



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of The Overlook at Powder Mountain Phase 3, 1st Amendment, located in the DRR-1 zone.
Type of Decision: Administrative
Agenda Date: Wednesday, November 16, 2022
Applicant: Rick Everson
File Number: UVT101422

Property Information

Approximate Address: 8578 E Cobabe Court, Eden, UT, 84310
Project Area: 0.670 acres
Zoning: Destination and Recreation Resort (DRR-1) Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 23-167-0018, 23-167-0008
Township, Range, Section: T7N, R2E, Section 08 NE & Section 05 SE

Adjacent Land Use

North:	Meridian Ave.	South:	Cobabe Court
East:	Overlook Drive	West:	The Overlook at Powder Mtn Phase 3

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 29 (DRR-1 Zone)

Background and Summary

The applicant is requesting final approval of The Overlook at Powder Mountain Phase 3, 1st Amendment Subdivision. The purpose of this application is to plat the actual location of the installed roadway and utilities, which were shifted 12' to the west during installation. This application proposes to shift lot lines to the west by 12'. This proposal does not change the area of open space or the dimensions of lot 48, it merely shifts parcel boundaries to align with what has already been installed (private roadway and utilities). This proposal is located at approximately 8578 E Cobabe Court, Eden, UT, 84310 in the DRR-1 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the DRR-1 zone. Single-family dwellings are a permitted use in the DRR-1 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-2-5, the DRR-1 zone does not have a minimum lot area, nor a minimum lot width for single family dwellings.

The following are setbacks for single-family dwellings in the DRR-1 zone:

Front: 0'

Side: 5'

Rear: 10'

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the DRR-1 zone standards in LUC § 104-29. The proposed subdivision will shift the installed private right-of-way (Cobabe Ct.) to the west by 12 feet. The affected lot (existing lot 48 of Overlook at Powder Mountain Phase 3) shall retain the existing area, and the open space to the west of the affected lot will simply shift a portion of its' area to the open space located to the east of the hammerhead that is being re-platted.

Culinary water and sanitary sewage disposal: As the purpose of this subdivision is simply to re-align an existing roadway, no will-serve letters for water and sewer were required with this application.

Review Agencies: To date, the proposed subdivision has been reviewed and approved by Weber County Engineering, Weber County Surveying, and Weber Fire District. Weber County Planning is recommending approval based upon all review agency requirements being met prior to recording the final plat. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2022 property taxes are not considered due at this time, but will become due in full on November 30, 2022.

Staff Recommendation

Staff recommends final approval of Overlook Subdivision Phase 3, 1st Amendment, consisting of one lot, openspace, and private right-of-way, located at approximately 8578 Cobabe Ct., Eden, Ut, 84310. This recommendation is subject to all review agency requirements prior to recording of the subdivision and 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 final approval of Overlook Subdivision Phase 3, 1st Amendment is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and based on the findings listed in this staff report.

Date of Administrative Approval: _____

Weber County Planning Director

Exhibits

- A. Application
- B. Narrative and Proposed Subdivision Plat

Area Map



Exhibit A – Application

The Overlook at Powder Mountain Phase 3 Amendment 1

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Address: 8578 E Cobabe Court, Eden, UT, 84310
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: [Rick Everson](#)
Created On: 10/13/2022
Project Status: Accepted
Status Date: 10/14/2022
File Number: LVT101422
Project Manager: [Tammy Aydelotte](#)

[Application](#)[Documents](#) 8[Comments](#) 1[Reviews](#) 5[Followers](#) 14[History](#)[Payments](#) 1[Area Fees](#)

Application

[+ Add Building](#)[+ Add Parcel](#)[+ Add a Contractor](#)[/ Edit Application](#)

Project Description

Overlook at Powder Mountain Ph3 Amendment 1

Property Address 8578 E Cobabe Court
Eden, UT, 84310

Property Owner Anne Winston
213-509-9809
awinston@powdermountain.com

Representative Rick Everson
801-897-4880
rick@wattsliving.com

Accessory Dwelling Unit False

Current Zoning DRR-1

Subdivision Name Overlook at Powder Mountain Phase 3

Number of Lots

Lot Number Lot 48

Lot Size 3326

Frontage 50

Culinary Water Authority Powder Mountain Water and Sewer District

Secondary Water Provider Not Applicable

Sanitary Sewer Authority Powder Mountain Water and Sewer Improvement District

Nearest Hydrant Address 8540 E Cobabe Court

Signed By Representative, Rick Everson

Parcel Number

[✕ Remove](#) 231670008 - [County Map](#)

Overlook at Powder Mountain Phase 3, Amendment 1

Narrative:

This plat amendment will amend Road Parcel C, Open Space Parcel OS8, and Lot 48 of Overlook at Powder Mountain Phase 3 subdivision plat.

Explanation: At some point during the road/utility design process, the hammerhead was shifted approximately 12' to the west, which didn't get updated on the subdivision plat. The improvements have all been installed, and this error was caught during as-built surveying and staking of the street monuments. Luckily, shifting the hammerhead to the west by 12 feet only affects Lot 48, because immediately to the west of Lot 48 is an open space parcel.

This amendment is essentially sliding the hammerhead 12 feet west, and also the west lot line of Lot 48 by the same distance, and taking the difference out of the open space parcel OS8. By sliding these lines, it creates two areas that will be open space parcels (labeled OS11 and OS12).

This change results in the same amount of road right of way, open space, and lot area. It simply aligns the property lines with the installed roadway.

