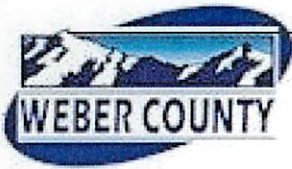


OGDEN VALLEY PLANNING COMMISSION

PLANNING MEETING AGENDA



March 27, 2018
5:00 p.m.

Pledge of Allegiance
Roll Call

1. Minutes: Approval of the February 27, 2018 and March 06, 2018 Meeting Minutes
2. Petitions, Applications and Public Hearings
- 2.1. Administrative Items
 - a. New Business
 1. CUP 2017-22 Consideration and action on a request to amend a previously approved conditional use permit for the Edgewater Beach P.R.U.D. Amendment 2. The amendment will reduce the number of storage units and increase their size as well as increase the size of the commercial pad in Phase 1. This is in the Commercial Valley Residential (CVR-1) Zone located at 5598 Ogden Canyon in Huntsville, UT. (HWL, Edgewater LLC, Applicant)
 2. UVE121217 Consideration and action on a request for approval of Edgewater Beach Resort Phase 3. in the Commercial Valley Residential (CVR-1) Zone located at 5598 Ogden Canyon in Huntsville, UT. (HWL, Edgewater LLC, Applicant; Brock Loomis, Agent)
3. Public Comment for Items not on the Agenda:
4. Remarks from Planning Commissioners:
5. Planning Director Report:
6. Remarks from Legal Counsel:

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session will be held in the Breakout Room. A pre-meeting will be held in Room 108 beginning at 4:30 p.m. to discuss agenda items
No decisions are made in this meeting*



In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request to amend a previously approved conditional use permit for the Edgewater Beach P.R.U.D Amendment 2. The amendment will reduce the number of storage units and increase their size as well as increase the size of the commercial pad in Phase 1.
Type of Decision:	Administrative
Agenda Date:	Tuesday, March 27, 2018
Applicant:	HWL Edgewater, LLC
File Number:	CUP 2017-22

Property Information

Approximate Address:	5598 Ogden Canyon, Huntsville
Project Area:	10.67 acres
Zoning:	CVR-1
Existing Land Use:	Residential
Proposed Land Use:	Residential/ Commercial
Parcel ID:	22-145-0020 - 26, 20-155-0021 - 23, 20-145-0014 - 26, 20-145-0031
Township, Range, Section:	T6N, R1E, Section 13

Adjacent Land Use

North:	Pineview Reservoir	South:	Residential
East:	Pineview Reservoir	West:	Agricultural

Staff Information

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

Applicable Ordinances

- Title 104, Zones, Chapter 11 Commercial Valley Resort Recreation Zone (CVR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapters 1-8 as applicable
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations
- Title 10, Chapter 27 Natural Hazards Areas

Development History

- The Edgewater Beach PRUD was first approved by the Weber County Commission on September 21, 2004.
- The Edgewater Beach Resort Phase 1 subdivision plat was approved by the County Commission on May 4, 2011 and was recorded on May 17, 2011.
- An amendment to the PRUD was approved by the County Commission on April 10, 2012.
- The Edgewater Beach Resort Phase 1 1st Amendment was approved by the County Commission on September 9, 2014 and was recorded on September 12, 2014.
- The Edgewater Beach Resort Phase 2 was approved by the County Commission on November 1, 2016 and was recorded on November 1, 2016.
- The Weber County Planning Division received an application to amend the PRUD on November 17, 2017.

Summary

The purpose of this PRUD amendment is to increase the size of the commercial building pad within Phase 1 and to reduce the number of storage units within both phases. The reduction in storage units is the result of each unit being made slightly wider. With the recommended conditions the PRUD amendment complies with the applicable requirements of the Weber County Uniform Land Use Code (LUC). Upon approval of the amendment to the CUP, the applicant will be requesting final approval of the subdivision amendments to both Phase 1 and Phase 2. The following is staff's analysis of the proposed PRUD amendment.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Commercial Valley Resort (CVR-1) zone. The purpose and intent of the CVR-1 zone is identified in the LUC §104-11-1 as:

- (a) *The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.*
- (b) *In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general siting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, design review and approval by the planning commission to ensure that the natural environment is preserved to the greatest possible extent.*

Lot area, frontage/width and yard regulations: The site development standards for the CVR-1 zone require a minimum lot area of 2.5 acres, 150 feet of frontage as well as the following setbacks:

Yard.

- (1) *Front: 30 feet minimum.*
- (2) *Side: 20 feet minimum, except as otherwise required by this or any other county ordinance.*
- (3) *Rear: 20 feet minimum, except as otherwise required by this or any other county ordinance.*

The intent of a PRUD is defined in LUC §108-5-2 as follows:

- (a) *A planned residential unit development (PRUD) is intended to allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas. To this end, the development should be planned as one complex land use.*
- (b) *Substantial compliance with the zone regulations and other provisions of this chapter in requiring adequate standards related to the public health, safety, and general welfare shall be observed, without unduly inhibiting the advantages of large scale planning for residential and related purposes.*

With the widening of the storage units (S1 - S6 and S11 - S28) the proposed storage buildings will comply with the yard setbacks listed above. Increasing the size of Commercial Pad 10 will move the building approximately 16 feet from the front property line. Based on the allowed flexibility of a PRUD, the proposed layout, lot configuration and lot size are acceptable.

Common Area: The proposal will increase the size of Commercial Pad 10 by 1,672 square feet, resulting in the loss of common area. The increase in size of the commercial pad will not affect the paved pathway that is planned to extend east into Phase 2.

The amended subdivision plats identify the common open space as "Common Area" and will be dedicated upon recording to a Homeowners Association. The applicant will be required to include the proposed changes as part of the CC&R's and the open space preservation easements.

Natural Hazards Overlay Zone: As part of the subdivision approval for Phase 1, a geologic hazards study has been performed for Commercial Pad 10 and a report has been prepared by AGEC dated January 3, 2018, identified as project #1170319. All site development will need to adhere to the recommendations of the report and a note will need to be added to the final plat. Also a separate "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of the geological recommendations to future property owners.

A geologic hazards study has been performed for the residential building pads in Phase 2 and a report has been prepared by AGEC dated May 2, 2017, identified as project #1170319. All site development will need to adhere to the recommendations of the report and a note will need to be added to the final plat. A natural hazards disclosure will also be recorded with the plat amendment of Phase 2.

Culinary water, irrigation water and sanitary sewage disposal: The existing buildings within the PRUD are being provided culinary water by Lakeview Water Corporation and sanitary sewage disposal is being provided by Mountain Sewer Corporation.

Review Agencies: The Engineering Division and the Fire District have both reviewed and given approval of the PRUD amendment. A condition of approval has been made part of the Planning Division's recommendations to ensure that any conditions of the review agencies are adhered to.

Additional design standards and requirements: The proposed uses in the commercial pad are a real estate office and a small cafe. The proposed real estate office, as a conditional use, is included in the conditional use and design review of this staff report. The small cafe will have no more than three staff and is considered a restaurant, a permitted use in the zone. The cafe is also being included in the design review of this staff report.

Conditional Use Review: The proposed PRUD is conditionally allowed in the CVR-1 Zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects.

Design Review: The CVR-1 Zone and the proposed conditional use, mandate a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

1) Considerations relating to traffic safety and traffic congestion. The proposal will not change the layout of the existing road rights of way. The parking requirements for a real estate office are one space per two employees plus four spaces for client use and the parking requirements for a cafe are one space per eating booth and table plus one space per three stools. The real estate office will be required to have 8 spaces and the cafe will be required to have 12. A total of 27 commercial parking spaces were provided with the previous approval, the applicant is proposing to add one additional commercial parking space for a total of 28.

With the previous PRUD approval, the western commercial pad was planned to be a market. The footprint of the western commercial pad will remain the same, however, the applicant is requesting approval for the pad to be used as executive offices instead of a market. Although the use "executive office" is not specified in LUC §108-8, the chapter allows the Planning Commission to establish a number of parking spaces if a proposed use is not listed in the parking chapter, based upon a reasonable number of spaces for staff and customers. Due to the majority of Phase 1 being already built out, Planning staff supports the request to have 8 parking spaces for the "executive offices".

2) Considerations relating to outdoor advertising. If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.

3) Considerations relating to landscaping, screening and buffering. The applicant has proposed additional landscaping, as shown on Exhibit C, to be located within the open space of Phase 2. The reason for the additional landscaping is to make up for the loss of landscaping with the expansion of commercial pad 10.

4) Considerations relating to buildings and site layout. The applicant has provided a concept drawing of the proposed commercial pad 10 within Phase 1. The drawing is included as Exhibit D. The architecture, materials, and colors of the proposed commercial building are consistent with the design of the existing residential buildings. The

proposed commercial building will consist of reclaimed wood and cement board siding, with a metal roof. The metal roof will be required to be non-reflective as outlined in LUC §108-2-4(4).

The storage units within Phase 1 will each be made to be two feet wider than originally approved, resulting in the loss of one unit. The storage units within Phase 2 will also be two feet wider, resulting in the loss of two units. The storage units within both phases will be required to comply with the previously approved architectural designs for the storage units.

5) Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. The subject properties are associated with a Planned Residential Unit Development approval that was approved by the County Commission on April 10, 2012. The proposed changes to this approval, as previously stated, include the widening of storage units and increasing the size of the commercial pad in Phase 1 as well as changing the use of the western commercial pad to executive offices. The proposed changes are in compliance with the provisions outlined in the Planned Residential Unit Development Chapter.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 30, 2018.

Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed Planned Residential Unit Development, the planning commission shall review and consider the following, as applicable:
 - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
 - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*
 - *The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.*
 - *The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.*
 - *The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.*
 - *The demonstrated ability of the proponents of the planned residential unit development to financially carry out the proposed project under total or phase development proposals within the time limit established.*

Staff Recommendation

Staff recommends approval of the request to amend a previously approved conditional use permit for the Edgewater Beach Resort PRUD Amendment 2. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. All site development within each phase will need to adhere to the recommendations of the geologic hazards reports prepared by AGECE.
2. A note on the final amended plats and a separate "Natural Hazards Disclosure" document will be required to be recorded to provide notice of any recommendations to future property owners regarding AGECE's geologic hazards reports dated January 3, 2018 and May 2, 2017, identified as project #1170319.
3. Any proposed signage will need to comply with the Ogden Valley Signage requirements as listed in Title 110, Chapter 2.
4. Any proposed outdoor lighting will need to comply with the Ogden Valley Outdoor Lighting requirements as listed in Title 108, Chapter 16.

This recommendation is based on the following findings:

1. The proposed conditional use amendment conforms to the Ogden Valley General Plan.

2. With the recommended conditions, the proposed conditional use amendment complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the conditional use amendment.
4. The proposed conditional use amendment will not be detrimental to the public health, safety, or welfare.
5. The proposed conditional use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

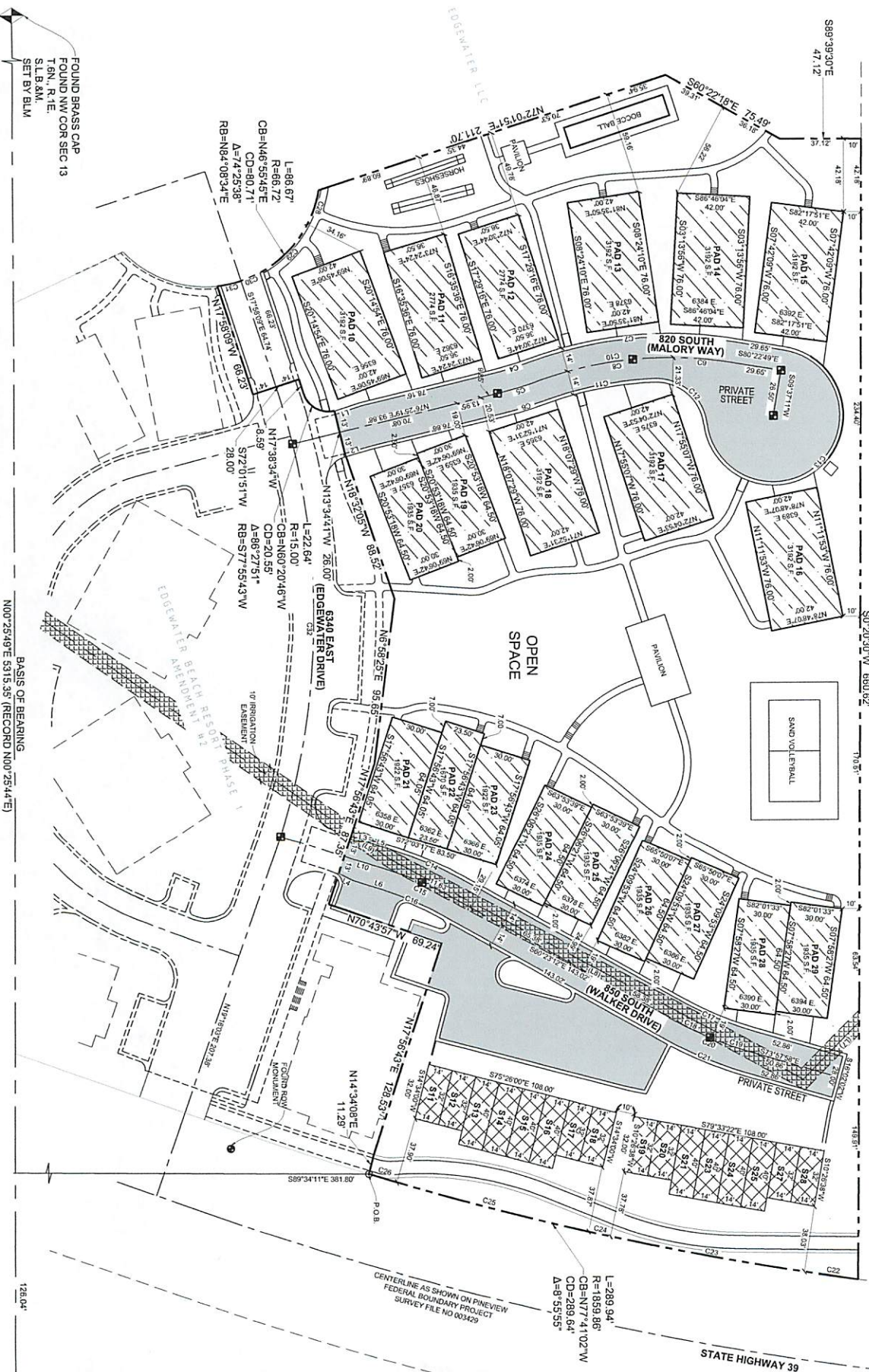
- A. Proposed Edgewater Beach Resort Phase 1 and 2
- B. Landscaping Plan
- C. Commercial building design

Location Map



EDGEWATER BEACH RESORT
PHASE 2 - AMENDMENT #1
A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

Exhibit A
Page 2 of 2



FOUND BRASS CAP
RM S1/4 SEC 13
T6N, R1E
S.L.B. & M.
SET BY BLM 1967

L=289.94'
R=1859.86'
CB=N77°41'02"W
CD=289.64'
A=8°55'55"

FOUND BRASS CAP
FOUND NW COR SEC 13
T6N, R1E
S.L.B. & M.
SET BY BLM

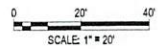
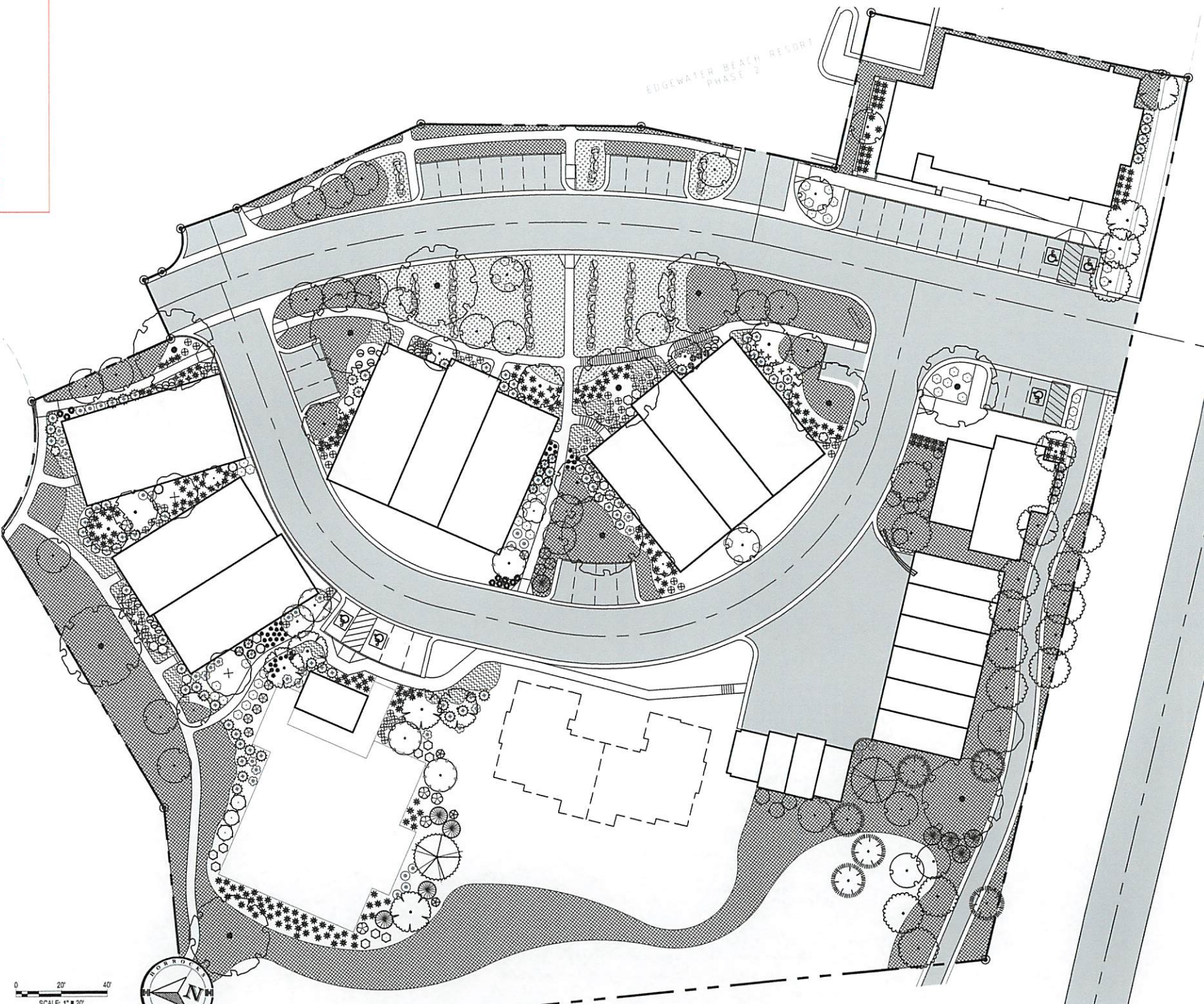
BASIS OF BEARING
N00°25'49"E S315.35' (RECORD N00°25'44"E)

CENTERLINE AS SHOWN ON PINEVIEW
FEDERAL BOUNDARY PROJECT
SURVEY FILE NO 003429

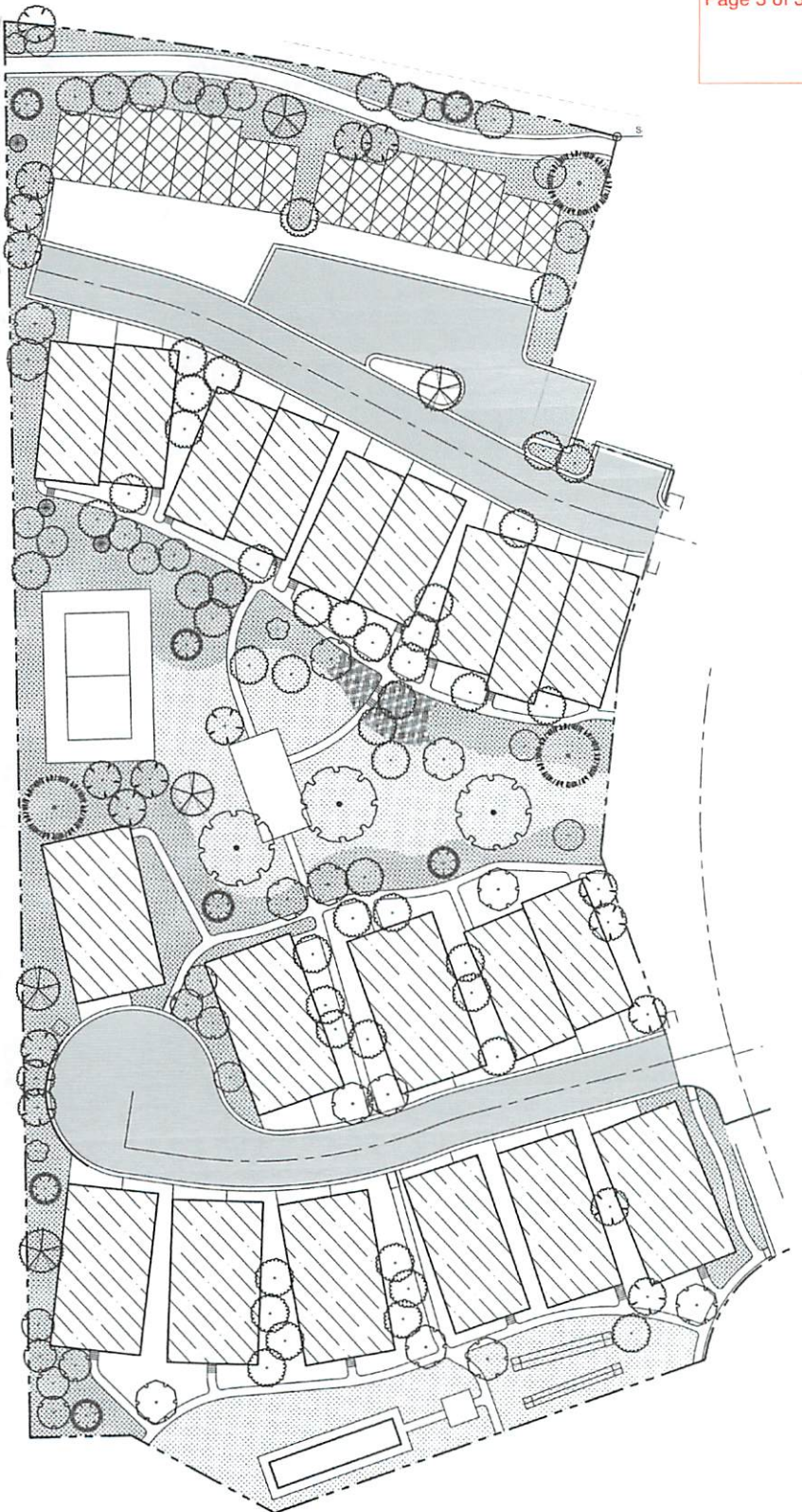
SECTION LINE

N 12°33'15"
39.08'

EDGEWATER HEALTH RESORT
PHASE 2



PLANT SCHEDULE		BOTANICAL NAME / COMMON NAME	QTY	REMARKS
TREES		ABIES CONCOLOR / WHITE FIR	2	
		ABIES LASIOCARPA 'GLAUCA COMPACTA' / SUBALPINE FIR	9	
		ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	30	
		ACER TATARICUM 'PATTERN PERFECT' / PATTERN PERFECT TATARIAN MAPLE	3	
		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	3	
		MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	6	
		PICEA PUNGENS 'FAT ALBERT' / COLORADO SPRUCE	7	
		PICEA PUNGENS 'GLAUCA' / COLORADO BLUE SPRUCE	6	
		POPULUS TREMULOIDES / QUAKING ASPEN	15	
		PRUNUS VIRGINIANA / CHOKECHERRY	10	
		TILIA CORDATA / LITTLELEAF LINDEN	11	
SHRUBS		CARAGANA ARBORESCENS / SIBERIAN PEASHRUB	9	
		CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SHRUB	3	
		CORNUS SERICEA 'ALLEMAN'S COMPACT' / DWARF RED TWIG DOGWOOD	17	
		FORSYTHIA X INTERMEDIA 'SPRING GLORY' / FORSYTHIA	3	
		MAHONIA REPENS / CREEPING MAHONIA	69	
		PHILADELPHUS LEWISII 'BLIZZARD' / BLIZZARD MOCKORANGE	15	
		PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK	2	
		PINUS MUGO / MUGO PINE	61	
		POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	19	
		RHUS AROMATICA / FRAGRANT SUMAC	48	
		RHUS TRILOBATA / SKUNKBUSH SUMAC	6	
		RIBES ALPINUM / ALPINE CURRANT	21	
		ROSA WOODSII ULTRAMONTANA / WOODS' ROSE	8	
		SPIRAEA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	7	
		SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	24	
		SYMPHORICARPOS OREOPHILUS / MOUNTAIN SNOWBERRY	5	
		SYRINGA X 'BLOOMERANG' / LILAC	8	
GRASSES		FESTUCA OVINA 'GLAUCA' / BLUE FESCUE	33	



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	EQNT	QTY
	ABIES CONCOLOR / WHITE FIR	2-6 H	5
	ABIES LAMBODCANA / GUAYDA COMPACTA / SUBALPINE FIR	2-6 H	3
	ACER GINNALA 'FLAME' / FLAME ASH WAXE	2' CAL	16
	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE / AUTUMN BRILLIANCE / BURNING BERRY	1' CAL	4
	MALUS X SPINOSA SNOW / SPINOSA BLOSSOM APPLE	2' CAL	13
	PICEA PRINCEPS 'FAT ALBERT' / COLORADO SPRUCE	2-6 H	6
	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	2-6 H	7
	PRUNUS NIGRA / AUSTRIAN BLACK PINE	2-6 H	3
	POPULUS TREMULA CRISPES / QUAKING ASPEN	2' CAL	63
	PRUNUS VIRGINIANA / CHOCHEBERRY	2' CAL	18
	TILIA CORICATA / LITTLELEAF LINDEN	2' CAL	3
GROUND COVERS	BOTANICAL NAME / COMMON NAME	PLANT	QTY
	BIRGESSASS SOD OR EQUAL	18 BIT SF	
	MATURE GRASS MIX / GRASS SEED MIX	34.811 SF	
	SEED MIX VARIETY / WILDCORN MIX	14.916 SF	

LANDSCAPE NOTES:

1. THE CONTRACTOR MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING OF ANY UNFAVORABLE CONDITIONS, DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
2. BEFORE ANY EXCAVATION, NOTIFY RAIL STAKES AND COORDINATE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE FOR THE LOCATION OF UTILITIES, SEWER, CONDUITS, ETC.
3. THE CONTRACTOR MUST COORDINATE WITH ALL OTHER ASSOCIATED TRADES TO BEST FACILITATE PROGRESS ON THE JOB.
4. TRAIL EXISTING NONDRAIN VERTICES TO DRAIN BEFORE STARTING EARTHWORK OPERATIONS AND IF THEY APPEAR DURING CONSTRUCTION, USE THE ENGINEER'S SELECTED AND NON-SELECTIVE REINFORCES AS APPROPRIATE. AVOID HARBORING AS DIRECTED ON THE MANUFACTURER'S LABEL.
5. THE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN LANDSCAPED AREAS. ALLOW FOR 3" OF MULCH OVER BARRIER FABRIC IN ALL PLANTING AREAS CONTAINING PLANT MATERIALS AS NOTED IN THE NOTES TO BE 1" BELOW TOP OF CURB OR SIDEWALK. ANY STONE MULCH TO BE WASHED CLEAN AND FREE OF STICKS, CLAY OR FOREIGN MATERIALS. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL.
6. ALL BEDS SHALL HAVE A 3" LAYER OF SHEEPDED BARK MULCH. REPLENISH ANNUALLY TO MAINTAIN MULCH DEPTH.
7. INSTALL LANDSCAPE EDGING AS SHOWN ON THE PLANS AND ACCORDING WITH THE MANUFACTURER'S INSTRUCTIONS.
8. ALL PLANT MATERIALS MUST MEET SIZE SPECIFIED IN SCHEDULE. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED OF THE PROJECT. ALL DELIVERED TREES SHALL BE TRIMMED AND HAVE A SINGLE, STRAIGHT VERTICAL LEADER. INSPECTOR RELATIVE TO THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE QUALITY OF THE MATERIALS. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL.
9. ANY PLANT GUANTIES SHOWN ARE FOR THE CONTRACTOR'S USE. CONTRACTOR TO VERIFY ALL PLANT GUANTIES REQUIRED AND PROVIDE THE PLANTS NECESSARY TO COMPLETE THE PLANTINGS. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIC MATERIAL IS NOT OBTAINABLE, SUBMIT IN WRITING PROOF OF NON-AVAILABILITY AND A PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR EVALUATION TO BE ACCEPTED OR NOT ACCEPTED PRIOR TO THE BID.
10. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE SOILWORK HAS BEEN FINISHED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL PLANTS SHALL BE PLANTED FROM BACK OF CURB OR SIDEWALK. ALL PLANTS SHALL BE PLANTED IN THE GROUND WITH MULCH. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
11. ANY AUTOMATIC IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATIONS AND LOCAL CODES BY OWNERS LICENSED LANDSCAPE CONTRACTOR.
12. COORDINATE WITH GUANTIT SEED CONTRACTOR TO INSURE SEED MIX IN ALL AREAS. (01-766-4432)







Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of Edgewater Beach Resort Phase 3.
Type of Decision: Administrative
Agenda Date: Tuesday, March 27, 2018
Applicant: HWL Edgewater, LLC
Authorized Representative: Brock Loomis
File Number: UVE121217

Property Information

Approximate Address: 5598 Ogden Canyon Rd
Project Area: 4.7 acres
Zoning: Commercial Valley Resort Recreation (CVR-1) Zone
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 20-013-0024
Township, Range, Section: T6N, R1E, Section 13

Adjacent Land Use

North: Pineview	South: Residential
East: Pineview	West: Agricultural

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 11 (CVR-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Development History

- The Edgewater Beach PRUD was first approved by the Weber County Commission on September 21, 2004.
- The Edgewater Beach Resort Phase 1 subdivision plat was approved by the County Commission on May 4, 2011 and was recorded on May 17, 2011.
- An amendment to the PRUD was approved by the County Commission on April 10, 2012.
- The Edgewater Beach Resort Phase 1 1st Amendment was approved by the County Commission on September 9, 2014 and was recorded on September 12, 2014.
- The Edgewater Beach Resort Phase 2 was approved by the County Commission on November 1, 2016 and was recorded on November 1, 2016.

Background and Summary

The applicant is requesting final approval of Edgewater Beach Resort Phase 3, consisting of 24 units. The proposed plat is part of an approved Planned Residential Unit Development (PRUD) known as the Edgewater Beach Resort PRUD. This proposal is the platting of Phase 3, under the PRUD approval granted by the County Commission on April 10, 2012. Phase 3 consists of three duplex buildings and 18 single family units.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, the approved PRUD, and the standards in the CVR-1 zone to ensure that the regulations and standards have been adhered to. The proposed subdivision, with the recommended condition listed in this staff report, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the CVR-1 Zone. The purpose and intent of the CVR-1 Zone is identified in the LUC as follows:

(a) The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.

(b) In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general siting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, design review and approval by the planning commission to ensure that the natural environment is preserved to the greatest possible extent.

Lot area, frontage/width and yard regulations: The lot areas and widths were approved as part of the PRUD approval granted by the County Commission on April 10, 2012. The lot sizes vary from 1,910 square feet to 2,890 square feet.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC §106-1. The proposed subdivision will not create any new public streets.

Culinary water and sanitary sewage disposal: Culinary water will be provided by Lakeview Water Corporation and sanitary sewage disposal is being provided by Mountain Sewer Corporation. A 'will serve' letter has been provided for each.

Natural Hazards Overlay Zone: A geologic hazards study and report have been prepared by AGEC dated January 3, 2018 as project number 1170319. All site development will need to adhere to the recommendations of the report and a note will need to be added to the final plat. Also a separate "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of the geological recommendations to future property owners.

Floodplain: The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: The 2017 taxes have not been paid for the parcel. The delinquent taxes will be required to be paid in full prior to recording the final mylar.

Public Notice: A courtesy notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision.

Staff Recommendations

Staff recommends final approval of Edgewater Beach Resort Phase 3, consisting of 24 units located at approximately 5598 Ogden Canyon Rd. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. All site development within each phase will need to adhere to the recommendations of the geologic hazards reports prepared by AGEC.
2. A note on the final amended plats and a separate "Natural Hazards Disclosure" document will be required to be recorded to provide notice of any recommendations to future property owners regarding AGEC's geologic hazards reports dated January 3, 2018 and May 2, 2017, identified as project #1170319.
3. The delinquent taxes will be required to be paid in full prior to recording the final mylar.
4. Certificates of occupancy may be obtained for 12 residential units in Phase 3 without restrictions tied to the commercial buildings in Phase 1. However, building permits will not be issued for the remaining 12 units in Phase 3 until building permits have been issued for all commercial buildings within phase 1.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.



TRAILER PARKING

REUN



EDGEWATER BEACH RESORT PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UT
OCT 2017

BASIS OF BEARING

THE BASIS OF BEARING IS N00°29'49"E. (RECORD # 2017-047) 316.87 BETWEEN THE SOUTHWEST AND THE NORTHWEST CORNER OF SECTION 13, T.M. R.L.E. 5L85M.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT TO BE KNOWN AS "EDGEWATER BEACH RESORT PHASE 3". FOUND SECTION CORNERS AND REFERENCE MONUMENTS WERE USED TO DETERMINE THE BASIS OF BEARING. THE BEARING ALONG THE WEST LINE OF SECTION 13 AS IT IS SHOWN ON A RECORD OF SURVEY TITLED "A PORTION OF THE PREVIOUS FEDERAL BOUNDARY PROJECT FOR PROPOSED EDGEWATER BEACH RESORT AT SNOWBASIN ROAD & LAKESIDE VILLAGE CONDOMINIUMS" SURVEY FLING NO. 003428, WAS HELD AS THE BASIS OF BEARING. THE PROPERTY IS BOUNDED BY THE USA LAND ON THE EAST, EDGEWATER BEACH RESORT PHASE 1-1ST AMENDMENT ON THE WEST, AND STATE HIGHWAY 39 ON THE SOUTH. HIGHWAY RIGHT OF WAY MARKERS WERE FOUND ON THE GROUND AND HELD FOR THE LOCATION OF THE HIGHWAY AND THE NORTH LINE OF THIS SURVEY WAS ESTABLISHED BY THE PROPERTY OWNER TO BE THE NORTH LINE OF THIS SUBDIVISION.

NOTES

1. ALL PATIOS, DECKS AND DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE OWNERS OF THE RESPECTIVE PAD TO WHICH THEY ARE ATTACHED.
2. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPE OR CROSS HATCHED LINES ARE DEDICATED AS COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, PUBLIC UTILITY, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA, COMMON AREAS ARE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON AND GRANT AND DEDICATE TO THE GOVERNING AUTHORITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL PARKING AND OPEN SPACE PURPOSES.
3. CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
4. THERE ARE NO CONVERTIBLE OR WITHDRAWABLE AREAS IN THIS PROJECT PHASE.
5. ALL BUILDING DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.
6. ALL AREAS LABELED AS COMMON AREA, INCLUDING PRIVATE STREETS ARE TO BE DESIGNATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.



VICINITY MAP
NO SCALE

DEVELOPER

JACK FISHER HOMES
DAN ROSS
1148 W LEGACY CROSSING BLVD., STE 400
CANTERVILLE, UTAH 84014
801-335-8500

LAND USE

TOTAL AREA	208,760 S.F. (4.79 ACRES)
COMMON AREA	95,890 S.F. (2.20 ACRES) 46%
ROAD AREA	53,170 S.F. (1.22 ACRES)
OPEN AREA	149,060 S.F. (3.42 ACRES)
PRIVATELY OWNED BUILDING	59,730 S.F. (1.37 ACRES) 28%

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (2) SHEETS, WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PADS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 2 A PLANNED RESIDENTIAL UNIT DEVELOPMENT, AND DO HEREBY:

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, DEDICATE AND RESERVE UNITS THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. GRANT AND CONVEY TO EDGEWATER BEACH RESORT HOA, INC., ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL PARKING AND OPEN SPACE PURPOSES. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON SUCH LAND GRANTS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION. DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS A PUBLIC OPEN SPACE. AND COMMON AREA, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

SIGNED THIS _____ DAY OF _____, 20____.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING THE SOUTHEAST CORNER OF EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT AND LIES N00°25'49"E 901.67 FEET AND N63°12'30"E 6.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE CONTINUING N63°12'30"E 319.26 FEET; THENCE SOUTH 79°03'30" EAST 319.70 FEET; THENCE SOUTH 35°45'20" EAST 101.60 FEET; THENCE SOUTH 02°03'00" WEST 183.33 FEET TO THE NORTH PROPERTY LINE OF EDGEWATER PHASE 2; THENCE ALONG SAID BOUNDARY NORTH 89°39'30" WEST 47.12 FEET; THENCE NORTH 60°22'18" WEST 75.49 FEET; THENCE SOUTH 72°01'51" WEST 211.70 FEET; THENCE SOUTH 65°29'31" WEST 139.65 FEET TO A POINT OF A Δ=126°22'53" NON-TANGENT CURVE; THENCE 147.18 FEET ALONG A 66.72' RADIUS CURVE TO THE LEFT (CHD 572' 54' 22.63"W, CHD DIST 119.10'); THENCE S65°29'31"W 139.65 FEET; THENCE NORTH 89°34'11" WEST 103.01 FEET THENCE N00°10'04"E 302.43 FEET THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 208,760 SQUARE FEET OR 4.793 ACRES.

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 5251295. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE REQUIREMENTS OF THE WEBER COUNTY LAND USE CODE.

C. David McKinney
C. DAVID MCKINNEY
LIC. 5251295

<p style="text-align: center;">ACKNOWLEDGMENT</p> <p>STATE OF UTAH _____) ss. COUNTY OF _____)</p> <p>ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, SOLEMNLY SIGNED OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.</p> <p style="text-align: right;">_____ COMMISSION EXPIRES _____ NOTARY PUBLIC</p>	<p style="text-align: center;">ACKNOWLEDGMENT</p> <p>STATE OF UTAH _____) ss. COUNTY OF _____)</p> <p>ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.</p> <p style="text-align: right;">_____ COMMISSION EXPIRES _____ NOTARY PUBLIC</p>
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<p>HORROCKS ENGINEERS 2162 West Grove Pkwy., Suite 400 Pleasant Grove, UT 84062 (801) 763-1100</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY ENGINEER</p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ WEBER COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH, SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>_____ ATTEST TITLE _____</p>	<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ WEBER COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ WEBER COUNTY ATTORNEY</p>	<p>WEBER-MORGAN HEALTH DEPARTMENT</p> <p>I HEREBY CERTIFY THAT THE SOLS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT</p>	<p>WEBER COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____</p> <p>RECORDED FOR: _____</p> <p>_____ WEBER COUNTY RECORDER</p> <p>DEPUTY _____</p>
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PLAN
F 2

CURVE TABLE

CRV	LENGTH	RADIUS	DELTA	CHORD DIR.
C1	4.21	3.00	90°00'00"	S54.536°09"E
C2	4.21	3.00	90°00'00"	N27°01'01"E
C3	4.21	3.00	90°00'00"	N42°54'09"E
C4	4.21	3.00	90°00'00"	N26°54'09"E
C5	5.42	3.00	97°30'00"	N67°30'00"E
C6	4.44	3.00	85°31'48"	S41°34'07"E
C7	24.00	14.00	29°27'34"	N46°09'15"E
C8	14.14	4.50	N2°10'00"	N27°02'00"E
C9	24.00	14.00	29°27'34"	N1°54'48"E
C10	7.24	3.00	82°33'48"	N1°54'48"E
C11	3.48	3.00	81°02'00"	N42°52'00"E
C12	7.24	3.00	82°33'48"	N42°52'00"E
C13	66.48	113.00	33°42'31"	S44°25'30"E
C14	53.16	81.00	30°07'30"	N61°06'11"E
C15	19.79	15.00	75°34'41"	S10°33'28"E
C16	55.37	214.00	14°42'00"	S27°01'31"W
C17	23.56	15.00	90°00'00"	N77°48'00"W
C18	109.21	23.00	103°22'48"	S27°01'31"W
C19	24.26	23.00	92°28'24"	S41°45'20"W
C20	24.26	23.00	92°28'24"	N25°38'09"W
C21	4.21	3.00	90°00'00"	N25°38'09"W
C22	4.21	3.00	90°00'00"	N25°38'09"W
C23	23.87	15.00	51°03'24"	N61°02'33"W
C24	28.60	15.00	12°02'34"	N2°12'34"W
C25	41.14	81.00	27°46'12"	N2°12'34"W
C26	71.43	14.00	55°15'00"	N2°12'34"W
C27	42.30	23.00	84°42'30"	N2°12'34"W
C28	12.43	15.00	114°46'14"	S44°25'30"E
C29	12.43	15.00	114°46'14"	S44°25'30"E
C30	9.56	6.00	108°21'30"	N25°38'09"E
C31	41.54	46.00	51°44'24"	S25°05'09"E
C32	34.49	14.00	12°02'34"	S9°14'00"E
C33	25.17	15.00	90°00'00"	S13°48'00"W
C34	47.11	216.00	8°13'30"	S58°39'00"W
C35	4.21	3.00	90°00'00"	S44°53'18"E
C36	4.46	3.00	87°22'30"	N48°53'18"E
C37	26.43	314.00	4°42'30"	N48°53'18"E
C38	7.28	5.00	89°09'00"	S27°02'30"E
C39	5.89	321.00	1°03'00"	N72°12'42"E
C40	3.14	2.00	90°00'00"	N27°01'01"E
C41	3.14	2.00	90°00'00"	S27°01'01"E
C42	24.28	23.00	92°28'24"	S27°01'01"E
C43	28.03	42.00	30°24'48"	S58°38'09"E
C44	24.28	23.00	92°28'24"	S44°11'31"E
C45	24.28	23.00	92°28'24"	N27°01'01"E
C46	24.28	23.00	92°28'24"	N27°01'01"E
C47	24.28	23.00	92°28'24"	N27°01'01"E
C48	24.28	23.00	92°28'24"	N27°01'01"E
C49	24.28	23.00	92°28'24"	N27°01'01"E
C50	24.28	23.00	92°28'24"	N27°01'01"E
C51	24.28	23.00	92°28'24"	N27°01'01"E
C52	24.28	23.00	92°28'24"	N27°01'01"E
C53	24.28	23.00	92°28'24"	N27°01'01"E
C54	24.28	23.00	92°28'24"	N27°01'01"E
C55	24.28	23.00	92°28'24"	N27°01'01"E
C56	24.28	23.00	92°28'24"	N27°01'01"E
C57	24.28	23.00	92°28'24"	N27°01'01"E
C58	24.28	23.00	92°28'24"	N27°01'01"E
C59	24.28	23.00	92°28'24"	N27°01'01"E
C60	24.28	23.00	92°28'24"	N27°01'01"E

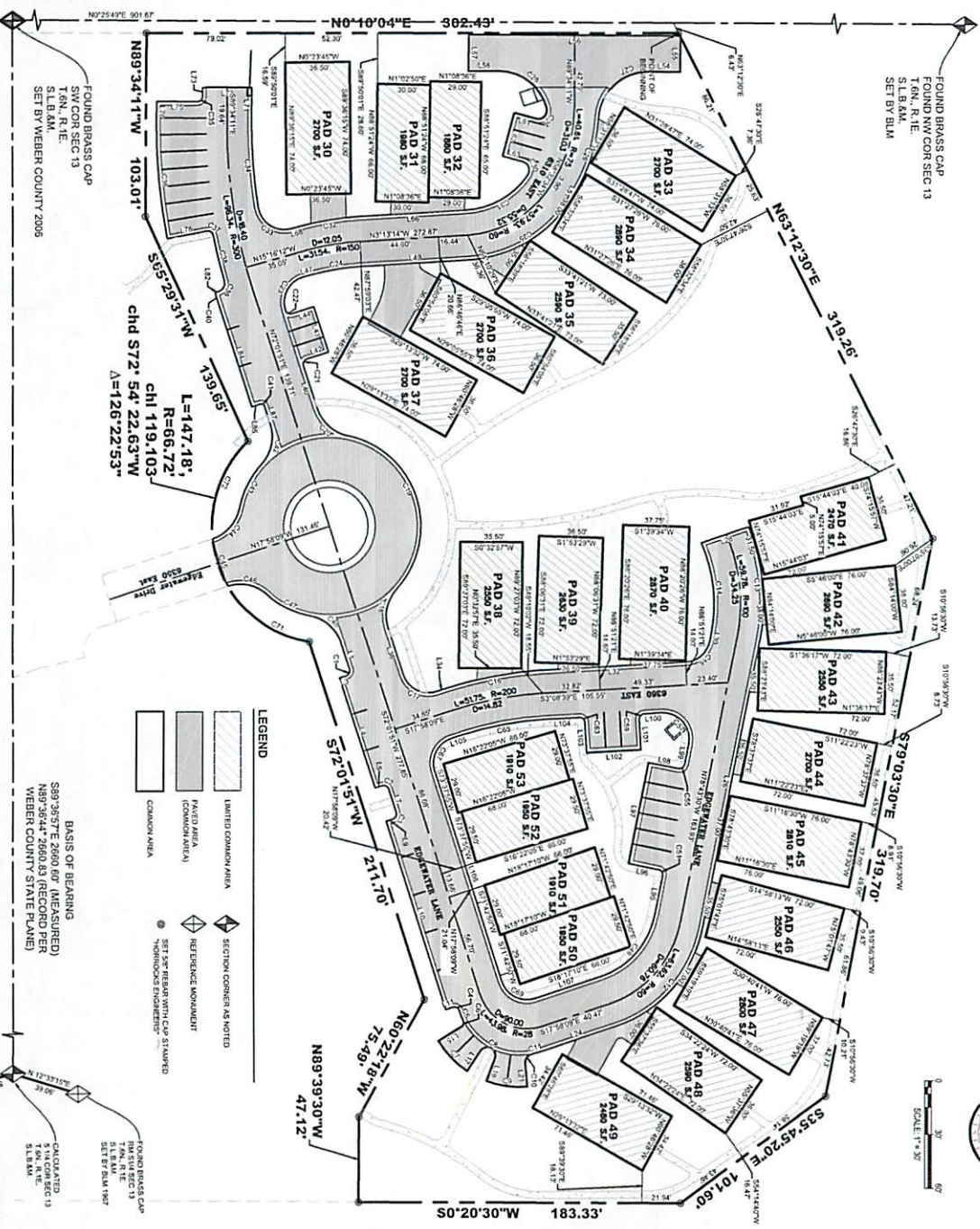
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	15.64	N27°01'01"E
L2	4.00	N27°01'01"E
L3	4.00	N27°01'01"E
L4	4.00	N27°01'01"E
L5	14.00	N27°01'01"E
L6	4.00	N27°01'01"E
L7	4.00	N27°01'01"E
L8	4.00	N27°01'01"E
L9	10.00	N27°01'01"E
L10	4.00	N27°01'01"E
L11	14.12	N1°54'48"E
L12	13.47	S69°13'48"E
L13	13.47	S69°13'48"E
L14	46.47	N1°54'48"E
L15	46.47	N1°54'48"E
L16	14.14	N2°10'00"E
L17	14.14	N2°10'00"E
L18	14.14	N2°10'00"E
L19	14.14	N2°10'00"E
L20	14.14	N2°10'00"E
L21	14.14	N2°10'00"E
L22	14.14	N2°10'00"E
L23	14.14	N2°10'00"E
L24	14.14	N2°10'00"E
L25	14.14	N2°10'00"E
L26	14.14	N2°10'00"E
L27	14.14	N2°10'00"E
L28	14.14	N2°10'00"E
L29	14.14	N2°10'00"E
L30	14.14	N2°10'00"E
L31	14.14	N2°10'00"E
L32	14.14	N2°10'00"E
L33	14.14	N2°10'00"E
L34	14.14	N2°10'00"E
L35	14.14	N2°10'00"E
L36	14.14	N2°10'00"E
L37	14.14	N2°10'00"E
L38	14.14	N2°10'00"E
L39	14.14	N2°10'00"E
L40	14.14	N2°10'00"E
L41	14.14	N2°10'00"E
L42	14.14	N2°10'00"E
L43	14.14	N2°10'00"E
L44	14.14	N2°10'00"E
L45	14.14	N2°10'00"E
L46	14.14	N2°10'00"E
L47	14.14	N2°10'00"E
L48	14.14	N2°10'00"E
L49	14.14	N2°10'00"E
L50	14.14	N2°10'00"E
L51	14.14	N2°10'00"E
L52	14.14	N2°10'00"E
L53	14.14	N2°10'00"E
L54	14.14	N2°10'00"E
L55	14.14	N2°10'00"E
L56	14.14	N2°10'00"E
L57	14.14	N2°10'00"E
L58	14.14	N2°10'00"E
L59	14.14	N2°10'00"E
L60	14.14	N2°10'00"E
L61	14.14	N2°10'00"E
L62	14.14	N2°10'00"E
L63	14.14	N2°10'00"E
L64	14.14	N2°10'00"E
L65	14.14	N2°10'00"E
L66	14.14	N2°10'00"E
L67	14.14	N2°10'00"E
L68	14.14	N2°10'00"E
L69	14.14	N2°10'00"E
L70	14.14	N2°10'00"E
L71	14.14	N2°10'00"E
L72	14.14	N2°10'00"E
L73	14.14	N2°10'00"E
L74	14.14	N2°10'00"E
L75	14.14	N2°10'00"E
L76	14.14	N2°10'00"E
L77	14.14	N2°10'00"E
L78	14.14	N2°10'00"E
L79	14.14	N2°10'00"E
L80	14.14	N2°10'00"E
L81	14.14	N2°10'00"E
L82	14.14	N2°10'00"E
L83	14.14	N2°10'00"E
L84	14.14	N2°10'00"E
L85	14.14	N2°10'00"E
L86	14.14	N2°10'00"E
L87	14.14	N2°10'00"E
L88	14.14	N2°10'00"E
L89	14.14	N2°10'00"E
L90	14.14	N2°10'00"E
L91	14.14	N2°10'00"E
L92	14.14	N2°10'00"E
L93	14.14	N2°10'00"E
L94	14.14	N2°10'00"E
L95	14.14	N2°10'00"E
L96	14.14	N2°10'00"E
L97	14.14	N2°10'00"E
L98	14.14	N2°10'00"E
L99	14.14	N2°10'00"E
L100	14.14	N2°10'00"E
L101	14.14	N2°10'00"E
L102	14.14	N2°10'00"E
L103	14.14	N2°10'00"E
L104	14.14	N2°10'00"E
L105	14.14	N2°10'00"E
L106	14.14	N2°10'00"E
L107	14.14	N2°10'00"E
L108	14.14	N2°10'00"E
L109	14.14	N2°10'00"E
L110	14.14	N2°10'00"E
L111	14.14	N2°10'00"E
L112	14.14	N2°10'00"E
L113	14.14	N2°10'00"E
L114	14.14	N2°10'00"E
L115	14.14	N2°10'00"E
L116	14.14	N2°10'00"E
L117	14.14	N2°10'00"E
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EDGEWATER BEACH RESORT PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MENDOTA U.S. SURVEY WEBER COUNTY, UT OCT 2017



HORROCKS ENGINEERS
2102 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 753-5100

FOUND BRASS CAP
N89°34'11"E
103.01'
SET BY WEBER COUNTY 2005

FOUND BRASS CAP
N89°39'30"W
47.12'
SET BY WEBER COUNTY 2005

FOUND BRASS CAP
N63°12'30"E
319.26'
SET BY WEBER COUNTY 2005

FOUND BRASS CAP
N89°34'11"W
103.01'
SET BY WEBER COUNTY 2005

Clark J. Duellman, Esq.

5354 E Elkhorn Circle • Eden, UT 84310

Phone: 801-896-3336

March 19, 2018

HWL Edgewater, LLC
1148 West Legacy Crossing Blvd.
Suite 400
Centerville, UT 84014

Re: Will Serve Letter
Water & Sewer Connections
Edgewater Beach Resort Phase III (Units 30 – 53)

To Whom It May Concern:

I serve as outside legal counsel for Lakeview Water Corporation and Mountain Sewer Corporation (collectively, the "Utility Companies"). The purpose of this letter is to confirm the Utility Companies will provide 24 residential water and sewer connections for Phase III (Units 30 through 53) of the development known as Edgewater Beach Resort located in Huntsville, Utah. These connections will be provided following the Utility Companies' receipt of certain water and sewer connection fees as more particularly set forth under that certain Third Amendment to Those Certain Memoranda of Understanding & Will-Serve Agreements dated March 14, 2018 between the Utility Companies, Jack Fisher Development of Northern Utah, LLC, JF Edgewater 2, LLC, and HWL Edgewater, LLC. A memorandum outlining the basic terms and conditions of the parties' agreement with regard to payment of water and sewer connection fees was recorded on January 17, 2017, as Entry Number 2837151 in the Weber County Recorder's Office.

Except for scheduled maintenance and construction, power failures, natural disasters and unforeseen circumstances, water and sewer service will be provided to the above-referenced Units in accordance with applicable federal, state and local statute, laws, rules, regulations, ordinances and standards.

Culinary water and sewer services to the above-referenced Units are subject to the following:

1. Compliance with the Utility Companies' policies and procedures as may be periodically amended;
2. Natural fluctuations in water supplies; and
3. Any decisions or regulations that may be issued or imposed by local government agencies, the Utah State Engineer, the Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency.

If you have any questions, or require any additional information, regarding the Utility Companies' commitment to providing water and sewer connections for Units 30 through 53 of Phase III of Edgewater Beach Resort, please do not hesitate to contact me at 801-896-3336.

Sincerely,



Clark J. Duellman, Esq.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of Edgewater Beach Resort Phase 3.
Type of Decision: Administrative
Agenda Date: Tuesday, March 27, 2018
Applicant: HWL Edgewater, LLC
Authorized Representative: Brock Loomis
File Number: UVE121217

Property Information

Approximate Address: 5598 Ogden Canyon Rd
Project Area: 4.7 acres
Zoning: Commercial Valley Resort Recreation (CVR-1) Zone
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 20-013-0024
Township, Range, Section: T6N, R1E, Section 13

Adjacent Land Use

North: Pineview	South: Residential
East: Pineview	West: Agricultural

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 11 (CVR-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Development History

- The Edgewater Beach PRUD was first approved by the Weber County Commission on September 21, 2004.
- The Edgewater Beach Resort Phase 1 subdivision plat was approved by the County Commission on May 4, 2011 and was recorded on May 17, 2011.
- An amendment to the PRUD was approved by the County Commission on April 10, 2012.
- The Edgewater Beach Resort Phase 1 1st Amendment was approved by the County Commission on September 9, 2014 and was recorded on September 12, 2014.
- The Edgewater Beach Resort Phase 2 was approved by the County Commission on November 1, 2016 and was recorded on November 1, 2016.

Background and Summary

The applicant is requesting final approval of Edgewater Beach Resort Phase 3, consisting of 24 units. The proposed plat is part of an approved Planned Residential Unit Development (PRUD) known as the Edgewater Beach Resort PRUD. This proposal is the platting of Phase 3, under the PRUD approval granted by the County Commission on April 10, 2012. Phase 3 consists of three duplex buildings and 18 single family units.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, the approved PRUD, and the standards in the CVR-1 zone to ensure that the regulations and standards have been adhered to. The proposed subdivision, with the recommended condition listed in this staff report, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the CVR-1 Zone. The purpose and intent of the CVR-1 Zone is identified in the LUC as follows:

(a) The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.

(b) In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general siting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, design review and approval by the planning commission to ensure that the natural environment is preserved to the greatest possible extent.

Lot area, frontage/width and yard regulations: The lot areas and widths were approved as part of the PRUD approval granted by the County Commission on April 10, 2012. The lot sizes vary from 1,910 square feet to 2,890 square feet.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC §106-1. The proposed subdivision will not create any new public streets.

Culinary water and sanitary sewage disposal: Culinary water will be provided by Lakeview Water Corporation and sanitary sewage disposal is being provided by Mountain Sewer Corporation. A 'will serve' letter has been provided for each.

Natural Hazards Overlay Zone: A geologic hazards study and report have been prepared by AGECE dated January 3, 2018 as project number 1170319. All site development will need to adhere to the recommendations of the report and a note will need to be added to the final plat. Also a separate "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of the geological recommendations to future property owners.

Floodplain: The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: The 2017 taxes have not been paid for the parcel. The delinquent taxes will be required to be paid in full prior to recording the final mylar.

Public Notice: A courtesy notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision.

Staff Recommendations

Staff recommends final approval of Edgewater Beach Resort Phase 3, consisting of 24 units located at approximately 5598 Ogden Canyon Rd. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. All site development within each phase will need to adhere to the recommendations of the geologic hazards reports prepared by AGECE.
2. A note on the final amended plats and a separate "Natural Hazards Disclosure" document will be required to be recorded to provide notice of any recommendations to future property owners regarding AGECE's geologic hazards reports dated January 3, 2018 and May 2, 2017, identified as project #1170319.
3. The delinquent taxes will be required to be paid in full prior to recording the final mylar.
4. Certificates of occupancy may be obtained for 12 residential units in Phase 3 without restrictions tied to the commercial buildings in Phase 1. However, building permits will not be issued for the remaining 12 units in Phase 3 until building permits have been issued for all commercial buildings within phase 1.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

