



Staff Report for Administrative Approval

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 7 (14 Lots)

Agenda Date: Tuesday, May 22, 2012

Applicant: Valley Enterprise Investment Company, LLC

File Number: UVC 040512

Property Information

Approximate Address: 6000 East Hawks Lane

Project Area: 15.9 Acres

Zoning: Forest Valley 3 Zone (FV-3)

Existing Land Use: Agriculture

Proposed Land Use: Residential Subdivision

Parcel ID: 20-035-0002, 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, Phase 6 has been submitted to the Planning Commission for final approval, and final approval is now being requested for Phase 7. 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 7 consists of 14 lots on 15.9 acres and approximately 5.8 acres of open space. Phase 7 is located within the gated portion of the development and the extension of Hawks Lane that serves the lots is a private road that will be maintained by the Homeowners Association. Phase 7 also provides a private emergency access from Hawks Lane to Snowbasin Road. This access will not be used on a regular basis but it provides a secondary access if an emergency arises. The road and private emergency access were proposed on the preliminary plan that was approved in 1999 and Phase 7 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 large section of pathway and a gazebo are located in Common Area "O".

Several review agencies have responded with concerns that must be addressed prior to Phase 7 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 7, subject to review agency requirements, based on its compliance with applicable County Ordinances.

Exhibits

- A. Phase 7 subdivision plat
- B. Chalets at Ski Lake phasing plan
- C. Review agency comments

Location Map

