



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 1A
Agenda Date: Tuesday, October 22, 2013
Applicant: Summit Mountain Holding Group, LLC
File Number: UVS 9241A

Property Information

Approximate Address: Powder Mountain Ski Resort
Project Area: 447 Acres
Zoning: Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40)
Existing Land Use: Ski Resort
Proposed Land Use: Residential Subdivision
Parcel ID: 22-006-0018, 23-012-0030, 23-012-0032, 23-012-0052, 23-012-0054, 23-012-0069, 23-012-0018
Township, Range, Section: T7N, R1E, Sections 1 & 12, and T7N, R2E, Sections 5, 6, 7, & 8

Adjacent Land Use

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

Staff Information

Report Presenter: Sean Wilkinson
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Report Reviewer: JG

Applicable Ordinances

- 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)
- 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 1A 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 24 lots (Lots 1-23 including 7A and 7B) and approximately 297 acres of open space including a ski lift easement. The approved PRUD site plan shows five restricted lots (Lots 6R, 12R, 13R, 14R, and 23R) which are reflected on sheet 3 of the subdivision plat. However, sheet 2 of the subdivision plat also shows Lots 11 and 15 as restricted lots. This discrepancy must be clarified on the final subdivision plat because restricted lots are subject to the Hillside Review process.

The lot types in this Phase include “Ranch Single-Family” (Lots 1-4, 9-10) and “Estate Single-Family” (Lots 5-8, 11-23). The lots range in size from 30 acres to 1 acre and each has a designated buildable area. Lots 1-4 and 9-10 have setbacks of 50 feet (front), 20 feet (sides), and 30 feet (rear) with a maximum building height of 35 feet. Lots 5-8 and 11-23 have setbacks of 20 feet (front), 10 feet (sides), and 30 feet (rear) with a maximum building height of 35 feet. Phase 1A contains both the FV-3 and F-40 Zones, though the typical zoning area and setback requirements do not apply to this subdivision because the

lot sizes, setbacks, and building heights were part of the PRUD approval. Each of the lots in this subdivision is required to have at least two parking spaces.

Summit Pass (a public road) and Horizon Run (a private road) provide access for this subdivision. Lots 1, 2, 3, 4, 9, and 10 have access from a shared private drive which has been submitted for approval as an access exception. The approval is subject to the requirements of the Weber County Engineering Division and the Weber Fire District. Pathways for the overall Powder Mountain development were approved with the PRUD. Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. 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 Phase 1A
- All applicable requirements from the PRUD approval remain in effect

Staff Recommendation

Staff recommends approval of Summit at Powder Mountain Phase 1A, 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
- B. PRUD site plan showing Phase 1A location
- C. List of PRUD conditions of approval

Location Map

