



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on final approval of Summit at Powder Mountain Phase 1B, Lot 35
Agenda Date:	Tuesday, September 24, 2013
Applicant:	Summit Mountain Holding Group, LLC
File Number:	UVS 082813

Property Information

Approximate Address:	Powder Mountain Ski Resort (Heartwood Drive)
Project Area:	3.6 Acres
Zoning:	Forest Valley 3 Zone (FV-3)
Existing Land Use:	Ski Resort
Proposed Land Use:	Residential Condominium Subdivision
Parcel ID:	23-012-0052
Township, Range, Section:	T7N, R2E, Section 5

Adjacent Land Use

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

Staff Information

Report Presenter:	Sean Wilkinson swilkinson@co.weber.ut.us 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

Summit at Powder Mountain Phase 1B, Lot 35 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. This phase of the PRUD consists of one lot (Lot 35) with 15 "Nest Units." Most of the units are in Cache County and fall under the provisions of the interlocal agreement which allows Weber County to act as the Land Use Authority for the units in Cache County. The Weber and Cache County Surveyors are currently working on establishing the County line in this area. Lot 35 is split by the County line, but the individual units cannot be due to taxing issues. Depending on where the County line is established, the unit locations may have to be adjusted. The small area of Lot 35 in Weber County is zoned FV-3 and was approved for this type of development in the PRUD approval.

In order to allow for private ownership of the units, this phase is being developed as a condominium project. Private ownership is limited to the actual footprint and air space of each unit, while the remainder of Lot 35 is designated as common area. The landscaping plans for the common area were approved with the PRUD. All of the units have the same basic floor plan and footprint with minor variations. The building elevations and floor plans are included with the condominium plat and do comply with the architectural renderings approved with the PRUD. Lot 35 has access to its

parking lot from Heartwood Drive (a private road). The parking lot has 15 spaces (13 vertical and 2 horizontal) with one space designated as ADA accessible. Typically dwelling units have two spaces each, but an exception for one space each was approved with the PRUD. However, this poses a small problem as there will not be room for all 15 owners to park if they cannot use the ADA space. This issue needs to be addressed on the plat.

Culinary Water and Sewer service are provided by Powder Mountain Water and Sewer Improvement District. Pathways for the overall Powder Mountain development were approved with the PRUD. As part of the PRUD approval, units to be used for timeshares or nightly rentals must be shown. If this is the case for any of these units, the designation can be accomplished with a note on the dedication plat and approval from the Planning and County Commission. The conditions of approval and review agency comments from the PRUD remain in effect, in addition to the review agency comments specific to this phase.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Land Use Codes?
- Does this subdivision comply with the applicable PRUD approvals?

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 Powder Mountain Water and Sewer Improvement District
- Requirements of the Weber County Surveyor
- Recording of the public road dedication plat which provides access to Heartwood Drive (a private road)
- All applicable requirements from the PRUD approval remain in effect

Staff Recommendation

Staff recommends approval of Summit at Powder Mountain Phase 1B, Lot 35, subject to review agency requirements and the conditions of approval in this staff report, based on its compliance with applicable County Land Use Codes.

Exhibits

- A. Subdivision plat including Nest Unit elevations and floor plans
- B. Parking lot diagram
- C. Weber County Engineering Division review letter
- D. List of PRUD conditions of approval

Location Map

