



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of The Basin Subdivision located at approximately 947 E Old Snow Basin Road.
Agenda Date:	June 14, 2022
Applicant:	CW The Basin LLC
Representative:	Todd Meyers
File Number:	UVB050721

Property Information

Approximate Address:	947 E Old Snow Basin Road
Project Area:	3.31 acres
Zoning:	FR-3
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	20-036-0035
Township, Range, Section:	T7N, R1E, Section 21

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 17, Forest Residential FR-3 Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

- The project received a preliminary approval from the Planning Commission on November 30, 2021.
- This property was rezoned from CVR-1 to FR-3 on January 25, 2022 when the County Commission adopted ordinance 2022-03. As part of the rezone to FR-3, the developer and the County signed and finalized a development agreement that restricts the development to a maximum of 10 lots and prohibits the use of short term rentals on the property.
- The project received a recommendation for final subdivision approval from the Ogden Valley Planning Commission on February 15, 2022.

The developer has submitted final plans for a 10 lot subdivision. Under the FR-3 zone, each single family dwelling needs to have at least 6,000 square feet of net developable area. The proposed final plat shows 10 single family lots, each having at least 10,000 square feet of net developable area. The FR-3 zone requires each lot to have 60 feet of frontage. Each of these lots has a minimum of 80 feet of frontage. The developer has provided a financial guarantee in the amount of \$613,829.97 for subdivision improvements.

Analysis

General Plan: The Ogden Valley General Plan Commercial and Village area map shows this property as part of a mixed-use village area. The rezone from CVR-1 to FR-3 inhibits the mixed use village from ever developing in this specific area. The platting of units, allowed by zoning is not in conflict with the general plan.

Zoning: The subject property is located in the Forest Residential (FR-3) zone. LUC 104-17-1 describes the purpose and intent of the FR-3 zone as follows:

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 meets the minimum size requirement of 6,000 square feet and minimum width requirement of 60 feet in the FR-3 zone.

Culinary Water, Sanitary Sewer, and Secondary Water: The applicant has provided a capacity assessment letter from Lakeview Water, who will provide culinary and secondary water to the lots. The applicant has also provided a will-serve letter from Mountain Sewer who will provide the sanitary sewer services. The applicant will be required to provide a final approval letter from the water and sewer provider, prior to the recording of the subdivision.

Parking: Each lot in this subdivision will have a two or three-car garage with a full size driveway (total of 4 spaces per dwelling). For additional parking, the applicant has shown 6 parallel spaces, within Parcel A, which is common area that will be maintained by the HOA.

Sensitive Lands: The property is located within a geologic hazards area. The applicant has submitted a geotechnical engineering and geologic study that was prepared by CMT Engineering Laboratories. The development of the site must follow the recommendations that are listed in the report.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Staff Recommendation

Staff recommends final approval of The Basin Subdivision, consisting of 10 lots. This recommendation for approval is subject to all applicable review agency requirements and the following conditions:

1. The applicant will be required to provide a final unconditioned approval letter from the water and sewer provider, prior to the recording of the subdivision.
2. The applicant will be required to sign a subdivision improvement agreement that specifies all required improvements to be installed by the developer. These improvements include a portion of the cost to install the intersection improvements on Highway 39.

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 all previous approvals and the applicable County ordinances.

Exhibits

A. Final Plat

Location Map 1



THE BASIN

PART OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2022



VICINITY MAP
NOT TO SCALE

Exhibit A

SURVEYOR'S CERTIFICATE

I, **DEBBIE A. WHELAN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58A, CHAPTER 222, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE HEREIN DESCRIBED LAND AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN. ALL MEASUREMENTS AND CALCULATIONS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY ACCURATELY REPRESENT THE TRUE AND CORRECT POSITION OF THE BOUNDARIES OF THE HEREIN DESCRIBED LAND. THE HEREIN DESCRIBED LAND IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS OF WHICH I AM AWARE. THE SURVEY MADE BY ME ON THE ABOVE DESCRIBED LAND WAS MADE IN ACCORDANCE WITH ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY, CONCERNING ZONING REQUIREMENTS AND MEASUREMENTS OF LAND. THE SURVEY WAS COMPLETED ON

SIGNED THIS 15th DAY OF May, 2022.



931845
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREIN DESCRIBED LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND MAKE SAID TRACT **THE BASIN**, AND DO HEREBY DEDICATE PARCELS A TO THE HEREIN DESCRIBED LAND TO THE PUBLIC AS SHOWN ON THE PLAT AND DO HEREBY DEDICATE ALL AREA LABELED AS PUBLIC PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY ALSO DEDICATE ALL AREA LABELED AS ACCESS AND UTILITY EASEMENT TO THE HOME OWNERS ASSOCIATION AND ALSO DEDICATE PARCELS A AS COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SIGNED THIS 16th DAY OF May, 2022.

ON THE BASIN LLC
NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF DAVIS,)
ON THE 16th DAY OF May, 2022, PERSONALLY APPEARED before me, the undersigned Notary Public, **Debbi Wright**, (AND **Managers**) AND BEING BY ME DULY SWORN 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.

Debbi Wright
NOTARY PUBLIC

Managers
COMMISSION EXPIRES

LINE TABLE

LINE BEARING	DIRECTION	LENGTH	CHORD BEARING	DELTA	
1	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
2	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
3	N 12° 03' 47" E	13.00	24.61	58.1448 E	2.2337
4	N 12° 03' 47" E	13.00	24.61	58.1448 E	2.2337
5	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
6	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
7	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
8	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
9	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
10	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
11	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
12	N 77° 58' 13" W	14.21	25.67	58.1448 E	2.2337
13	N 12° 03' 47" E	13.00	24.61	58.1448 E	2.2337
14	N 12° 03' 47" E	13.00	24.61	58.1448 E	2.2337
15	N 77° 58' 13" W	10.08	18.18	58.1448 E	2.2337
16	N 77° 58' 13" W	6.95	12.54	58.1448 E	2.2337
17	N 77° 58' 13" W	8.48	15.31	58.1448 E	2.2337
18	N 77° 58' 13" W	8.48	15.31	58.1448 E	2.2337
19	N 77° 58' 13" W	8.48	15.31	58.1448 E	2.2337
20	N 77° 58' 13" W	8.48	15.31	58.1448 E	2.2337
21	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
22	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
23	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
24	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
25	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
26	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
27	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
28	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
29	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
30	S 77° 58' 13" E	95.84	177.50	589.4148 E	7.7774
31	N 12° 03' 47" E	13.00	24.61	58.1448 E	2.2337
32	N 12° 03' 47" E	13.00	24.61	58.1448 E	2.2337
33	N 77° 58' 13" W	14.81	26.83	58.1448 E	2.2337
34	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
35	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
36	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
37	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
38	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
39	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
40	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
41	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
42	N 77° 58' 13" W	8.48	15.31	58.1448 E	2.2337
43	N 77° 58' 13" W	8.48	15.31	58.1448 E	2.2337
44	N 77° 58' 13" W	8.48	15.31	58.1448 E	2.2337
45	N 77° 58' 13" W	8.48	15.31	58.1448 E	2.2337
46	N 77° 58' 13" W	8.48	15.31	58.1448 E	2.2337
47	N 77° 58' 13" W	8.48	15.31	58.1448 E	2.2337
48	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
49	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
50	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
51	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
52	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
53	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
54	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
55	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
56	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
57	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
58	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
59	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337
60	S 12° 03' 47" W	13.00	24.61	58.1448 E	2.2337

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA
C1	1959.861	254.84	74.61	177.50	589.4148 E	7.7774
C2	1959.861	254.84	74.61	177.50	589.4148 E	7.7774
C3	1959.861	254.84	74.61	177.50	589.4148 E	7.7774
C4	1959.861	254.84	74.61	177.50	589.4148 E	7.7774
C5	1959.861	254.84	74.61	177.50	589.4148 E	7.7774
C6	200	33.86	39.60	26.00	557.0347 W	100.0000
C7	200	33.86	39.60	26.00	557.0347 W	100.0000
C8	200	33.86	39.60	26.00	557.0347 W	100.0000
C9	200	33.86	39.60	26.00	557.0347 W	100.0000
C10	200	33.86	39.60	26.00	557.0347 W	100.0000
C11	200	33.86	39.60	26.00	557.0347 W	100.0000
C12	1959.861	254.84	74.61	177.50	589.4148 E	7.7774

NOTES

1. PARCEL A WILL BE OWNED AND MAINTAINED BY THE HOA FOR PARKING AND COMMON AREAS.
2. THE HOME OWNERS ASSOCIATION WILL MAINTAIN THE DETENTION PONDS.
3. NO PARKING ON PRIVATE ACCESS ROAD.
4. WEBER COUNTY TO HAVE ACCESS TO RETENTION BASIN LOCATED IN PRIVATE UTILITY AND DRAINAGE EASEMENTS ON LOTS 7, 8 AND 9.
5. LOTS 1, 7, 8, 9, AND 10 HAVE NO ACCESS TO OLD SNOW BASIN ROAD OR PRIVATE ACCESS EASEMENT SHOWN ON LOT 1 AND 10.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN THE NORTHWEST CORNER AND THE NORTH LAKE BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°36'44"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO REDEVELOP PROPERTY AND LOTS AND STREETS AS SHOWN ON ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY MONUMENTS WERE SET WITH 1/2" DIAMETER GALVANNEUM COATED STEEL SNOW BASIN ROAD (DON'T MATCH WITH THE RIGHT OF WAY ESTABLISHED BY THE CHALET'S AT SKI LAKE RANGE PHASE 2. THE RIGHT OF WAY FROM SAID PLAT WAS ACCEPTED AS THE BOUNDARY.

BOUNDARY DESCRIPTION

PART OF THE S1/4 SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 4-39, SAID POINT BEING S89°36'44"E 477.61 FEET AND S00°23'14"W 45.55 FEET WEST END OF THE INTERSECTION OF SAID-TANGENT CHORD BEARING TO THE LEFT WITH A RADIUS OF 1959.86 FEET, AN ARC LENGTH OF 254.84 FEET, A CHORD BEARING OF 589.4148 E AND 7.7774 N, THENCE S00°23'14"W AN ARC LENGTH OF 254.86 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OLD SNOW BASIN ROAD, THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING: AN ARC LENGTH OF 117.20 FEET, A DELTA ANGLE OF 09°55'14", A CHORD BEARING OF 589.4148 E AND 7.7774 N, THENCE S00°23'14"W AN ARC LENGTH OF 469.59 FEET TO THE POINT OF BEGINNING.

DEVELOPER:

Ch. Land Co., Crossing Blvd, Ste. 6
Centerville, UT

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY REVIEWED AND APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 20th DAY OF May, 2022.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC UTILITIES AND DRAINAGE EASEMENTS HAVE BEEN PLANNED IN ACCORDANCE WITH THE COUNTY STANDARDS AND AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS 20th DAY OF May, 2022.

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND THE CONDITIONS FOR THE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED BY THE WEBER COUNTY SURVEYOR.

SIGNED THIS 20th DAY OF May, 2022.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER INFORMATION SUBMITTED WITH THIS PLAT, AND I AM CONVINCED THAT THE FINANCIAL GUARANTEE IS SUFFICIENT TO SECURE THE PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 20th DAY OF May, 2022.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND OTHER INFORMATION SUBMITTED WITH THIS PLAT HAVE BEEN REVIEWED BY THIS OFFICE AND APPROVED FOR APPROVAL FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS 20th DAY OF May, 2022.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR RECORD IN THE PUBLIC RECORDS OF WEBER COUNTY, UTAH, ON THIS 20th DAY OF May, 2022.

WEBER COUNTY RECORDER

Project Info.

Surveyor: HATCH
Designer: N. ANDERSON
Begin Date: 6-28-2021
Name: THE BASIN
Number: 7562-02
Revision: 1
Scale: 1"=30'
Checked:

Reeve & Associates, Inc.
1818 S. 1000 W. SUITE 1000
TOLL FREE: 877-678-6888

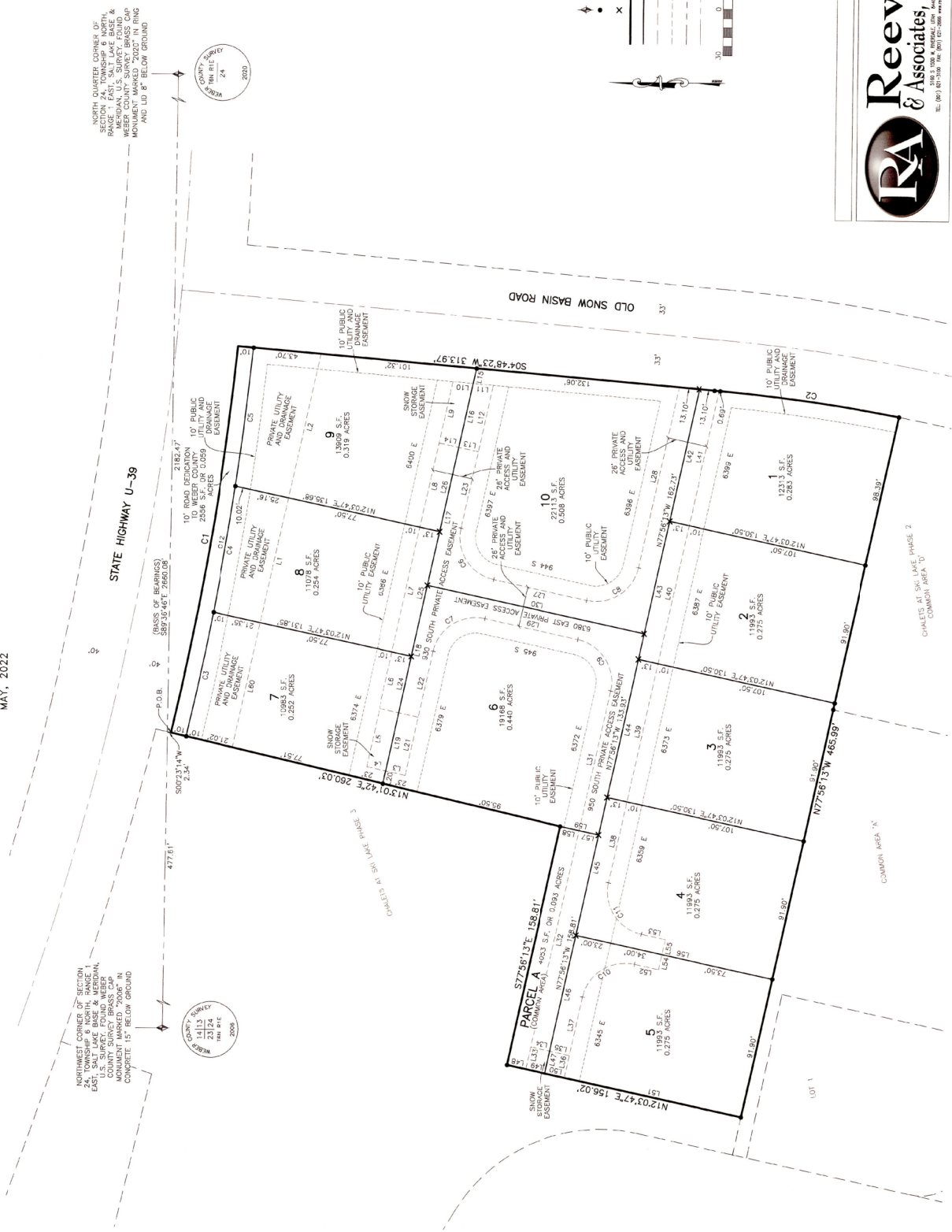


THE BASIN
 PART OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 MAY, 2022

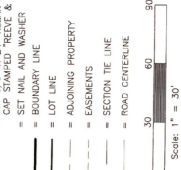
NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MONUMENT MARKED "2002" IN CONCRETE TO BELOW GROUND AND LID 8" BELOW GROUND.



NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MONUMENT MARKED "2002" IN CONCRETE TO BELOW GROUND AND LID 8" BELOW GROUND.



- LEGEND**
- ◆ SECTION CORNER
 - SET 5/8" X 24" REBAR AND PLASTIC CAP MARKED "RESC & ASSOCIATES"
 - SET 1/2" X 1/2" IRON NAIL
 - BOUNDARY LINE
 - LOT LINE
 - - - ADJOINING PROPERTY
 - - - EASEMENTS
 - - - SECTION TIE LINE
 - - - ROAD CENTERLINE



Reeve & Associates, Inc.
 3100 S. 2000 W. MIDVALE, UTAH 84002
 TEL: (801) 671-3100 FAX: (801) 671-2888 WWW.REA-UTAH.COM

Project Info:
 Surveyor: J. HATCH
 Designer: N. ANDERSON
 Begin Date: 8-29-2021
 Name: THE BASIN
 Number: 2562-03
 Scale: 1"=30'

Weber County Recorder
 City No. Filed For Record
 And Recorded, Book
 Of The Official Records, Page
 Recorded For:

Weber County Recorder
 Deputy: