



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on the application for final approval of Summit Eden Phase 1D Amendment 3
Agenda Date: Wednesday, May 26, 2021
Applicant: SMHG Village Development, LLC
File Number: UVS040621

Property Information

Approximate Address: 5788 N. Daybreak Ridge, Eden
Project Area: 3.21 acres
Zoning: DRR-1
Existing Land Use: Mixed Use
Proposed Land Use: Mixed Use
Parcel ID: 23-138-0003
Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

North: Resort
East: Resort
South: Resort
West: Resort

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766
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
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The owner of parcel D6 of Summit Eden Phase 1D has proposed to divide it into 4 parcels. Parcel 2 is 0.562 acres, Parcel 3 is 0.798 acres, Parcel 4 is 0.999 acres, and Parcel 5 is 0.855 acres. The development agreement and master plan for this location indicate that it should be developed as mixed use. Staff feels that subdividing the parcel into 4 will still allow mixed use development to occur.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning 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 maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in 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 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.

The following lot development standards are listed in the DRR-1 zoning:

<i>Minimum lot area</i>		
a.	Single-family residential/main building	None
b.	Two, three, four and multi-family, commercial and mixed use structure	None
c.	Public utility substation	As provided in Section 108-10-2: Site development standards for public utility substation or structure
d.	Other	As otherwise required by the Uniform Land Use Ordinance of Weber County
<i>Minimum lot width</i>		
a.	Single-family residential/main building	None
b.	Two, three, four and multi-family, commercial and mixed use structure	None
c.	Public utility substation	As provided in Section 108-10-2: Site development standards for public utility substation or structure
d.	Other	As otherwise required by the Uniform Land Use Ordinance of Weber County

The proposed lots meet the minimum lot development standards for the DRR-1 zone.

Sensitive Lands: The owner has provided a geologic hazards study that was prepared by IGES, dated February 9, 2021. The report indicates that there are low to moderate risks of hazards on this site. Development of the site will need to comply with the recommendations outlined in the report. A note will need to be placed on the final plat that references this hazards report.

Culinary Water and Sanitary Sewer: The owner has provided a feasibility letter from Powder Mountain Water and Sewer Improvement District for culinary water and sanitary sewage disposal. The district has stated the following in the feasibility letter:

Building permits shall not be issued without final approval by the District. Final approval is subject to Summit Mountain Holding Group meeting all applicable requirements of the District and payment of all applicable fees.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

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.

Staff Recommendation

Staff recommends final approval of Summit Eden Phase 1D Amendment 3. This recommendation for approval is subject to all applicable review agency requirements and the following conditions:

1. A note will need to be placed on the subdivision plat, referencing the geologic hazards report, date, and project number.
2. Prior to recording, a final approval letter shall be provided from the water and sewer district.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of UVS040621 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: 5/26/21


Weber County Planning Director

Exhibits

A. Proposed amended plat

Location Map 1



SUMMIT EDEN PHASE ID AMENDMENT 3 AMENDING PARCEL D6, SUMMIT EDEN PHASE ID AMENDMENT 1

NORTHEAST CORNER SECTION 8, TOWNSHIP 7 NORTH, RANGE 14 EAST, MERIDIAN 11 WEST, FOUND OLD 1/4" 4" BRASS CAP, 4" ABOVE GROUND, DETAIL 'B'

NORTH QUARTER CORNER SECTION 8, TOWNSHIP 7 NORTH, RANGE 14 EAST, MERIDIAN 11 WEST, FOUND 1/4" 4" BRASS CAP, 4" ABOVE GROUND, DETAIL 'C'

NORTHWEST CORNER SECTION 8, TOWNSHIP 7 NORTH, RANGE 14 EAST, MERIDIAN 11 WEST, FOUND 1/4" 4" BRASS CAP, 4" ABOVE GROUND, DETAIL 'A'

BASES OF BEARINGS: N 87°00'00" W 1360.00' (RECORDED)

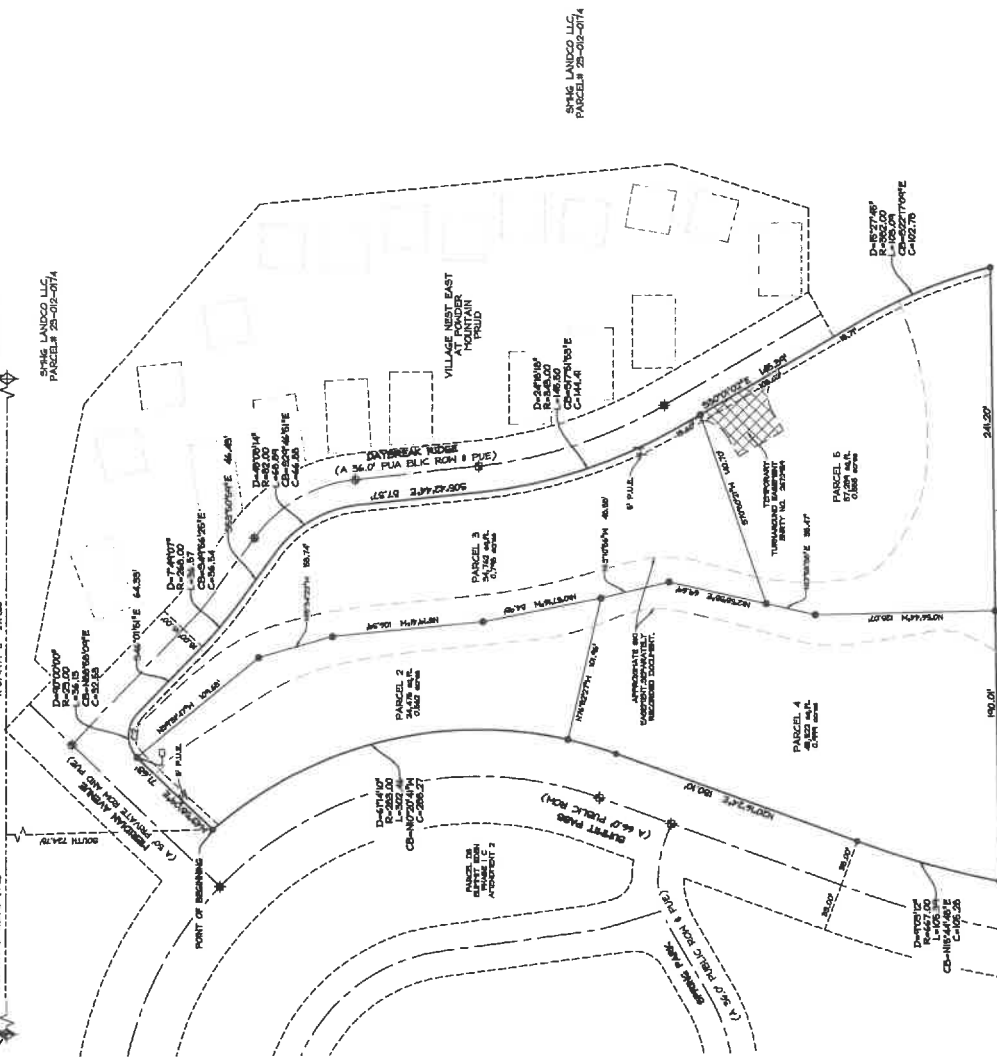
FOUND NEBER COUNTY LINE SURVEYOR, 4" BRASS CAP, 203, 1/4" 4" CONCRETE



ADDRESS TABLE	
PARCEL 2	XXX SUMMIT PASS
PARCEL 3	XXX DAYBREAK RIDGE
PARCEL 4	XXX SUMMIT PASS
PARCEL 5	XXX DAYBREAK RIDGE

CURVE TABLE		BEARING	CHORD
Curve	Radius	Length	Delta
C1	25.00	44.98'	84.00°00'00"
C2	25.00	84.42'	89.40°00'00"
C3	25.00	84.42'	89.40°00'00"

- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - SECTION LINE (CALCULATED)
 - ADJACENT DEED LINES
 - RIGHT-OF-WAY LINE
 - INTERIOR LOT LINE
 - ROAD CENTERLINE
 - PASSAGE LINE
 - SECTION CORNER AS NOTED
 - CL. POINT
 - SECTION 8
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Sheet 2 of 2



RECORDED & FILED AT THE OFFICE OF THE CLERK OF COURTS, COUNTY OF KANE, ARIZONA

RECORD NO. _____

ENTRY NO. _____

DATE: _____

BOOK: _____ PAGE: _____

FILE # _____

KANE COUNTY RECORDER

SMHG VILLAGE DEVELOPMENT LLC
PO BOX 119,
EDEN, UT, 84310