



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Aspen Ridge at Powder Mountain 2nd Amended Subdivision

Type of Decision: Administrative

Agenda Date: July 20, 2022

Applicant: Michael Moyal

File Number: UVA051122

Property Information

Approximate Address: 7482 E Summit Pass Dr, Eden

Project Area: 1.79 acres

Zoning: FR-3

Existing Land Use: Vacant/Residential

Proposed Land Use: Residential

Adjacent Land Use

North: Residential

South: Resort

East: Powder Mountain

West: Residential

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 104, Zones, Chapter 17 Forest Residential Zone
- Title 106, Subdivisions

Background & Summary

The applicant is requesting approval of a subdivision amendment including several lot line adjustments to facilitate a ski through easement. No new lots are being created with this proposal.

The proposed subdivision conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the density allowed by the existing zoning in the area (2016 Ogden Valley General Plan, Land Use Principal 1.1, pg. 15).

Zoning: The subject property is located in the Forest Residential (FR-3) Zone. The purpose of the FR-3 zone is identified in the LUC §104-17 as:

The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.

Each lot maintains the minimum area of 6,000 square feet of net developable area and the minimum lot width of 60 feet required by the FR-3 zone.

Culinary water and sanitary sewage disposal: No new lots are being proposed, as such, no approvals are required for new water and sewage connections. Powder Mountain Water and Sewer Improvement District has been asked to review the project to allow them to verify that the lot boundary changes to not cause concerns with the district.

Ogden Valley Sensitive Lands: The owner supplied a geologic hazards report when the original subdivision was approved. A plat note references this report and any development on the lots will be required to follow the recommendations in the report.

Lot 14 contains a buildable area due to steep slopes on a portion of the lot. The buildable area is shown to be an area that contains less than 25 percent slope, is outside of building setbacks, and contains no geologic hazards.

Public Right of Way opportunities: The existing subdivision contains a private street built to the public works private street standards.

Review Agencies: The proposed subdivision has been reviewed and approved by the Surveyor's Office, Engineering Division, and the Fire District. All review agency requirements must be met before the subdivision records.

Staff Recommendation

Staff recommends final approval of Aspen Ridge at Powder Mountain 2nd Amendment. The recommendation is based on all review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Administrative Approval

Administrative approval of UVA051122 was granted during administrative approval held on July 20, 2022.


Weber County Planning Director

Exhibits

- A. Subdivision Plat

Map 1



feet and (3) South 42°45'00" West 56.80 feet to the intersection of the
 the Northerly right-of-way of said Jacob's Ladder Way; thence along
 .00 feet; thence South 42°45'00" West 36.00 feet; thence North
 °45'00" East 136.00 feet; thence South 47°15'00" East 229.00 feet to

7 North, Range 2 East, Salt Lake Base and Meridian:
 rth 47°15'00" West and 664.20 feet South 42°45'00" West from a
 th in the Weber-Cache County line, said County Monument being
 th and 476.87 feet South 47°15'00" East from the Northwest corner of
 °45'00" West 30.80 feet; thence South 77°01'52" West 197.43 feet;
 the Easterly right-of-way of Summit Pass Road; thence along said
 (1) North 39°11'15" East 6.50 feet and (2) Northerly along the arc of a
 e of 36.61 feet (Central Angle is 15°46'14" and Long Chord bears
 therly right-of-way of Jacob's Ladder Way; thence along said
 : (1) Northerly along the arc of a 43.00 foot radius curve to the left a
 5'00" and Long Chord bears North 56°05'27" East 9.67 feet; (2)
 as curve to the left a distance of 70.31 feet (Central Angle is 45°46'44"
 t 68.46 feet); (3) Northerly along the arc of a 129.01 foot radius curve
 Angle is 29°59'11" and Long Chord bears North 18°50'48" East 66.75
 2.00 foot radius curve to the right a distance of 19.37 feet (Central
 North 59°03'35" East 18.75 feet); (5) North 84°16'46" East 33.60 feet;
 t radius curve to the right a distance of 3.14 feet (Central Angle is
 43'14" East 2.83 feet); (7) South 5°43'14" East 55.33 feet and (8)
 radius curve to the left a distance of 172.33 feet (Central Angle is
 °00'54" East 139.36 feet); thence South 47°15'00" East 95.29 feet to



D=131°31'41"
 R=60.00
 L=137.74