



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 7, an eight lot subdivision.
Type of Decision:	Administrative
Agenda Date:	Tuesday, August 21, 2018
Applicant:	SMHG Phase 1, LLC
Authorized Representative:	Rick Everson
File Number:	UVS041218

Property Information

Approximate Address:	8450 E. Copper Crest, Eden, Ut
Project Area:	0.72 acres
Zoning:	Ogden Valley Destination and Recreation Resort Zone (DRR-1)
Existing Land Use:	Ski Resort
Proposed Land Use:	Resort Development
Parcel ID:	23-146-0001
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 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
- 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 Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application (see Exhibit B for the Conceptual Land Use Plan). The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- 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

- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.
- 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
- An amendment to reduce the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative) after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit “Nest” development and the Village Nests at Powder Mountain, a 20-unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit “Nest” development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit “Nest” development and a lodge.
- Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels was heard and approved by the Weber County Commission on January 31, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission.
- Summit Eden Phase 1C Amendment 5, creating "Parcel A" and reducing the size of open space "Parcel J", was heard and received administrative approval by the Planning Director in a public meeting held on August 16, 2017.
- Summit Eden Phase 1C Amendment 6, removing the designated building envelope from lot 44R, was heard and received administrative approval by the Planning Director in a public meeting held on March 28, 2018.
- Summit Eden Phase 1C Amendment 7, creating eight lots and one open space parcel between the public right of way known as Summit Pass and a private road identified as Copper Crest was heard by the Ogden Valley Planning Commission on Tuesday, May 22, 2018.

Background and Summary

The Planning Commission recommends final approval of the Summit Eden Phase 1C Amendment 7, consisting of eight lots and one open space parcel (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 development Parcel D8 to create eight lots and one open space parcel between the public right of way known as Summit Pass and a private road identified as Copper Crest. Access to the lots will be gained from Copper Crest and will be restricted from Summit Pass.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment 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 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 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 Chapter 106 and the standards in the DRR-1 zone in LUC Chapter 104 Title 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 structures. The proposed amendment will create eight lots with access and frontage along a private road identified as Copper Crest and a public road known as Summit Pass. A “No Access Line” has been placed along the northern boundary and Summit Pass to ensure the lots are accessed from Copper Crest. The proposed lots range in size from 2,265 square feet to 3,354 square feet. The lots range in width from 36.39 feet to 48.09 feet. The open space parcel is 7,274 square feet. These lots will be developed as “Nest” units. The following development standards will be reviewed upon submittal for land use approval for a single family dwelling unit:

- Front yard setback: 0 feet
- Side yard setback: 5 feet
- Rear yard setback: 10 feet
- Average building height: 35 feet

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 Chapter 108 Title 22. The site specific investigation for the proposed Lots 144R-151 are in the IGES report Project # 01628-020 dated January 20, 2017. This report states that “The West Village Sliver project area does not appear to have major geological hazards that would adversely affect the development as currently proposed.” Specific recommendations have been made for the development of the West Village Sliver Summit Powder Mountain Resort 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 Surveyor’s Office has reviewed the proposal and the applicant has addressed the areas of concern. The Weber County Engineering Division and Weber Fire District have 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 2017 property taxes are delinquent. The 2018 property taxes will be due in full on November 1, 2018. The 2017 taxes will need to be paid in full prior to recording the subdivision mylar.

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 7, consisting of eight lots and one open space parcel. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A geologist and geotechnical engineer are onsite during development to ensure that their recommendations are adhered to.
2. 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.
3. The 2017 property taxes must be paid in full prior to recording the subdivision mylar.

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.

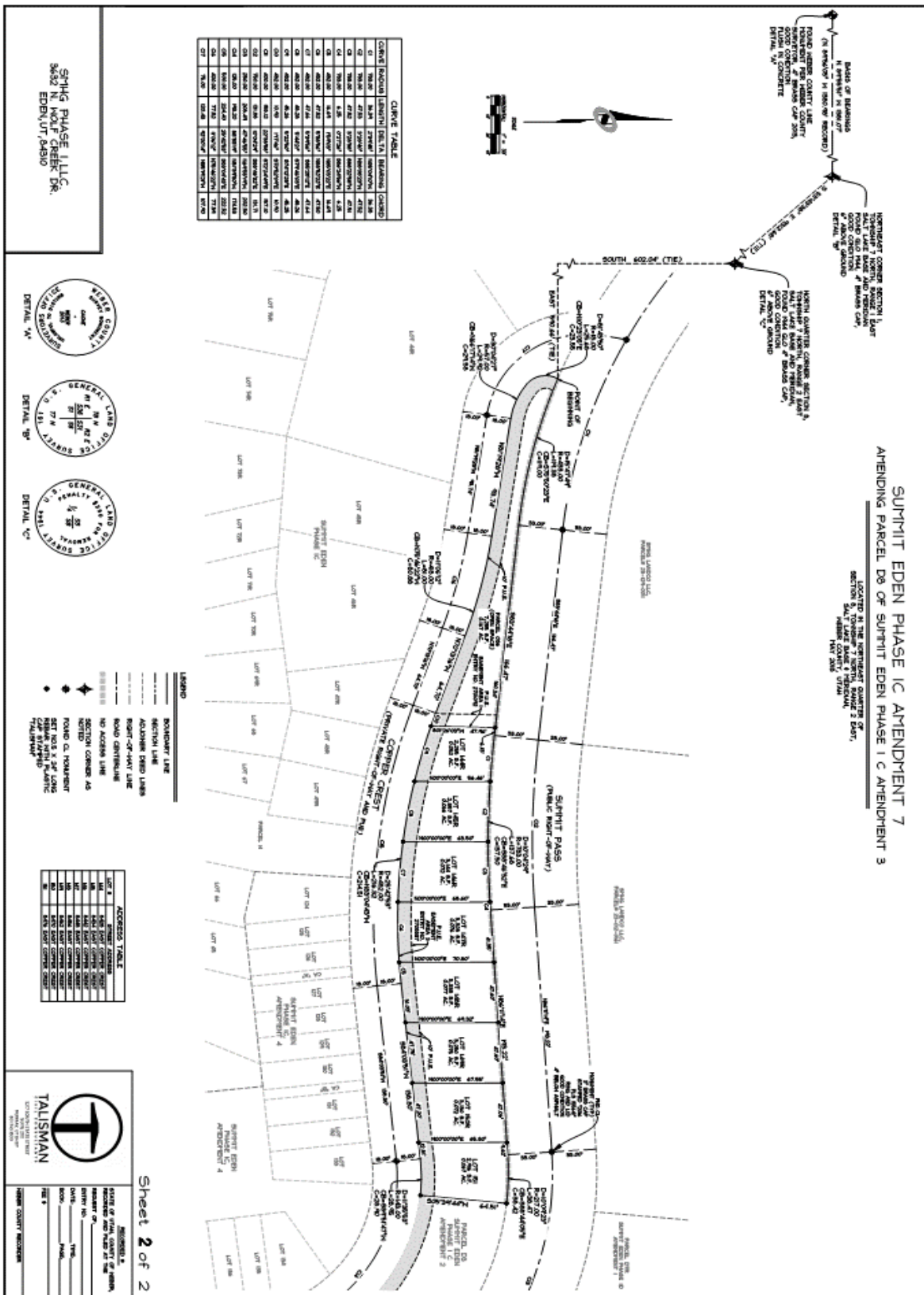
Exhibits

- A. Proposed Summit Eden Phase 1C Amendment 7
- B. Recorded Summit Eden Phase 1C Subdivision Plat

Location Map 1



[illegible]



SURVEYOR'S CERTIFICATE

[illegible]

RICHARD M. MILLER
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 1944



LEGAL DESCRIPTION

[illegible][illegible]

non-ventral) right or left (ventral) side; above and below or anterior and posterior (dorsal/ventral); and clockwise and counter-clockwise (rotational). The following 10 D.O.s (columns 1) are the most common: 1) **ANTERIOR**, 2) **POSTERIOR**, 3) **RIGHT**, 4) **LEFT**, 5) **UP**, 6) **DOWN**, 7) **CLOCKWISE**, 8) **COUNTERCLOCKWISE**, 9) **ROTATION**, and 10) **ROTATIONAL**. The remaining 10 D.O.s (columns 2) are the most common: 1) **RIGHT**, 2) **LEFT**, 3) **UP**, 4) **DOWN**, 5) **ANTERIOR**, 6) **POSTERIOR**, 7) **CLOCKWISE**, 8) **COUNTERCLOCKWISE**, 9) **ROTATION**, and 10) **ROTATIONAL**. The remaining 10 D.O.s (columns 3) are the most common: 1) **UP**, 2) **DOWN**, 3) **RIGHT**, 4) **LEFT**, 5) **ANTERIOR**, 6) **POSTERIOR**, 7) **CLOCKWISE**, 8) **COUNTERCLOCKWISE**, 9) **ROTATION**, and 10) **ROTATIONAL**. The remaining 10 D.O.s (columns 4) are the most common: 1) **UP**, 2) **DOWN**, 3) **RIGHT**, 4) **LEFT**, 5) **ANTERIOR**, 6) **POSTERIOR**, 7) **CLOCKWISE**, 8) **COUNTERCLOCKWISE**, 9) **ROTATION**, and 10) **ROTATIONAL**. The remaining 10 D.O.s (columns 5) are the most common: 1) **UP**, 2) **DOWN**, 3) **RIGHT**, 4) **LEFT**, 5) **ANTERIOR**, 6) **POSTERIOR**, 7) **CLOCKWISE**, 8) **COUNTERCLOCKWISE**, 9) **ROTATION**, and 10) **ROTATIONAL**. The remaining 10 D.O.s (columns 6) are the most common: 1) **UP**, 2) **DOWN**, 3) **RIGHT**, 4) **LEFT**, 5) **ANTERIOR**, 6) **POSTERIOR**, 7) **CLOCKWISE**, 8) **COUNTERCLOCKWISE**, 9) **ROTATION**, and 10) **ROTATIONAL**. The remaining 10 D.O.s (columns 7) are the most common: 1) **UP**, 2) **DOWN**, 3) **RIGHT**, 4) **LEFT**, 5) **ANTERIOR**, 6) **POSTERIOR**, 7) **CLOCKWISE**, 8) **COUNTERCLOCKWISE**, 9) **ROTATION**, and 10) **ROTATIONAL**. The remaining 10 D.O.s (columns 8) are the most common: 1) **UP**, 2) **DOWN**, 3) **RIGHT**, 4) **LEFT**, 5) **ANTERIOR**, 6) **POSTERIOR**, 7) **CLOCKWISE**, 8) **COUNTERCLOCKWISE**, 9) **ROTATION**, and 10) **ROTATIONAL**. The remaining 10 D.O.s (columns 9) are the most common: 1) **UP**, 2) **DOWN**, 3) **RIGHT**, 4) **LEFT**, 5) **ANTERIOR**, 6) **POSTERIOR**, 7) **CLOCKWISE**, 8) **COUNTERCLOCKWISE**, 9) **ROTATION**, and 10) **ROTATIONAL**. The remaining 10 D.O.s (columns 10) are the most common: 1) **UP**, 2) **DOWN**, 3) **RIGHT**, 4) **LEFT**, 5) **ANTERIOR**, 6) **POSTERIOR**, 7) **CLOCKWISE**, 8) **COUNTERCLOCKWISE**, 9) **ROTATION**, and 10) **ROTATIONAL**.

[illegible][illegible]

CONTAINING 3,127,465 GALVANEZ FIBER ON 71,796 ACETES.

SUMMIT EDEN PHASE IC

LOCATED IN THE SOUTH 1/2 OF SECTION 5, AND THE NORTH 1/2 OF SECTION 8,

PLAT NOTES:

[illegible]

PLAT NOTES (CONT.)=

[illegible]

SURVEY NARRATIVE:

The basin deepens from this point in north-south half between the northeast corner of section 1, township 7 north, range 1 east, salt lake base and meridian and a flood hollow county line passing just off the middle of section 6. This basin drains most common cattle trails across COAST RANGERS' CANYON. Two basin depths from common cattle trails across COAST RANGERS' CANYON are shown on COUNTY LINE PRECIPITATION RECORDING PLAT BOOK 74, PAGE 84.

OWNER'S DEDICATION:

[illegible]

This part of the survey _____ 204

9785 PAULI I, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: 2932 NORTHSHORE LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: 2002 OFFICER
DATE: 11/17/15
TITLE: MANAGER

004963

004962

CONCLUSIONS

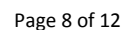
[illegible]

DATE 6 Nov 2007 TIME 03:22
PAGE 76 OF 35

APPROVED AND ACCEPTED BY THE COMMISSIONERS OF
WATER COUNTY, IOWA
THIS 21 DAY OF January, 2014
John H. Hinkle
County Clerk
FILED
247
E. Street D. Raskel

STATE OF WISCONSIN COUNTY OF DANE

STATE OF WISCONSIN COUNTY OF DANE



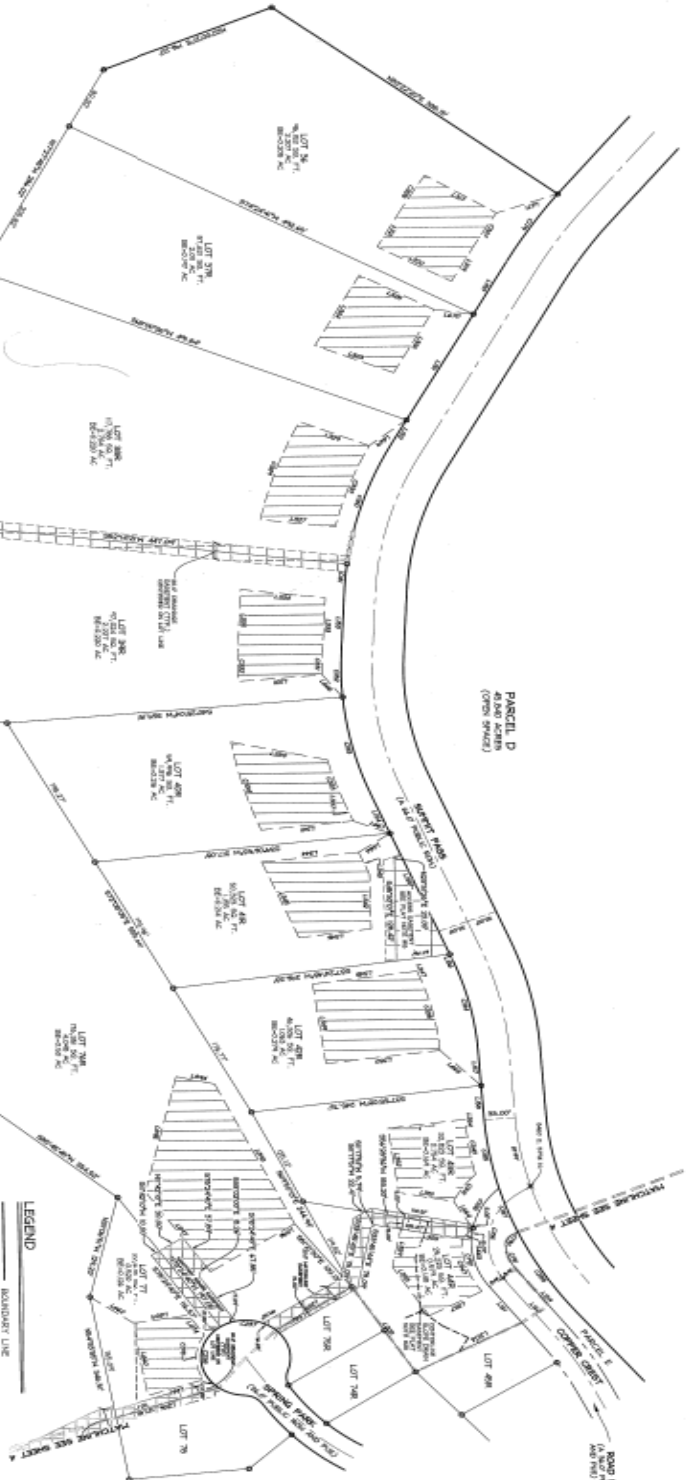
13-5L

SUMMIT EDEN PHASE 1C
 LOCATED IN THE NORTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF
 SECTION 6, T. 7N. R. 25E. ALPINE, HENDERSON COUNTY, UTAH
 JANUARY 2014

LOT #	STREET ADDRESS
36	ROAD 8 SUMMIT PARK
37	ROAD 8 SUMMIT PARK
38	ROAD 8 SUMMIT PARK
39	ROAD 8 SUMMIT PARK
40	ROAD 8 SUMMIT PARK
41	ROAD 8 SUMMIT PARK
42	ROAD 8 SUMMIT PARK
43	ROAD 8 SUMMIT PARK
44	ROAD 8 SUMMIT PARK
45	ROAD 8 SUMMIT PARK
46	ROAD 8 SUMMIT PARK
47	ROAD 8 SUMMIT PARK
48	ROAD 8 SUMMIT PARK
49	ROAD 8 SUMMIT PARK
50	ROAD 8 SUMMIT PARK
51	ROAD 8 SUMMIT PARK
52	ROAD 8 SUMMIT PARK
53	ROAD 8 SUMMIT PARK
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65	ROAD 8 SUMMIT PARK
66	ROAD 8 SUMMIT PARK
67	ROAD 8 SUMMIT PARK
68	ROAD 8 SUMMIT PARK
69	ROAD 8 SUMMIT PARK
70	ROAD 8 SUMMIT PARK
71	ROAD 8 SUMMIT PARK
72	ROAD 8 SUMMIT PARK
73	ROAD 8 SUMMIT PARK
74	ROAD 8 SUMMIT PARK
75	ROAD 8 SUMMIT PARK
76	ROAD 8 SUMMIT PARK
77	ROAD 8 SUMMIT PARK

SUMMIT EDEN PHASE 1C
 LOTS 36-44R, 76, & 77.

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND
 THE NORTH 1/2 SECTION 6 OF
 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
 BASE AND MERIDIAN, HENDERSON COUNTY, UTAH



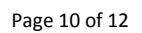
LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJACENT CROWN LAND
- AREA TIE LINES
- SLOPE BREAK INDICATOR
- DISTURBED OR NO ACCESS LINE
- PAVEMENT LINE
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET MONUMENT
- SET OF 1/4 SECTION WITH MONUMENT AS NOTED
- NORTH ARROW
- BUILDING FOOTPRINT
- EXISTENT

Sheet 3 of 6

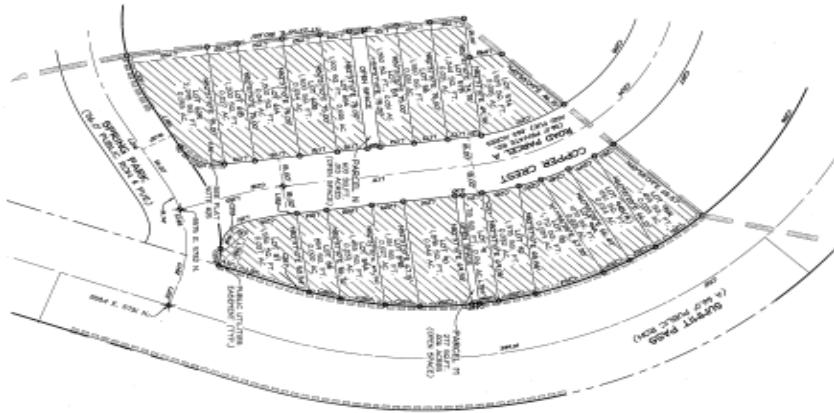
NVS
 NORTH VERMONT SURVEYING
 1000 N. 1000 E. SALT LAKE CITY, UT 84143
 (801) 466-1234
 www.nvs-surveying.com

DATE: 01/15/14
 DRAWN BY: JLS
 CHECKED BY: JLS
 PROJECT: SUMMIT EDEN PHASE 1C



63-59

SUMMIT EDEN PHASE 1C
 LOCATED IN THE SOUTH 1/2 OF SECTIONS 8 AND THE NORTH 1/2 OF
 SECTION 9, T. 7 N., R. 22 E., SUB. 1, NEBOS COUNTY, UTAH
 JANUARY 2014



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJACENT DEED LINES
- AREA TIE LINES
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- SURVEY POINTS
- 1/4" 6" X 8" 2" SQUARE WITH PLASTIC CAP, SURVEYED TO DATE
- BUREAU OF LAND MANAGEMENT
- EASEMENT

LOT #	STREET ADDRESS
1	101 N. GARDEN STREET
2	102 N. GARDEN STREET
3	103 N. GARDEN STREET
4	104 N. GARDEN STREET
5	105 N. GARDEN STREET
6	106 N. GARDEN STREET
7	107 N. GARDEN STREET
8	108 N. GARDEN STREET
9	109 N. GARDEN STREET
10	110 N. GARDEN STREET
11	111 N. GARDEN STREET
12	112 N. GARDEN STREET
13	113 N. GARDEN STREET
14	114 N. GARDEN STREET
15	115 N. GARDEN STREET
16	116 N. GARDEN STREET
17	117 N. GARDEN STREET
18	118 N. GARDEN STREET
19	119 N. GARDEN STREET
20	120 N. GARDEN STREET
21	121 N. GARDEN STREET
22	122 N. GARDEN STREET
23	123 N. GARDEN STREET
24	124 N. GARDEN STREET
25	125 N. GARDEN STREET
26	126 N. GARDEN STREET
27	127 N. GARDEN STREET
28	128 N. GARDEN STREET
29	129 N. GARDEN STREET
30	130 N. GARDEN STREET
31	131 N. GARDEN STREET
32	132 N. GARDEN STREET
33	133 N. GARDEN STREET
34	134 N. GARDEN STREET
35	135 N. GARDEN STREET
36	136 N. GARDEN STREET
37	137 N. GARDEN STREET
38	138 N. GARDEN STREET
39	139 N. GARDEN STREET
40	140 N. GARDEN STREET
41	141 N. GARDEN STREET
42	142 N. GARDEN STREET
43	143 N. GARDEN STREET
44	144 N. GARDEN STREET
45	145 N. GARDEN STREET
46	146 N. GARDEN STREET
47	147 N. GARDEN STREET
48	148 N. GARDEN STREET
49	149 N. GARDEN STREET
50	150 N. GARDEN STREET



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

LOCATED IN THE SOUTH 1/2 OF SECTION 8 AND
 THE NORTH 1/2 OF SECTION 9 OF
 TOWNSHIP 7 NORTH, RANGE 22 EAST, SUBSECTION 1
 BASE AND MERIDIAN, NEBOS COUNTY, UTAH

Sheet 5 of 6

NV5

NEBOS COUNTY RECORDS

BOOKEND 1
 STATE OF UTAH, COUNTY OF JARVIS,
 DISTRICT OF THE 1ST
 DEED BOOK NO. 1117346
 DATE 1/15/14
 PAGE 39
 FILE #
 NEBOS COUNTY RECORDS

76-39

9UMMIT EDEN PHASE 10
LINE 4 CURVE TABLES

9UMMIT EDEN PHASE 10
LINE 4 CURVE TABLES

[illegible]

SUMMIT EDEN PHASE 1C
LOCATED IN THE SOUTH 1/2 OF SECTION 6 AND THE NORTH 1/2 OF
SECTION 8, T. 7N., R. 2E., S. 29E., WEBER COUNTY, UTAH.
JANUARY 2014