



# Staff Report to the County Commission

Weber County Planning Division

## Synopsis

### Application 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 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, Range, Section:** Township 7 North, Range 2 East, Section 6

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Vacant DRR-1
<b>East:</b> Vacant DRR-1	<b>West:</b> Vacant DRR-1

### Staff Information

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

**Report Reviewer:** RG

## Applicable Ordinances

- Title 104, Zones, Chapter 17, Forest Residential (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

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

Zoning: The subject property is located in the Forest Residential (FR-3) Zone. The purpose of the FR-3 zone is identified in the LUC §104-17-1 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.

Culinary water and sanitary sewage disposal: 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.

Additional design standards and requirements: 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.

Review Agencies: 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



