 57B-62R, 116, Parcel OS2 and Parcel N) to create an additional four lots and two more open space parcels along a private road identified as Copper Crest and to vacate a drainage and sewer easement that are no longer necessary.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendments as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots; however, based on the amount of lots and the need to vacate two easements the proposed amendment is being forwarded for consideration and approval by the County Commission after receiving a recommendation from the Planning Commission per the approval process outlined in LUC §106-1-8. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan (shown below) as well as the applicable subdivision requirements as required in the 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. The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered

to. It appears that 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 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, two, three four and multi-family, commercial and mixed use structures. The proposed amendment will create four additional lots with frontage along a private road identified as Copper Crest. The proposed 19 lots range in size from 1,490 square feet to 2,652 square feet. These lots will then be further developed as townhomes. 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:

- 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 following development standards will be reviewed upon submittal for design review and land use approval for a multifamily unit:

- 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 of at least 6,200 feet above sea level

Based on the proposed lot configuration, the proposed lots meet the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: 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.

Geotechnical and geologic hazard investigations have taken place by IGES for the proposed subdivision in accordance with the Natural Hazard Areas as outlined in LUC§108-22. The site specific investigation for the proposed Lots 134-142 are in the IGES report Project # 01628-010 dated July 15, 2016. This report states that "No geologic hazards were observed on or adjacent to the property during the recent field mapping exercise." Specific recommendations have been made for the development of the Copper Crest East site and it is recommended that IGES staff is onsite to verify compliance with the recommendations.

The site specific investigation for the proposed Lots 124-133 are in the IGES report Project # 06128-022 dated January 16, 2017. This report states "The Copper Crest West project area does not appear to have major geological hazards that would adversely affect the development as currently proposed." Shallow groundwater conditions were observed on the property in both test pits, despite the excavations occurring in November; therefore, shallow groundwater hazards are considered to be high for the property. All other geologic hazards are considered to be low for the property. Specific recommendations have been made for the development of the Copper Crest West site and it is recommended that IGES staff is onsite to verify compliance with the recommendations.

A condition of approval that a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District.

Review Agencies: The Weber County Engineering Division and the Weber County Surveyor's Office have reviewed the proposal and the applicant has addressed the areas of concern. Final approval from these review agencies is forthcoming. The Weber Fire District has reviewed and approved the proposal.

Additional design standards and requirements: 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 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

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 subdivision per noticing requirements outlined in LUC §106-1-6(b).

Planning Commission Recommendation

The Ogden Valley Planning Commission recommends final approval of the Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. Prior to recording the subdivision amendment, an ordinance must be approved and recorded to vacate the applicable easements.
2. A geologist and geotechnical engineer are onsite during development to ensure that their recommendations are adhered to.
3. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

This recommendation is based on the following findings:

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

Exhibits

- A. Proposed Summit Eden Phase 1C Amendment 4
- B. Recorded Summit Eden Phase 1C Subdivision Plat

Location Map 1



Exhibit A-Summit Eden Phase 1C Amendment 4

Exhibit A-Summit Eden Phase 1C Amendment 4

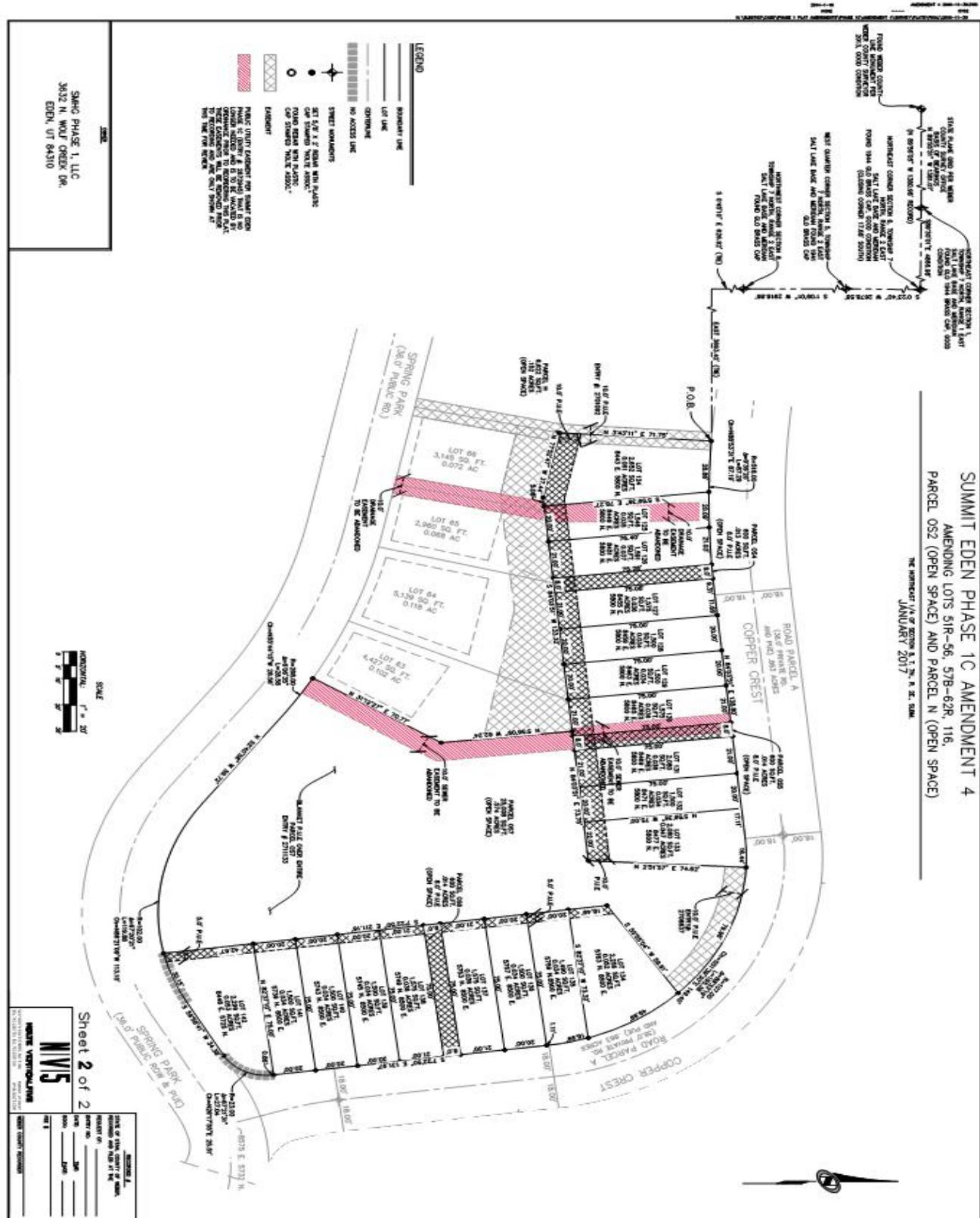


Exhibit B-Summit Eden Phase 1C

75-356

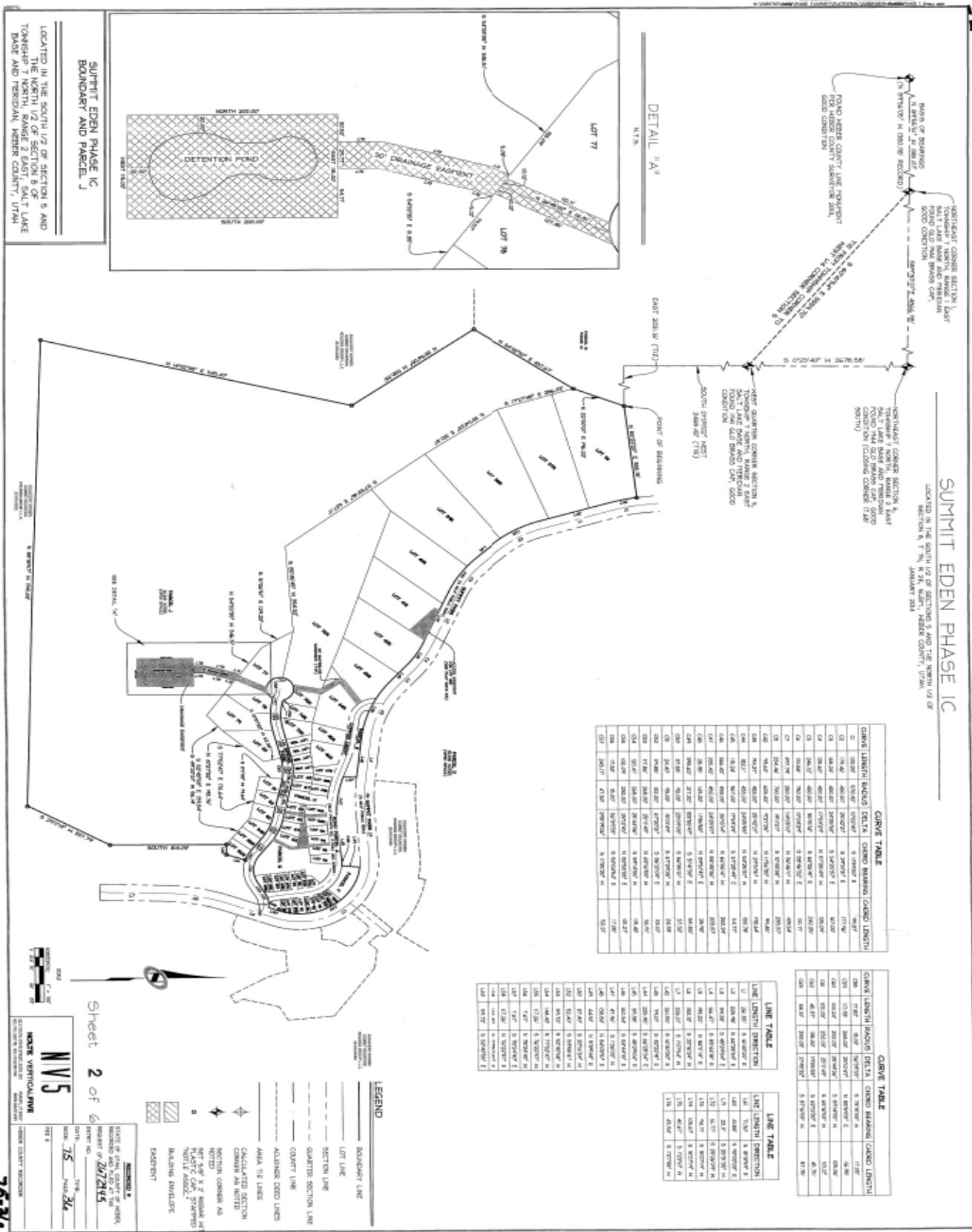


Exhibit B-Summit Eden Phase 1C

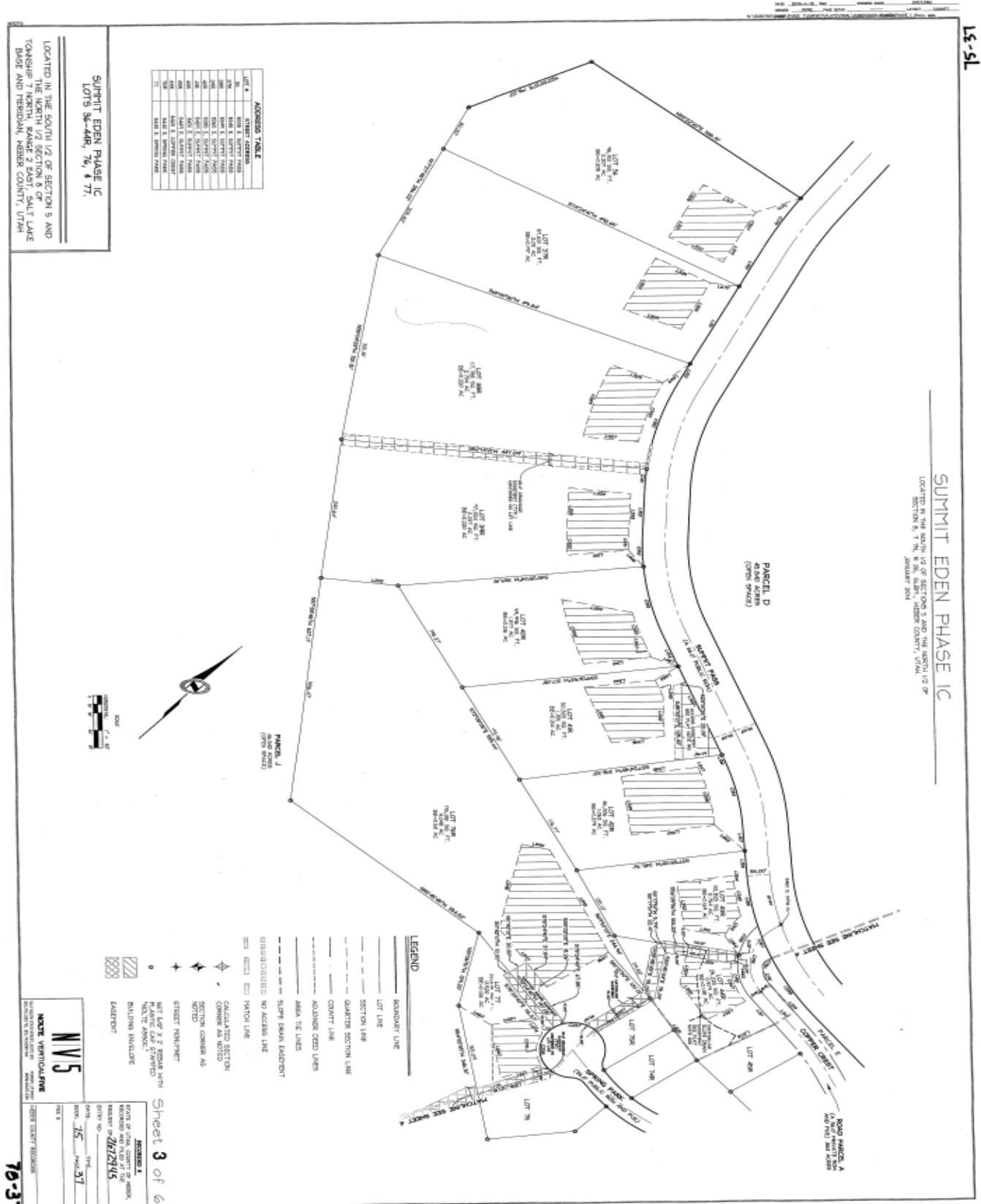


Exhibit B-Summit Eden Phase 1C

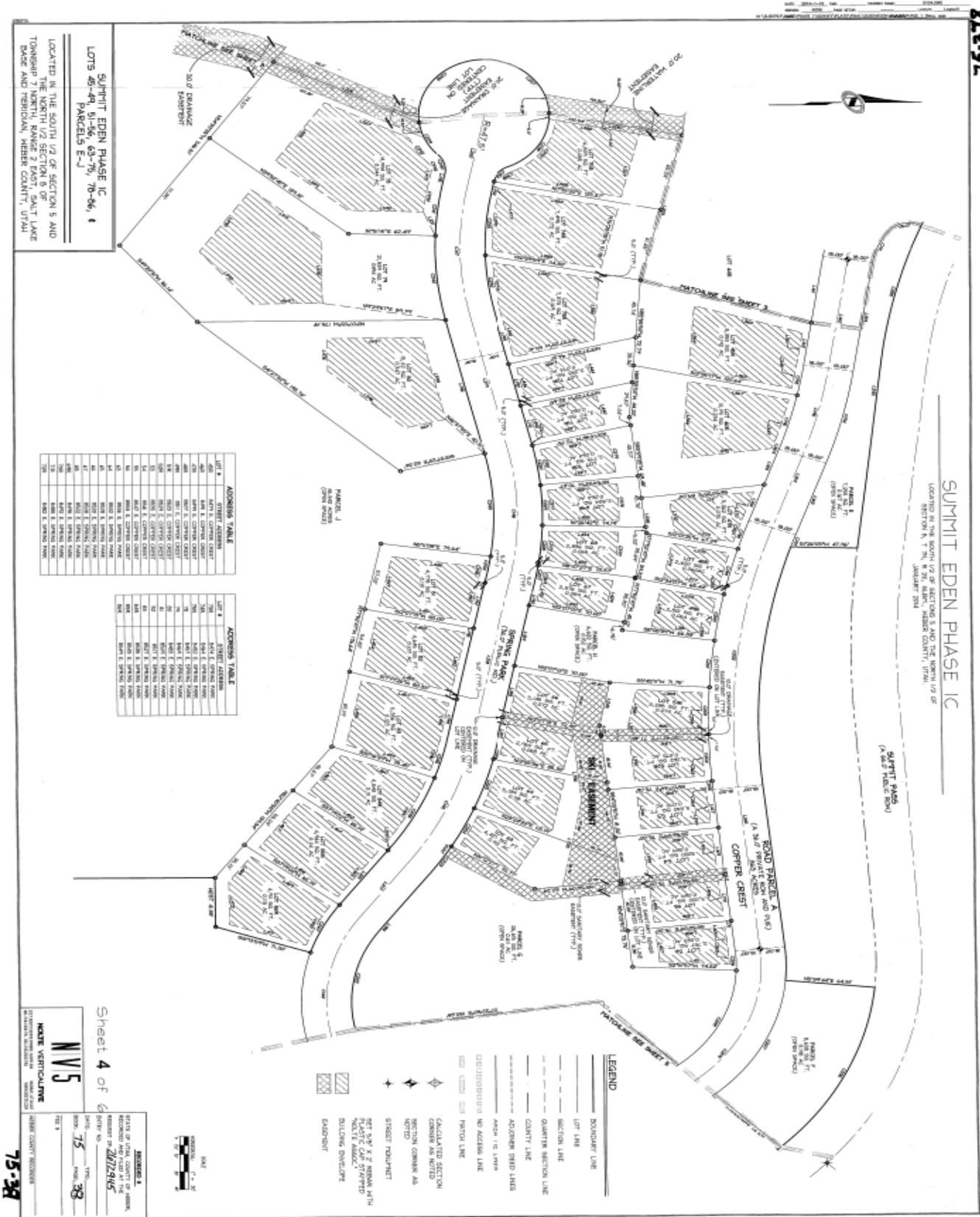


Exhibit B-Summit Eden Phase 1C

75-39

SUMMIT EDEN PHASE IC

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 6, T. TH., R. 22, SALT LAKE, HEBER COUNTY, UTAH.
JANUARY 2004

