

Staff Report to the County Commission

Weber County Planning Division

Synopsis

Applicatio	on Information						
Application Request:		Consideration and action on a request for final approval of Aspen Ridge at Powder Mountain Subdivision, consisting of 11 lots, located at approximately 6152 N Powder Ridge Rd, Eden.					
Type of Decision:		Administrative					
Agenda Date:		Tuesday, May 04, 2021					
Applicant:		Michael Moyal					
File Number:		UVA050318					
Property I	Information						
Approximate Address:		6152 N Powder Ridge Rd, Eden					
Project Area:		1.91 Acres					
Zoning:		FR-3					
Existing Land Use:		Vacant/Residential					
Proposed Land Use:		Residential					
Parcel ID:		23-012-0082, 0105, 0119 Township 7 North, Range 2 East, Section 6					
Iownsnip	, Range, Section:	Township 7 North, Range 2 East, S	Section 6				
Adjacent I	Land Use						
North:	Residential		South:	Vacant DRR-1			
East:	Vacant DRR-1		West:	Vacant DRR-1			
Staff Infor	mation						
Report Presenter:		Steve Burton sburton@co.weber.ut.us 801-399-8766					
Report Reviewer:		RG					
Applicabl	e Ordinances						
■ Titlo	104 Zonos Chan	ter 17 Forest Residential (FR-3) 701	no				

- Title 104, Zones, Chapter 17, Forest Residential (FR-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 7, Supplementary and Qualifying Regulations

Background & Summary

The applicant has submitted a request for final approval of Aspen Ridge at Powder Mountain Subdivision, consisting of 11 lots. The Ogden Valley Planning Commission granted final approval of the proposal on January 22, 2019. The request for final approval includes a request for approval of an improvements guarantee agreement in the amount of \$456,357 for the remaining improvements to be installed.

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

<u>General Plan</u>: 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 §104-17-1 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.

The proposed development will be using a community wastewater disposal facility (PMWSID), as such, lots for single family dwellings are required to have 6,000 square feet of net developable area. The single family dwelling lots range in size from 6,175 square feet to 8,502 square feet of net developable area.

The LUC §104-17-5(a)(2)e defines net developable area as stated below:

Net developable area or acre. The term "net developable area" or "net developable acre" is defined as a quantity of ground within a parcel or parcels of land with slopes of less than 30 percent and with soils of sufficient depth and suitable types to ensure against development being a detriment to surface water and groundwater quality.

A slope analysis has been submitted showing each lot with an average slope of less than 25 percent.

The lot width requirement for the FR-3 zone is 60 feet. All lots within the proposed subdivision meet the width requirement of 60 ft as measured at the 25 ft front yard setback.

<u>Culinary water and sanitary sewage disposal</u>: A will serve letter regarding the availability of culinary water and sewage disposal has been provided by Powder Mountain Water and Sewer Improvement District. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision has been submitted as of April 28, 2021.

<u>Additional design standards and requirements</u>: The property is located within a geologic hazards area and a geologic hazards assessment has been provided. The reports prepared by GeoStrata are identified as project numbers 1236-003 and 1236-001. The reports recommend that a geotechnical report including a slope stability assessment be compiled prior to any development within the subject site.

On August 28, 2018, GeoStrata submitted a memorandum, addressing their recommendation for the slope stability assessment and recommendation that a geotechnical report be completed. The memorandum specifies that the slope stability assessment and geotechnical report be completed prior to any development on slopes of 30 percent or greater.

<u>*Review Agencies:*</u> To date, the proposed subdivision has been reviewed and approved by the Surveyor's Office, Engineering Division, and the Fire District.

Tax clearance: There are no outstanding tax payments currently related to these parcels.

Staff Recommendation

Staff recommends final approval of Aspen Ridge at Powder Mountain, consisting of 11 lots. This recommendation is based on the following findings:

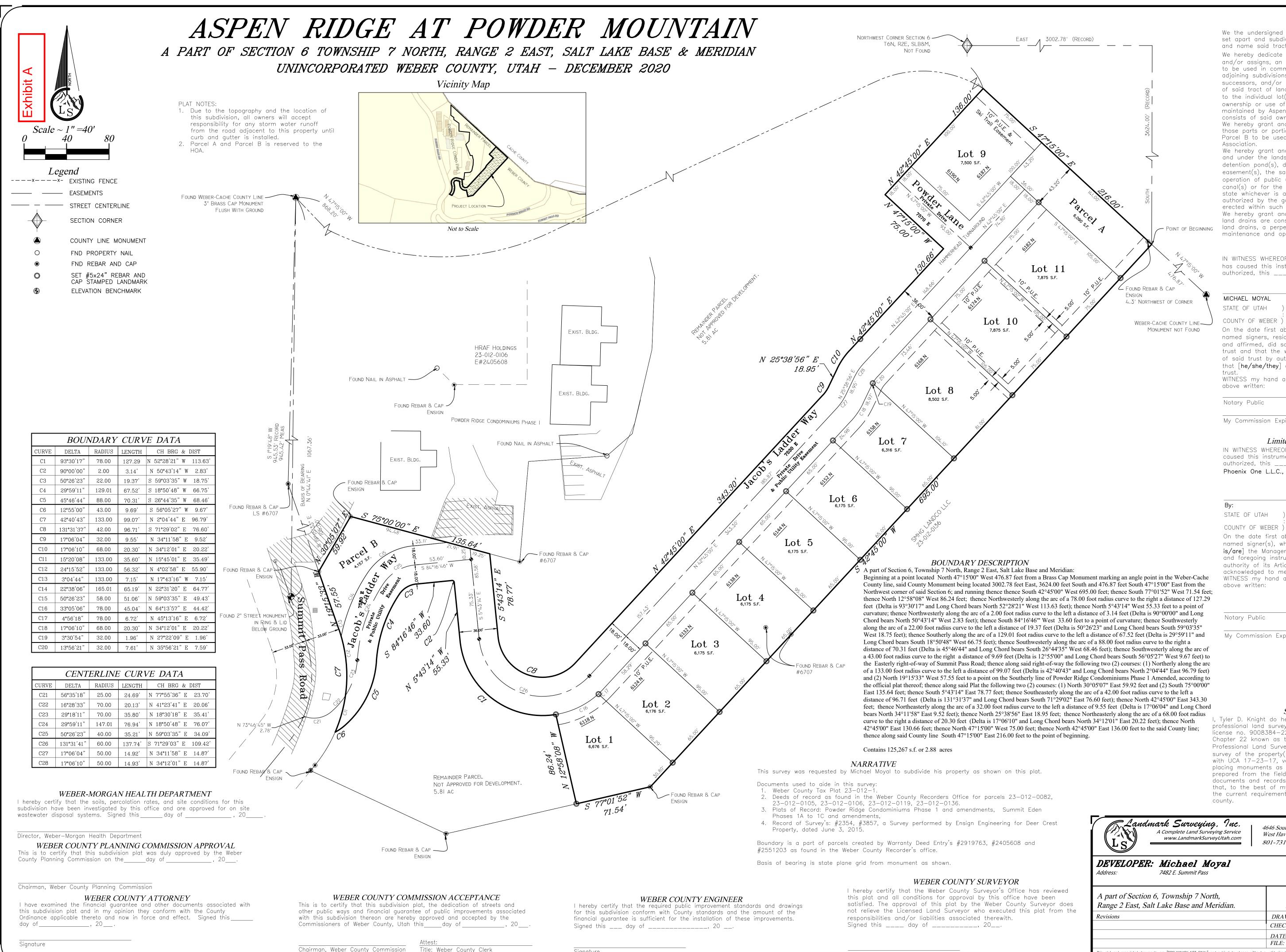
- 1. The proposed subdivision conforms to the Ogden Valley General Plan.
- 2. The proposed subdivision complies with applicable County ordinances.

Exhibits

A. Subdivision Plat

Map 1





This Plat is the Intellectual Pronerty of Landmark Surveying. Inc. , all legal rights are reserved. 🗕

Weber County Surveyor

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract ASPEN RIDGE AT POWDER MOUNTAIN:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/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 lot(s), parcel(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by Aspen Ridge Home Owners Association whose membership consists of said owners, their grantees, successors, or assigns. We hereby grant and convey to Aspen Ridge Home Owners Association, all those parts or portions of said tract of land designated as Parcel A and Parcel B to be used for the benefit of said Aspen Ridge Home Owners

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance

easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such - POINT OF BEGINNING land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgement

IN WITNESS WHEREOF, said Michael Moyal Living Trust, dated, July 14, 2016 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____ , 20____.

On the date first above written personally appeared before me the above named signers, residing at [addresses], who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the

WITNESS my hand and official stamp the date in this certificate first

My Commission Expires:

Residing in:

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____ , 20____. Phoenix One L.L.C., a Oregon Limited Liability Company

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they] is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same. WITNESS my hand and official stamp the date in this certificate first

Residing in:

My Commission Expires:

SURVEYOR'S CERTIFICATE

, Tyler D. Knight do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certi that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber

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A Complete Land Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no Fee paid
DEVELOPER: Michael Moyal Address: 7482 E. Summit Pass		1	Filed for record and recordedday of 20 at
A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian.	Subdivision		in book of official record on page
Revisions	DRAWN BY: CHECKED BY		County Recorder: Leann H Kilts
	DATE: FILE: 3731		By Deputy: