



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on final approval of the Summit at Ski Lake No. 12  
**Agenda Date:** Tuesday, September 24, 2013  
**Applicant:** Valley Enterprise Investment Company, LLC  
**File Number:** UVS 082813

### Property Information

**Approximate Address:** 6800 East 1300 South  
**Project Area:** 9.1 Acres  
**Zoning:** Forest Valley 3 Zone (FV-3)  
**Existing Land Use:** Agriculture  
**Proposed Land Use:** Residential Subdivision  
**Parcel ID:** 20-036-0041  
**Township, Range, Section:** T6N, R1E, Section 24

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Agriculture
<b>East:</b> Agriculture	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Sean Wilkinson  
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801-399-8765  
**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Type of Decision

**Administrative Decisions:** When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

## Background

The Summit at Ski Lake No. 12 received preliminary approval in 1999 with an overall density based on one unit per acre. Eleven of the thirteen phases in the subdivision have been recorded and final approval is now being requested for Phase 12. Based on an agreement with the Weber County Commission the applicant has until January 22, 2016 to record the remaining phases in The Summit 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 Summit at Ski Lake No. 12 consists of 6 lots on 9.1 acres. Lot 45 is a restricted lot due to steep slopes (average lot slope of 27.4%) and will require a Hillside Review prior to any construction on the lot. Phase 12 also includes a new cul-de-sac (Summit Peak Circle) and an extension of Via Cortina, which are both private streets. The subdivision 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 subdivision plat. A geotechnical report is required by the Weber County Engineering Division.

## Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Land Use Codes?

## 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

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the culinary water and wastewater service providers

## Staff Recommendation

Staff recommends approval of the Summit at Ski Lake No. 12, subject to review agency requirements, based on its compliance with applicable County Land Use Codes.

## Exhibits

- A. Subdivision plat

## Location Map

