



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for a one year time extension of final approval for The Summit Eden Village Nest Condominiums.
Agenda Date: Thursday, October 16, 2014
Applicant: Summit Mountain Holding Group, LLC
File Number: UVS 924DP

Property Information

Approximate Address: Powder Mountain Ski Resort (Daybreak Ridge)
Project Area: 1 Acre with 20 Units
Zoning: Forest Valley 3 Zone (FV-3) Forest-40 Zone (F-40)
Existing Land Use: Ski Resort
Proposed Land Use: Residential Condominium Subdivision
Parcel ID: 23-012-0032
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: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-40 Zone)

Background

The Summit Eden Village Nest Condominiums (formerly Summit at Powder Mountain Phase 1D, Development Parcel D) received final subdivision approval on October 22, 2013. The applicant is requesting a 12-month time extension, as it is their intention to break ground on this phase of development in 2015, and by waiting an escrow for the improvements won't have to be given until they are ready to do the development.

Title 106 (Weber County Land Use Code) Chapter 1 Section 7(b) states: "A final subdivision plat or a phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The Planning Director may grant a onetime extension for final subdivision approval for a maximum of one (1) year. **A multiple phase subdivision may receive only one time extension, not one time extension per phase.**"

The Summit Eden Village Nest Condominiums is the first Phase of the subdivision in need of an extension under the current subdivision ordinance regulations. If this extension is granted, the subdivision expiration date will be October 22, 2015. All of the requirements and conditions of approval for the subdivision remain unchanged.

Conformance to the General Plan

The request meets the requirements of Title 106 (Weber County Land Use Code) Chapter 1 Section 7(b) and does not affect the subdivision's compliance with the Ogden Valley General Plan.

Conditions of Approval

- All of the requirements and conditions for The Summit Eden Village Nest Condominiums remain unchanged.

Administrative Approval

The request for approval of a one year time extension (through October 22, 2015) for The Summit Eden Village Nest Condominiums is hereby approved based on the request meeting the requirements of Title 106 (Weber County Land Use Code) Chapter 1 Section 7(b).



Sean Wilkinson
Weber County Planning Director



Date

Exhibits

- A. Applicant's Request Letter



October 13, 2014

Sean Wilkinson
Weber County Planning Director
2380 Washington Blvd
Ogden, UT 84401

RE: Extension Request for Summit Eden Village Nests Condominiums

Mr. Wilkinson-

It has been our pleasure working with you on the various projects at Powder Mountain. This letter is to request a one year extension of the condominium plat approval for Summit Eden Village Nests Condominiums that was approved on January 21, 2014 by the County Commission.

The plat has been approved for recording, but requires an additional \$223,866.94 escrow deposit prior to recording. It is our understanding that our current approval expires on October 17, 2014. We plan to break ground on the project next year, thus our request for the extension.

Submitted with this request is a \$300.00 check for the extension fee. Please let us know if there is any further information you require to grant the request. Thank you for all of your continued support and help with the development at Powder Mountain.

Sincerely,

A handwritten signature in blue ink, appearing to read "Russ Watts", with a horizontal line extending from the end of the signature.

Russ Watts
Watts Enterprises
5200 South Highland Drive, Suite 101
Salt Lake City, UT 84117
(801)-673-5630