



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of The Chalets at Ski Lake Phase 6 (14 Lots)
Agenda Date:	Tuesday, May 22, 2012
Applicant:	Valley Enterprise Investment Company, LLC
File Number:	UVC 040512

Property Information

Approximate Address:	6000 East Quail Lane
Project Area:	15.5 Acres
Zoning:	Forest Valley 3 Zone (FV-3)
Existing Land Use:	Agriculture
Proposed Land Use:	Residential Subdivision
Parcel ID:	20-035-0002, 20-035-0071, 20-035-0072
Township, Range, Section:	T6N, R1E, NE ¼ of Section 23

Adjacent Land Use

North:	Agriculture	South:	Residential
East:	Residential	West:	Agriculture

Staff Information

Report Presenter:	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
Report Reviewer:	JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 12B (FV-3 Zone)

Background

The Chalets at Ski Lake received preliminary approval in 1999 as a cluster subdivision with an overall density based on one unit per acre in conjunction with open space. Five of the eight phases in the subdivision have been recorded and final approval is now being requested for Phase 6. Based on an agreement with the Weber County Commission the applicant has until January 22, 2016 to record the remaining phases in The Chalets at Ski Lake Subdivision, or the preliminary approval of the remaining phases becomes void and the density decreases from one unit per acre to one unit per three acres.

The Chalets at Ski Lake Phase 6 consists of 14 lots on 15.5 acres and approximately 6 acres of open space. Phase 6 also has several new roads including Nighthawk Lane which is a stub road to property west of the Chalets at Ski Lake Development. In addition, a private gate is proposed where the extension of Quail Lane ends adjacent to Lot 38. Quail Hollow and Hawks Lane which follow after the gate are proposed as private roads that will be maintained by the Homeowners Association. The roads and private gate were proposed on the preliminary plan that was approved in 1999 and Phase 6 complies with the zoning requirements under which it was approved. Culinary Water is provided by Lakeview Water Corporation and Wastewater service is provided by Mountain Sewer Corporation. Pathways for the entire subdivision were approved on the preliminary plan and a small section of pathway is located in Common Area "K".

Several review agencies including the Weber Fire District, County Engineering Division, Rocky Mountain Power, and Questar Gas have responded with concerns that must be addressed prior to Phase 6 being placed on the County Commission agenda for final approval. While these requirements are mostly technical, they should be included as conditions of approval if a motion to approve the subdivision is made.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Ordinances?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Meeting the requirements of applicable review agency comments prior to being placed on the County Commission agenda for final approval.
- Meeting the requirements of the culinary water and wastewater service providers

Staff Recommendation

Staff recommends approval of The Chalets at Ski Lake Phase 6, subject to review agency requirements, based on its compliance with applicable County Ordinances.

Exhibits

- A. Phase 6 subdivision plat
- B. Chalets at Ski Lake phasing plan
- C. Review agency comments

Location Map

