



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A request to set the date of February 21, 2017 for a public hearing to consider and take action on a request to vacate a 10 foot drainage easement and a 10 foot sewer easement running North to South from Copper Crest, a private road to Spring Park, a public road located in the Summit Eden Phase 1C Subdivision.

Type of Decision: Legislative

Agenda Date: Tuesday, January 31, 2017

Applicant: SMHG Phase 1, LLC

Authorized Agent: Jeff Werbelow

File Number: EV 2016-07

Property Information

Approximate Address: 8525 East Copper Crest and 8545 East Copper Crest

Project Area: 3,614 square feet

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, 23-130-0033, 23-30-0032, 23-130-0018, 23-130-0019, 23-136-0002

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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Report Reviewer: RG

Background and Summary

A request to set the date of February 21, 2017 for a public hearing to consider vacating two easements in the Summit Eden Phase 1C Subdivision. The applicant is currently in the process of amending this portion of the Summit Eden Phase 1C Subdivision. As part of the subdivision amendment, 15 lots and two open space parcels (Lots 51R-56, 57B-62R, 116, Parcel OS2 and Parcel N) will be modified to create an additional four lots and two more open space parcels along a private road identified as Copper Crest and vacate the drainage and sewer easement that are no longer necessary. The drainage and sewer infrastructure where initially planned to be installed within the identified easement areas; however, during construction, it was determined that a more desirable location for these improvements would be in the open space Parcel H and running along the westerly lot line of Parcel H and Lot 51R and Lot 66. Due to a portion of the 10 foot drainage easement falling outside of the proposed subdivision amendment area, it is necessary to vacate the area of the 10 foot drainage easement running along the west lot line of Lot 65 and the east lot line of Lot 66 by ordinance.

This request comes after the Ogden Valley Planning Commission held a public hearing on January 24, 2017 and received public input. The Ogden Valley Planning Commission has forwarded the application with a unanimous positive recommendation to vacate the 10 foot drainage easement and the 10 foot sewer easement based on the following conditions:

1. The ordinance to vacate the drainage and sewer easements will be recorded in conjunction with the Summit Eden Phase 1C Amendment 4 Subdivision Plat.

The recommendation is based on the following findings:

1. Vacating the proposed drainage easement and sewer easement will not have a negative effect on the Ogden Valley General Plan.
2. Based on the proposed subdivision amendment, good cause exists to vacate the easements.
3. The public interest or any person will not be materially injured by the proposed vacation.
4. The proposed vacation will not be detrimental to the public health, safety, or welfare.
5. The proposed vacation will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Location Map

