

OGDEN VALLEY PLANNING COMMISSION

MEETING AGENDA

February 15, 2022

4:30 p.m.

- *Pledge of Allegiance*
- *Roll Call:*

1. **Minutes: December 28, 2021**

Petitions, Applications, and Public Hearings:

2. **Administrative Items**

2.1 **UVB 050721:** Consideration and action on a request for final approval of The Basin Subdivision located at approximately 947 E Old Snow Basin Road. **Presenter Steven Burton**

2.2 **UVS011222** - Consideration and action for preliminary subdivision approval of Sundown Condominiums Phase 2. **Presenter Tammy Aydelotte**

3. **Public Comment for Items not on the Agenda:**

4. **Remarks from Planning Commissioners:**

5. **Planning Director Report:**

6. **Remarks from Legal Counsel:**

7. **Adjourn to work session**

7.1 **ZTA 2021-07:** Discussion regarding a requested text amendment to the Form-Based Village Zoning ordinance (FBV) to add specific provisions for a Nordic Valley village area. **Staff Presenters: Charlie Ewert & Scott Perkes**

7.2 **Wolf Creek Rezone, Master Plan Amendment – Eric Householder**

Adjourn

The regular meeting will be held in person at the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

& Via Zoom Video Conferencing at <https://us02web.zoom.us/j/86560039943> Meeting ID: 865 6003 9943

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting. No decisions are made in the pre-meeting, but it is an open public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8761

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record will be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

Minutes of the Work Session of the Ogden Valley Planning Commission for December 28, 2021. To join the meeting, please navigate to the following weblink at, <https://us02web.zoom.us/j/81591138982>, the time of the meeting, commencing at 4:30 p.m.

Ogden Valley Planning Commissioners Present: Chair John Lewis, Chair; Shanna Francis, Vice Chair, Jeff Burton, John (Jack) Howell, Ron Lackey, and Trevor Shuman

Absent/Excused: Commissioners Justin Torman

Staff Present: Charlie Ewert, Principal Planner; Scott Perkes, Planner; Courtlan Erickson, Legal Counsel; Marta Borchert, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:**

Chair Lewis asked if anyone had any ex parte communication or conflict of interest to declare. No disclosures were made.

WS1: ZMA 2021-09: Presentation and discussion regarding the proposed Skyline Mountain Base (Nordic Valley) village plan. Staff Presenters: Charlie Ewert & Scott Perkes.

Principal Planner Ewert reported the purpose of this agenda item is to engage in conversation with the developer of the proposed Skyline Mountain Base village and provide feedback regarding any concerns the Commission has regarding any component of the conceptual plan. Eric Langvardt, Rhonda Kippin, and Laurant Craig were present representing the development group that has applied for the rezone and village project and Mr. Ewert facilitated discussion among the group regarding the project concept; Mr. Langvardt presented a document explaining the substantial public benefits associated with the village project, which is intended to provide year-round recreational uses on the mountain. He discussed the projects conformance with the Ogden Valley General Plan, which calls for a village type of project in this area. The plan will provide for long-term economic growth that will sustain the community. He presented the zoning map for the subject property and the surrounding area, noting that the village plan will incorporate a mix of uses in these zoning designations. This includes hotels, condominiums, and other types of transitional residential/commercial uses. He presented a more detailed master plan for the project to orient the Commission to the proposed location of the following uses:

- Multi-family residential.
- Mixed use commercial/residential uses.
- Nordic Street commercial area.
- Townhomes.
- Single-family chalets.
- Resort maintenance facility.
- Say skier and retail parking areas.
- Nordic ski center.
- Nordic environmental purification facility.
- Cross country and summer trails.
- Boat house and pond.
- Existing ski lift.
- Outdoor amphitheater.
- "Park City" stairs.

This is a project that will have true year-round access that will contribute to creatin a 'sense of place' in this area of the Valley. He then presented several images that can be considered examples of the types of architecture that will be included in the construction of the buildings in the project. The majority of the parking in the project will either be underground or enclosed to make the area more pedestrian friendly and reduce the impacts of large parking areas.

Chair Lewis then invited Commissioners to engage in discussion with the representatives of the project regarding any concerns or questions they have; topics of discussion among the group included transportation improvements; ease of access in various locations in the project area; areas in which 'ski-in' and 'ski-out' access will be possible; overall density/capacity of the project; future expansion plans; phasing/timing of the overall project; the concept of transferring development rights from the Ogden Valley area to this village site; and public involvement in the approval process for the project.

WS2: ZTA 2021-10: Public hearing and action regarding the county-led text amendment to add a definition and regulatory language to the Land Use Code regarding Large Concentrated Animal Feeding Operations. Staff Presenter: Scott Perkes

Principal Planner Ewert reported that the State Legislature adopted legislation requiring counties to adopt a CAFO ordinance by February 2; if the action is not taken by that date, the County cannot adopted an ordinance to regulate the use. Staff has identified potential existing Large Concentrated Animal Feeding Operations (CAFOs) in the West Weber and Ogden Valley areas:

West Weber Operations:

- Gibson Dairy Farm (47 acres +) (449 S 4700 W) – Green Acres Website indicates they have 1500 milk cows
- Wadeland Dairy Farm (49.32 acres) (6061 W 900 S) – Deseret News Article (April, 2011) indicates 1600 milk cows
- Hancock Farm (4481 W 400)
- DeGeorgio Farm (5500 W 1600 S)
- Randy Marriot Elk (8000 W 700 N)

Ogden Valley Operations:

- Ward Buffalo (3300 E 4100 N)
- Broadmouth Canyon Elk (Broadmouth Canyon – Summer, 3800 E 4100 N – Winter)

He facilitated Commission discussion and review of State code regulations for the land use as well as the current zoning allowances for CAFOs; he also offered a comparison with the proposed ordinance amendments and indicated the Western Weber County Planning Commission has reviewed this same information and they have communicated the ordinance text amendments they are supportive of. Upon hearing support from the Commission, Mr. Ewert stated that a public hearing regarding this matter will be scheduled for a meeting in the near future.

WS3. ZTA 2021-11: Public hearing and action regarding the county-led text amendment to the Accessory Dwelling Unit Ordinance to restrict the transfer of density rights from outside the Ogden Valley floor for the purposes of increasing a subject property’s base density and the construction of detached accessory dwelling units. Staff Presenters: Scott Perkes

Principal Planner Ewert indicated this is a County-sponsored text amendment regarding Accessory Dwelling Units (ADUs); the purpose of the proposed amendment is to restrict transfer of density rights (TDRs) actions from the Ogden Valley for purposes of increasing a property’s base density and the construction off detached ADUs. He noted the concept of TDRs in association with the approval of an ADU was not contemplated at the time that the ADU ordinance was originally written and it is necessary to make that change to address unintended consequences of the missing regulation. He facilitated review and discussion of the proposed ordinance amendments, after which the Commission communicated their support for the amendment and for scheduling a public hearing regarding the application for a future meeting. Mr. Ewert indicated that staff needs to determine the most appropriate form of notification of the public hearing, but he will proceed with that soon.

**Meeting Adjourned: The meeting adjourned at 6:13 p.m.
Respectfully Submitted,**

Weber County Planning Commission



Staff Report to the Ogden Valley Planning 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:	February 15, 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 for 13 lots with an alternative access easement 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 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 preliminary and final plat show 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.

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. While the rezoning of the property was not in compliance with the commercial village section of the general plan, 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 will-serve 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 alternative access shall be constructed in conformance with the design standards in 108-7-29(a) prior to the issuance of land use permits or building permits.
2. An alternative access covenant, where the developer agrees to pay for a proportionate amount of the cost of a public street, will be required to be recorded with the final subdivision plat.
3. The applicant will be required to provide a final approval letter from the water and sewer provider, prior to the recording of the subdivision.

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

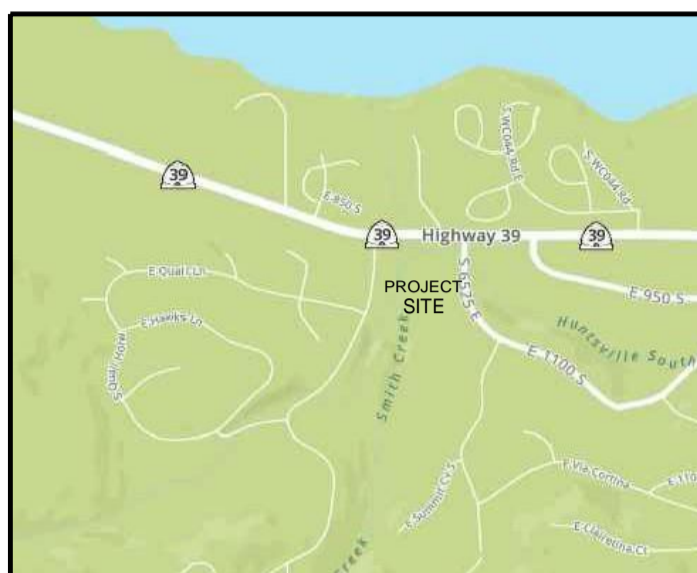
Location Map 1



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
FEBRUARY, 2022

Exhibit A



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°36'46"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED BY DEED AND ADJACENT SUBDIVISIONS. THE DEED ALONG OLD SNOW BASIN ROAD DIDN'T MATCH WITH THE RIGHT OF WAY ESTABLISHED BY THE CHALET'S AT SKI LAKE PHASE 2. THE RIGHT OF WAY FROM SAID PLAT WAS ACCEPTED AS THE BOUNDARY.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF 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 U-39, SAID POINT BEING S89°36'46"E 477.61 FEET AND S00°23'14"W 2.34 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1959.86 FEET, AN ARC LENGTH OF 254.84 FEET, A DELTA ANGLE OF 07°27'01", A CHORD BEARING OF S80°41'48"E, AND A CHORD LENGTH OF 254.68 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OLD SNOW BASIN ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S04°48'23"W 313.97 FEET; AND (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1134.18 FEET, AN ARC LENGTH OF 117.20 FEET, A DELTA ANGLE OF 05°55'15", A CHORD BEARING OF S07°46'00"W, AND A CHORD LENGTH OF 117.15 FEET; THENCE N77°56'06"W 194.61 FEET; THENCE N77°56'13"W 271.39 FEET; THENCE N12°03'47"E 156.02 FEET; THENCE S77°56'13"E 158.81 FEET; THENCE N13°01'42"E 260.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 144,146 SQUARE FEET OR 3.309 ACRES MORE OR LESS.

NOTE

- 1. PARCEL A WILL BE OWNED AND MAINTAINED BY THE HOA FOR PARKING AND COMMON AREA.

DEVELOPER:

OW Land Co.
1222 W. Legacy Crossing Blvd, Ste. 6
Centerville, UT

WIEFIER <CrQIUN1fY IILANNITNG <CrQIMMITSSITrQIN AIIIRrQIVAIL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WIEFIER <CrQIUNIT IENGITNIEIER
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.
WEBER COUNTY ENGINEER

WIEFIER CrQIUN1fY <CrQIMMITSSITrQIN A<C<CIEI1f1AN<CIE
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____
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST _____ TITLE

WIEFIER <CrQIUN1fY SUR'VEIYrOIR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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
SIGNED THIS _____ DAY OF _____, 20____
WEBER COUNTY SURVEYOR

WIEFIER <CrQIUN1fY AITOrRNIEY
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.
SIGNED THIS _____ DAY OF _____, 20____
WEBER COUNTY ATTORNEY

WIEFIER-MrORGAN IHIEAIL1f1HI JDJEJrAR1fMIEN1f
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Webler <Cou11ty Recorder
Entry No. _____ Fee Paid _____
And Recorded _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.

LINE TABLE

LINE BEARING	DISTANCE
L1 N77°56'13"W	87.87
L2 N77°56'13"W	91.90
L3 N77°56'13"W	91.90
L4 N77°56'13"W	91.90
L5 N77°56'13"W	77.09
L6 N77°56'13"W	14.81
L7 S77°56'13"E	14.81
L8 S77°56'13"E	144.00
L9 S77°56'13"E	92.93
L10 S77°56'13"E	14.81
L11 S77°56'13"E	39.09
L12 N12°03'47"E	13.00
L13 N12°03'47"E	13.00
L14 N12°03'47"E	130.50
L15 S12°03'47"W	12.52
L16 S12°03'47"W	13.00
L17 S12°03'47"W	13.00
L18 S12°03'47"W	117.48
L19 N12°03'47"E	154.00
L20 N12°03'47"E	72.00
L21 N12°03'47"E	72.00
L22 N77°56'13"W	120.08
L23 S77°56'13"E	8.22
L24 S77°56'13"E	38.71
L25 S77°56'13"E	84.84
L26 S77°56'13"E	91.76
L27 S77°56'13"E	41.28
L28 S77°56'13"E	10.08
L29 N77°56'13"W	56.00
L30 N77°56'13"W	83.00
L31 N77°56'13"W	37.60
L32 N12°03'47"E	13.00
L33 N12°03'47"E	12.52
L34 N12°03'47"E	25.52
L35 N12°03'47"E	13.00
L36 N12°03'47"E	13.00
L37 S77°56'13"E	38.71
L38 S77°56'13"E	37.60
L39 S77°56'13"E	83.00
L40 S77°56'13"E	56.00
L41 S77°56'13"E	39.63
L42 N12°03'47"E	13.00
L43 N12°03'47"E	13.00
L44 N77°56'13"W	42.94
L45 N77°56'13"W	50.76
L46 N04°48'23"E	13.10
L47 N04°48'23"E	13.10
L48 S77°56'13"E	82.84
L49 S77°56'13"E	83.00
L50 S77°56'13"E	94.56

CURVE TABLE

#	RADIUS	ARC LENGTH	CHO LENGTH	TANGENT	CHO BEARING	DELTA
C1	1959.86	254.84'	254.66'	127.60'	S80°41'48"E	7°27'01"
C2	1134.18	117.20'	117.15'	58.65'	S07°46'00"W	5°55'15"
C3	1959.86	82.32'	82.31'	41.17'	S78°10'30"E	2°24'24"
C4	1959.86	83.10'	83.09'	41.55'	S80°35'34"E	2°25'45"
C5	1959.86	89.43'	89.42'	44.72'	S83°06'53"E	2°36'52"
C6	28.00'	43.98'	39.60'	28.00'	N57°03'47"E	90°00'00"
C7	28.00'	43.98'	39.60'	28.00'	N32°58'13"W	90°00'00"
C8	28.00'	43.98'	39.60'	28.00'	S32°58'13"E	90°00'00"
C9	28.00'	43.98'	39.60'	28.00'	S57°03'47"W	90°00'00"

SURVEYOR'S <CIER1f1ITFIT<CA1f1E
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF THE BASIN IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS _____ DAY OF _____, 20____
9031945
UTAH LICENSE NUMBER
TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
UTAH

rOWNIERS JDJEJrIT<CA1f1ITrQIN ANJD <CIER1f1ITFIT<CA1f1ITrQIN
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 ON THE PLAT AND NAME SAID TRACT THE BASIN, AND DO HEREBY DEDICATE PARCEL A TO THE HOMEOWNERS ASSOCIATION FOR PARKING AND COMMON AREA TO BE OWNED AND MAINTAINED BY THE SAME AND ALSO DO HEREBY DEDICATE ALL AREA LABELED AS PUBLIC UTILITY AND DRAINAGE EASEMENT TO THE HOMEOWNERS ASSOCIATION FOR DRAINAGE 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 TO BE OWNED BY THE INDIVIDUAL LOT OWNERS AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
SIGNED THIS _____ DAY OF _____, 20____

A<CIK.NrOiwILIEJDGMEN1f
STATE OF UTAH _____)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

ACIK.NrOiwILIEJDGM IEN1f
STATE OF UTAH _____)SS.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ 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.
COMMISSION EXPIRES _____ NOTARY PUBLIC

Project [11f]fo.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 6-29-2021
Name: THE BASIN
Number: 7562-02
Revision: _____
Scale: 1"=30'
Checked: _____



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
FEBRUARY, 2022

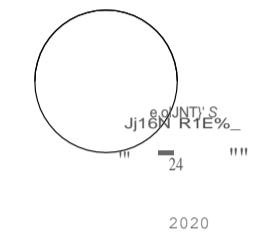
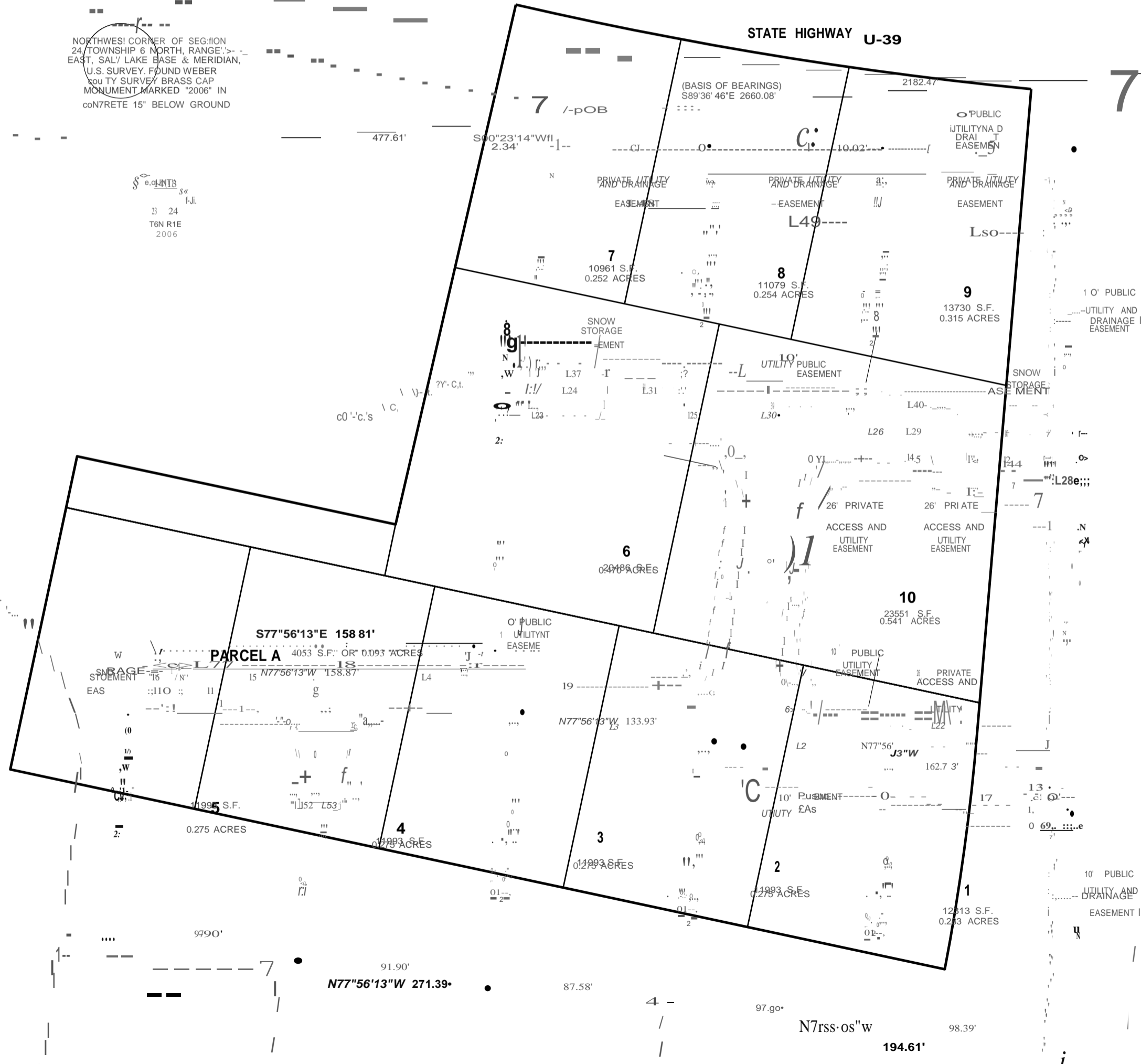
Exhibit A
SHEET 2 OF 2

NORTH QUARTER CORNER OF
SECTION 24, TOWNSHIP 6 NORTH,
RANGE 1 EAST, SALT LAKE BASE &
MERIDIAN, U.S. SURVEY. FOUND
WEBER COUNTY SURVEY BRASS CAP
MONUMENT MARKED "2020" IN RING
AND LID 6" BELOW GROUND

NORTHWEST CORNER OF SECTION
24 TOWNSHIP 6 NORTH, RANGE 1
EAST, SALT LAKE BASE & MERIDIAN,
U.S. SURVEY. FOUND WEBER
COUNTY SURVEY BRASS CAP
MONUMENT MARKED "2006" IN
CONCRETE 15" BELOW GROUND

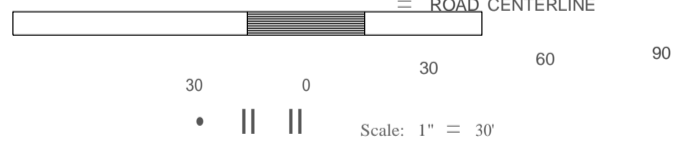
SECTION 24
TOWNSHIP 6 NORTH
RANGE 1 EAST
2006

STATE HIGHWAY U-39



LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE



Reeve & Associates, Inc.

Project Info.
Surveyor: HATCH
Designer: N. ANDERSON
Begin Date: 6-29-2021
Name: THE BASIN

Weber County IR
Entry No. _____
And Recorded File No. _____
At _____ In Book _____
Of The Official Record _____
Recorded For _____
Weber County F

S^m, | V^m - p(15)

| | |



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for preliminary subdivision approval of Sundown Condominiums Phase 2.
Type of Decision: Administrative
Agenda Date: Tuesday, February 15, 2022
Applicant: Guy Williams, Authorized Representative
Owner: Mike Brenny
File Number: UVS011222

Property Information

Approximate Address: 6550 N Powder Mountain Road, Eden, UT, 84310
Project Area: 6.885 acres
Zoning: FR-3
Existing Land Use: Vacant
Proposed Land Use: Residential PRUD
Parcel ID: 22-001-0014
Township, Range, Section: T7N, R1E, Section 01 Qtr NE

Adjacent Land Use

North: Powder Mountain Road	South: Sundown Condominiums Phase 1
East: Vacant/Summit Pass Road	West: Vacant

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@webercountyutah.gov
 801-399-8794
Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 17 Forest Residential Zone (FR-3)
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts, Important Wildlife Habitat Areas
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 18 Drinking Water Source Protection

Summary and Background

8/31/1983 – Weber County Commission approved a conditional use permit for Sundown PRUD, consisting of 80 units, and an associated bond for some of the improvements. The PRUD consists of a landscaping plan, open space, and private roadways, in two phases.

4/27/1984 – Sundown Condominiums Phase 1, consisting of 20 units was recorded.

1/12/2022 - The Planning Division received an application to plat phase 2 of Sundown Condominiums PRUD Subdivision, consisting of 60 units. The existing conditional use approval for the PRUD is still valid and staff recommends preliminary approval of Phase 2, subject to the conditions outlined in the PRUD approval.

There are some minor changes to the site layout, from the original approval (See **Exhibit A**) that are subject to the Planning Commission review. If the Planning Commission determines that the proposed changes are de minimus revisions, the

Planning Commission. The current PRUD ordinance states the following regarding amendments to non-conforming PRUDs:

A nonconforming PRUD may be amended from time to time under the same rules that governed its creation, provided that the amendment is a de minimis change that is routine and uncontested. The Planning Director or the Planning Commission has independent authority to determine what constitutes a routine and uncontested de minimis decision.

A roundabout has been removed, a turn in the proposed roadway has been tightened (Weber Fire and Engineering will have to approve this), and the buildings are grouped together differently. Instead of grouping of four or eight units together, the current proposal is grouping twelve units (three buildings) together. The proposed buildings house 4 units each, as in the original PRUD The proposed development area is zoned FR-3 and will consist of 60 units occupying 32,318 square feet (10.5%), roadways occupying 1.1788 acres (17.5%) with a common area occupying 4.9684 acres (72%).

Analysis

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

Zoning: The Purpose and Intent of the Forest Residential Zone is included below:

LUC §104-17-1 *“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.”*

Lot area, frontage/width and yard regulations: Sundown Condominiums Phase 2 will offer 5 twelve-unit models. Lot sizes within Sundown Condominiums are proposed to be between 1079 and 1623 square feet, and widths are proposed to be 28.5 feet. Original widths (these are the same as what are currently proposed) and area are similar to the current proposal (current proposal has larger square footage for 1st floor units by approximately 74 feet and the 2nd floor units have an additional 122 square feet).

Ogden Valley Sensitive Lands Overlay Districts: This proposal does not lie within a sensitive lands overlay district.

Common Area: Sundown Condominiums Phase 2 will preserve 4.97 acres, which amounts to 72% of the total parcel area that the developer will preserve as landscaped and open space common area. The open space will also feature a footpath for residents and visitors to Sundown Condominiums.

Prior to receiving final approval from the County Commission, the applicant will need to provide CC&R’s that comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance, and ownership of the common area. The developer will escrow for all public improvements and improvements within the common area. The final plat will need to include language for the common area located within the subdivision in the form of an open space preservation easement.

Natural Hazards Overlay Zone: Sundown Condominiums is located in a Zone “D”. County Engineering may have comments on whether or not this flood zone needs to be outlined on the final plat.

A geologic study has been performed by CMT Engineering Laboratories, Dated December 9, 2021, and project No. 17355. All recommendations contained in the submitted report shall be followed.

Culinary water, irrigation water and sanitary sewage disposal: A will-serve letter for culinary water services, and sanitary sewer services, has been submitted from Powder Mountain Water and Sewer, dated June 21, 2021.

Review Agencies: The Weber County Surveyor’s Office will review this application once a final plat has been submitted. The Engineering Division has concerns with approved UDOT access from Powder Mountain Road, interior road width and grade, among other concerns with utility locations and easements. The Weber Fire District has reviewed the proposal and provided the applicant with a detailed review that includes, among other things, requirements for fire suppression systems, hydrant count and location, road width and grade, parking restrictions along the interior private roads proposed within this subdivision. A condition of approval has been made part of the staff’s recommendations to ensure that any conditions of the

applicable reviewing agencies are strictly adhered to, and addressed prior to coming before the planning commission for a recommendation of final approval.

Additional design standards and requirements: The original conditional use approval showed a slightly different layout of the buildings and roadway. Typically, an amendment to the conditional use permit would require an application, however, if the planning commission feels the proposed changes are minimal, these changes may be approved in this meeting.

Tax clearance: The 2021 property taxes have been paid in full. The 2022 property taxes will be due in full on November 1, 2022.

Staff Recommendation

Staff recommends preliminary approval of Sundown Condominiums, consisting of 60 lots. This recommendation for approval is subject to **all review agency requirements** and based on the following conditions:

1. A CUP amendment application shall be submitted, addressing changes in proposed building location, and roadway layout, if the planning commission determines proposed changes to be more than minimal.
2. An approval from UDOT, for access off of Powder Mountain Road, shall be submitted prior to appearing before the Planning Commission for a recommendation of final approval.
3. Applicant shall address concerns from Engineering and Weber Fire District regarding slopes and proposed roads within the proposed development, prior to coming before the Planning Commission for a recommendation of final approval.
4. Colored elevations, with external material detail shall be submitted prior to coming before the Planning Commission for a recommendation of final approval.
5. A proposed trail/pathway layout will be required prior to coming before the Planning Commission for a recommendation of final approval.

The following findings are the basis for the planning staff's recommendation:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Overall Approved Layout: Phases 1 and 2
- B. Phase 1 dedication Plat
- C. Proposed Plat and Changes from the Original Site Plan
- D. Proposed Renderings
- E. Floor Plan

Area Map



Exhibit B- Phase 1 Dedication Plat

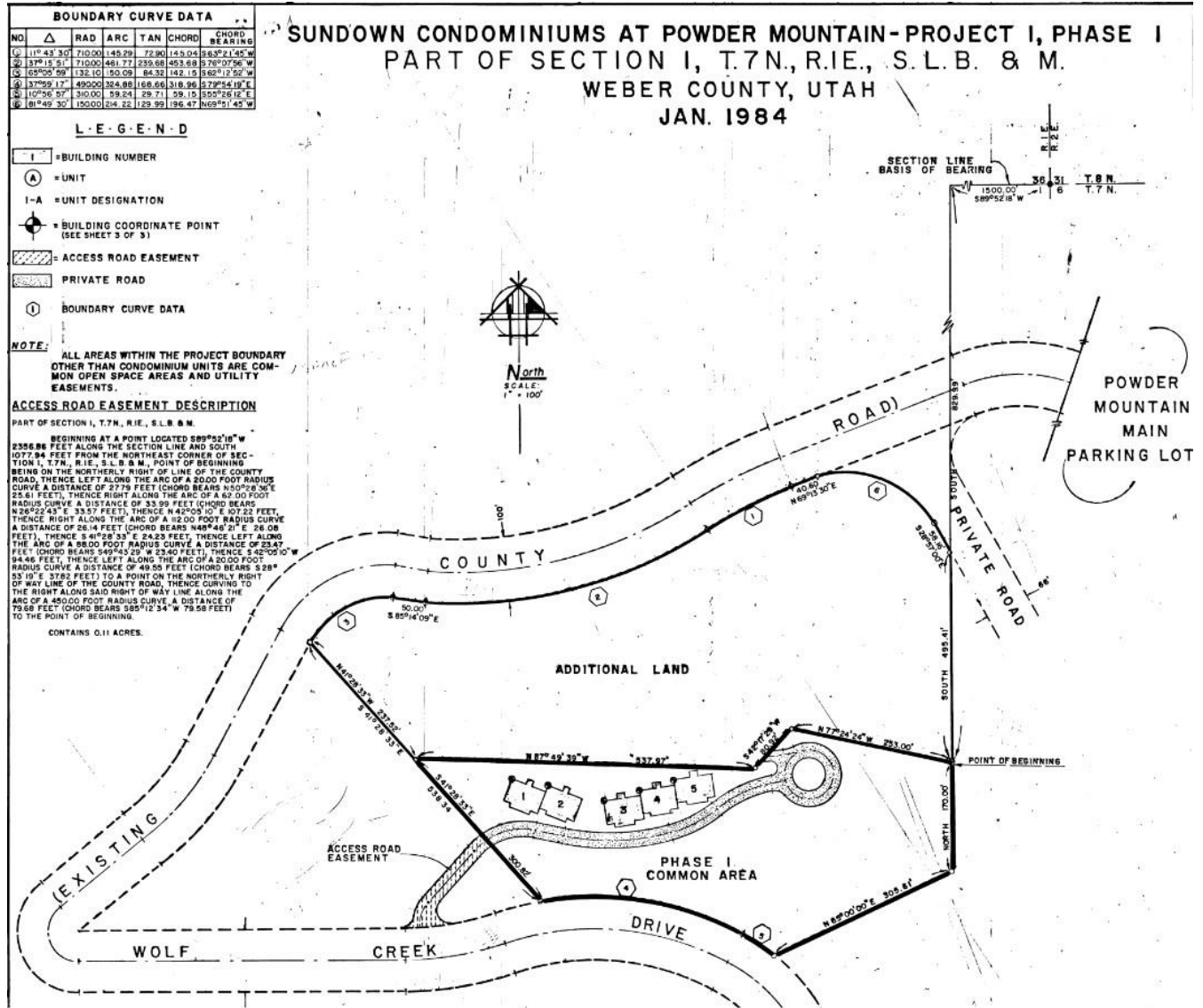
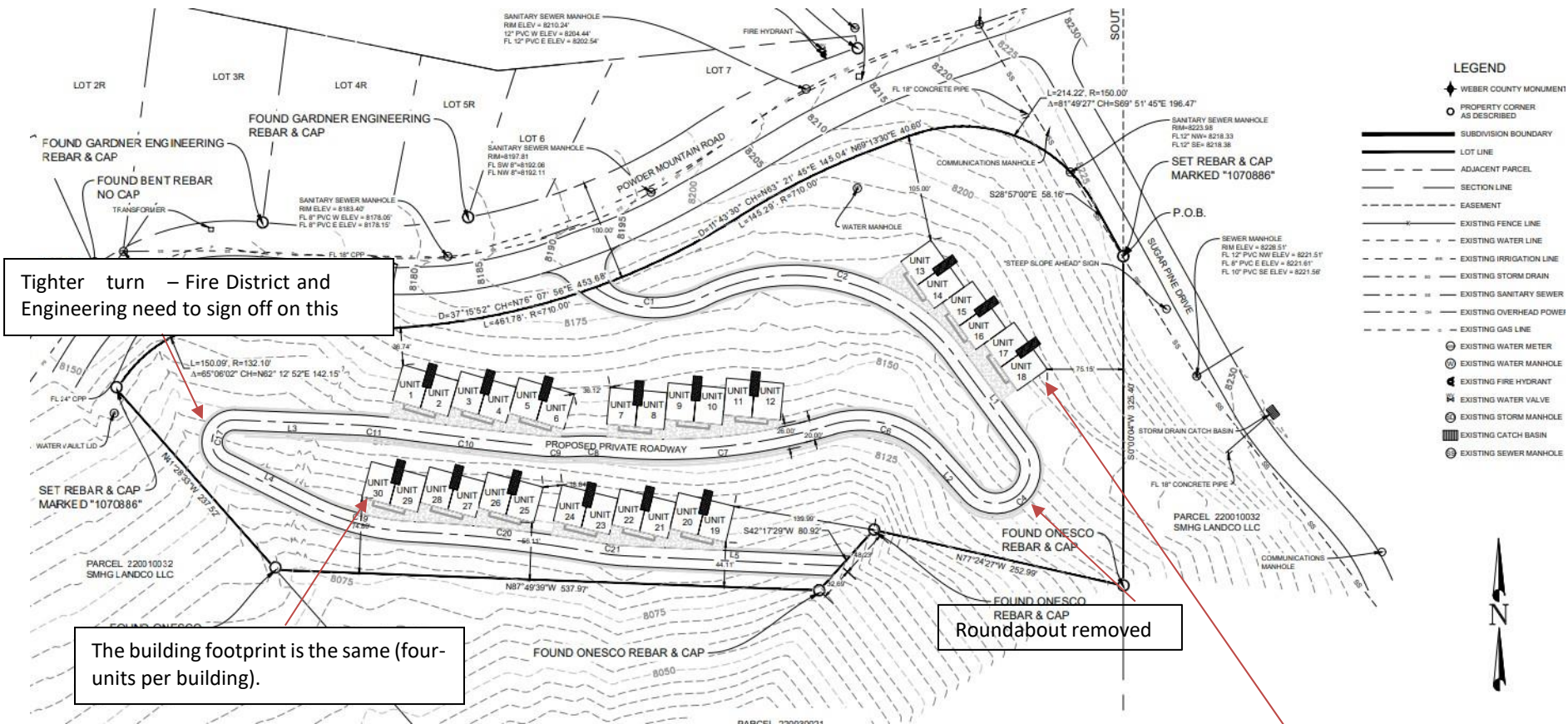


Exhibit D- Proposed Plat, and Changes from Original Site Plan



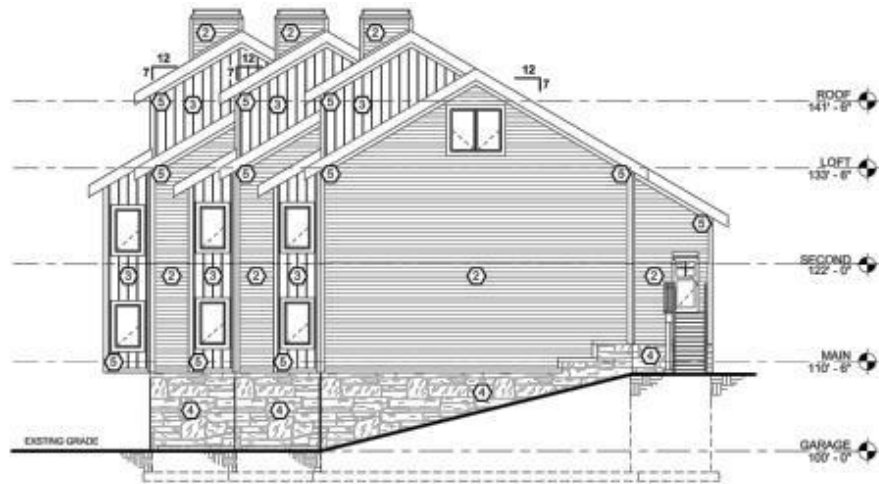
Tighter turn – Fire District and Engineering need to sign off on this

The building footprint is the same (four-units per building).

FOUND ONESCO REBAR & CAP Roundabout removed

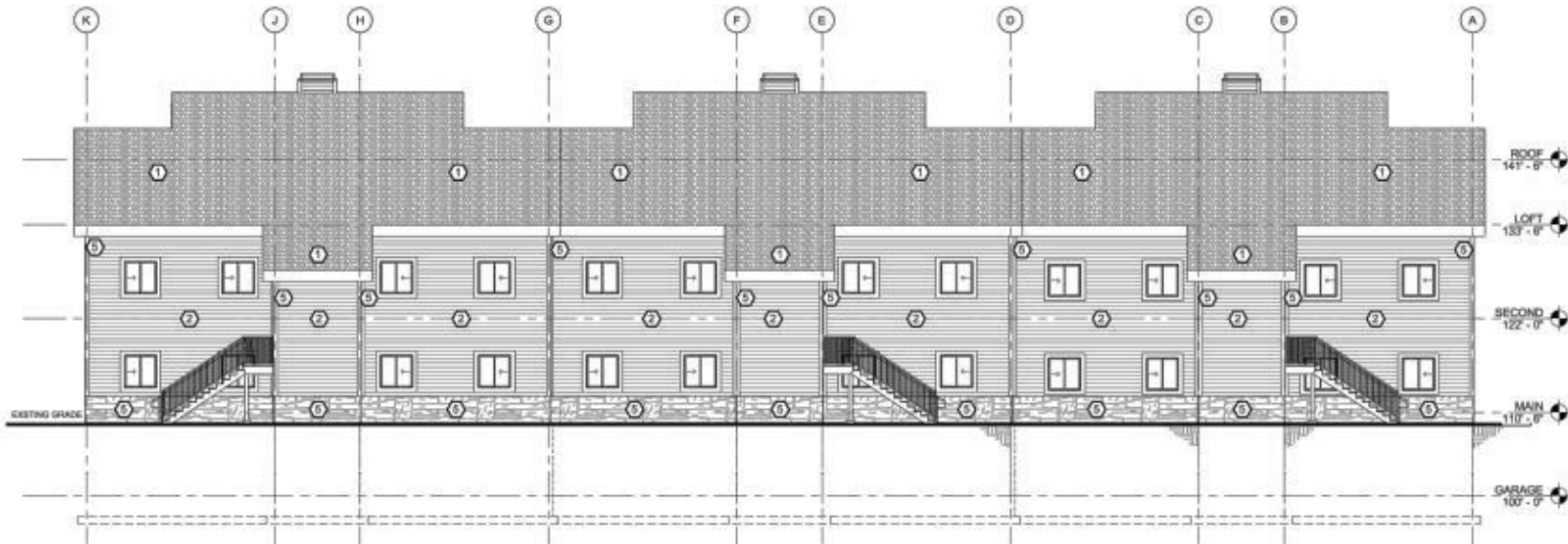
Buildings are grouped together in groups of 12 units, instead of the four or eight, from the previous layout.

Exhibit E - Proposed Elevations



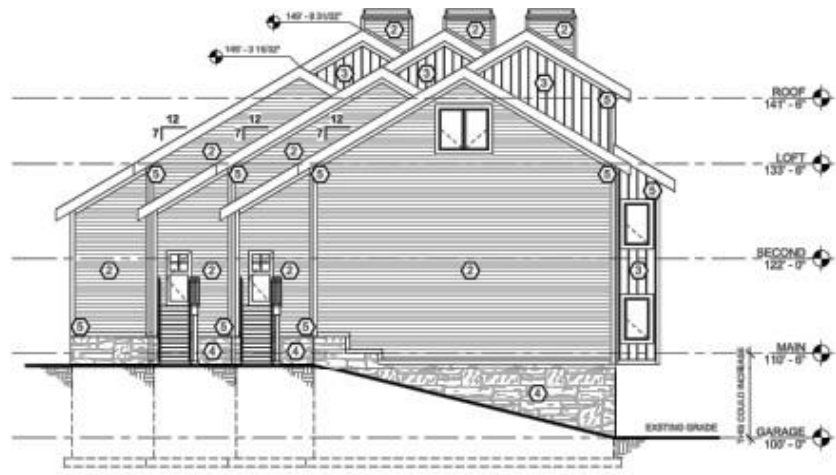
RIGHT ELEVATION

1/8" = 1'-0"

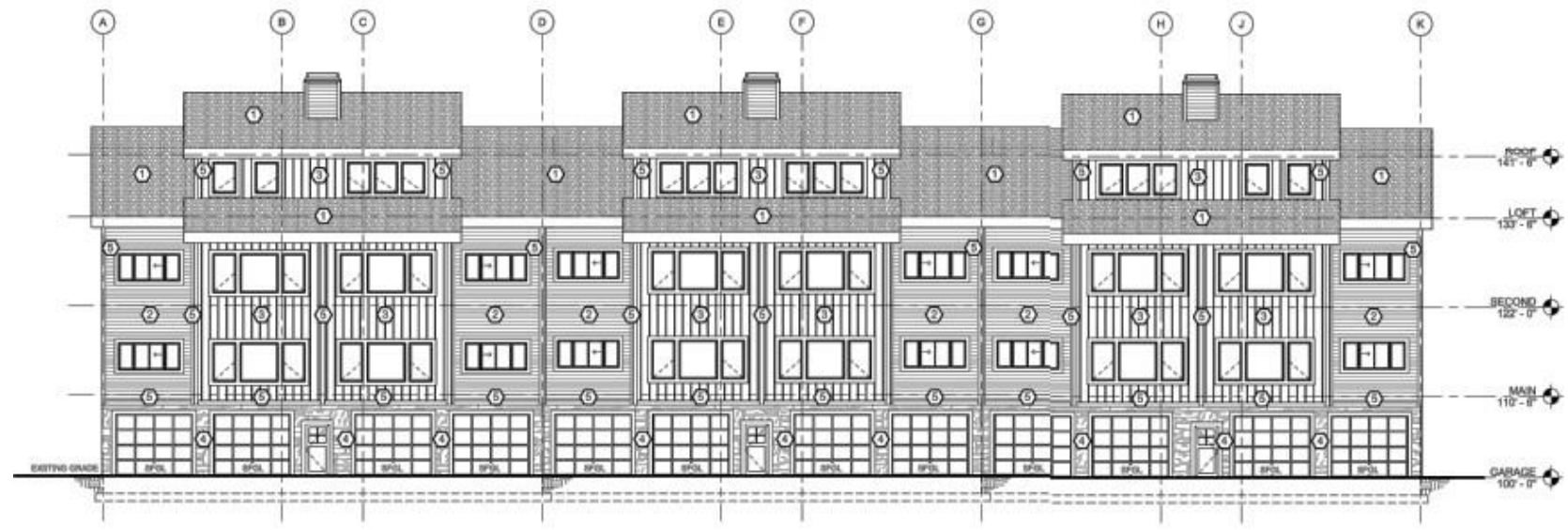


REAR ELEVATION

1/8" = 1'-0"

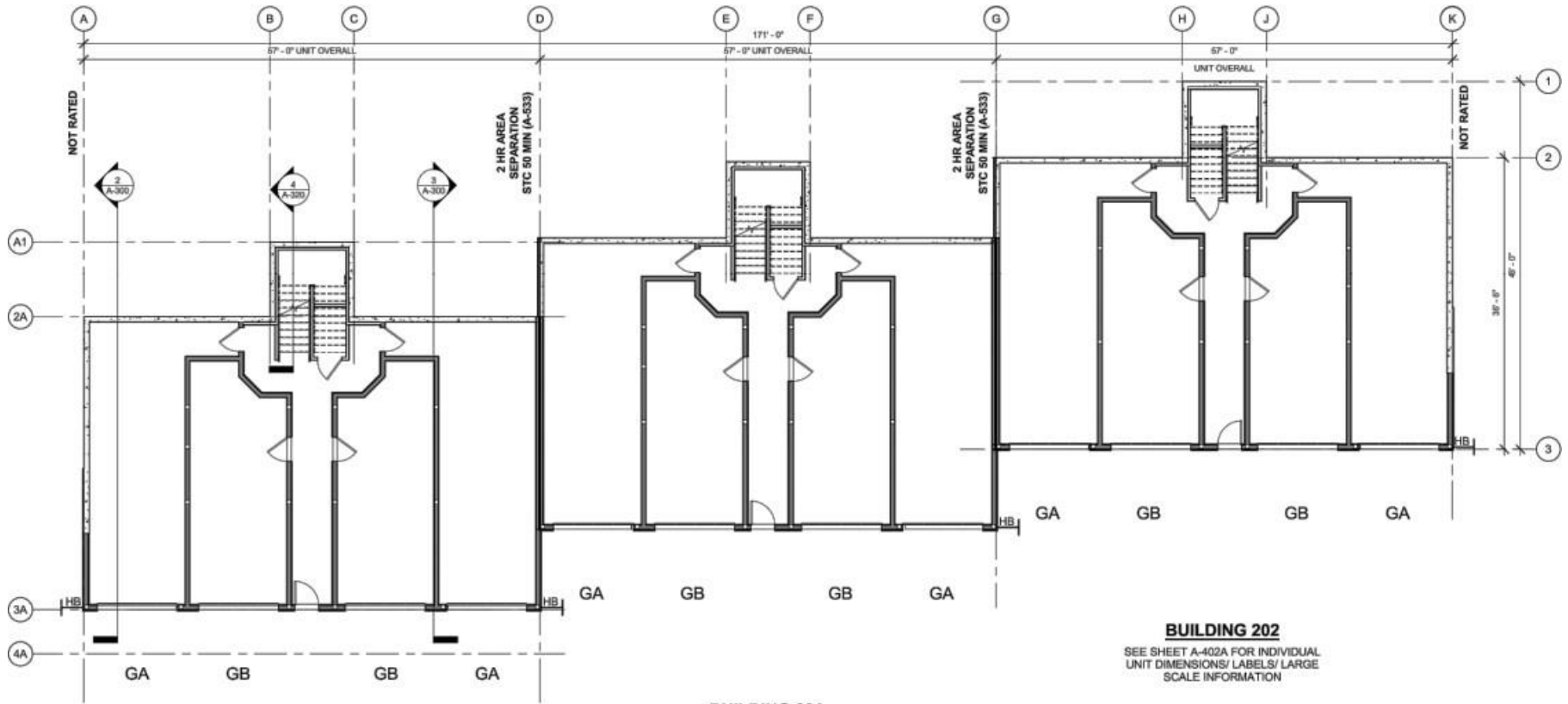


LEFT ELEVATION



FRONT ELEVATION

Exhibit F - Floor Plan



BUILDING 200
SEE SHEET A-400A FOR INDIVIDUAL
UNIT DIMENSIONS/ LABELS/ LARGE
SCALE INFORMATION

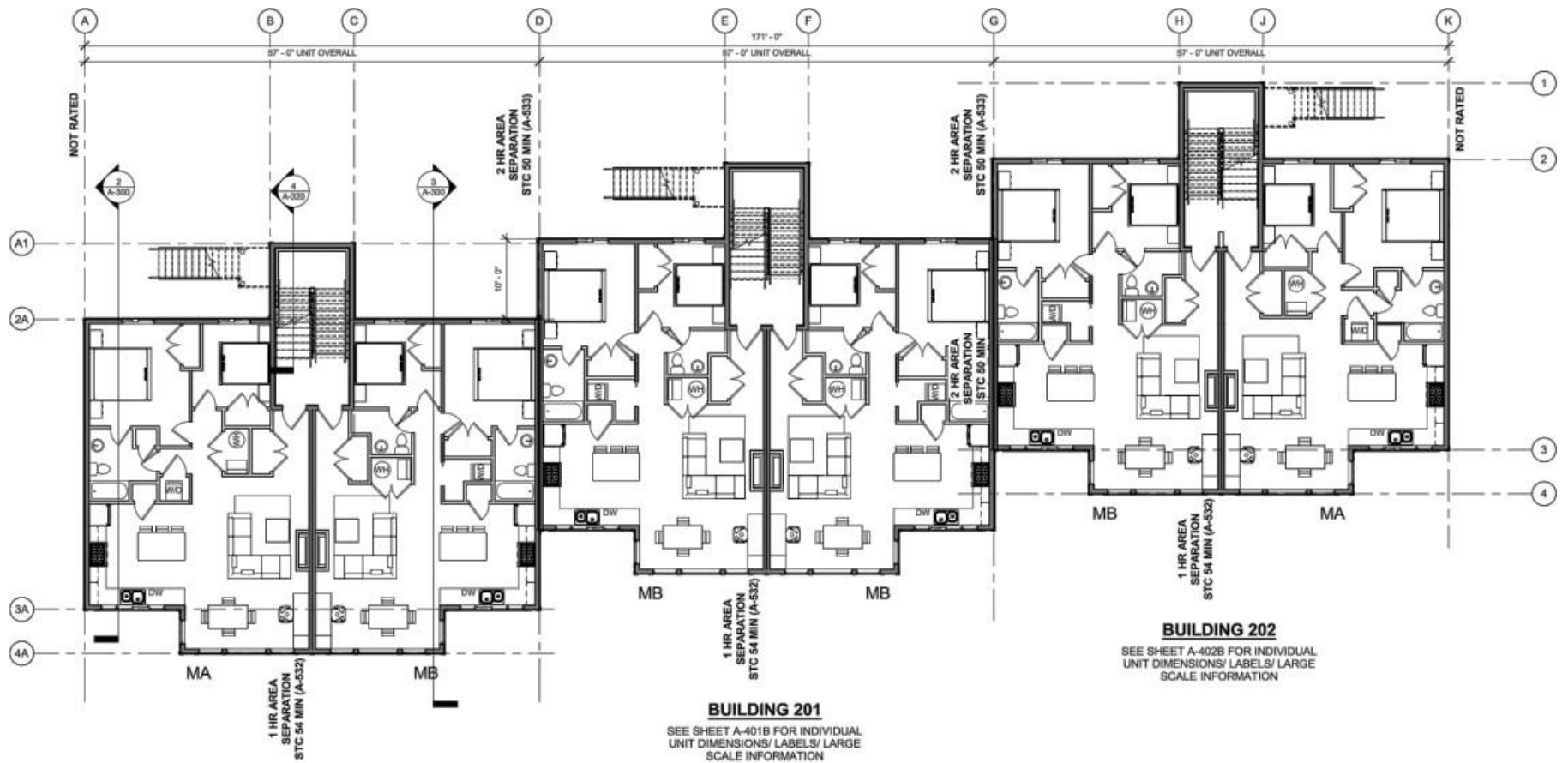
BUILDING 201
SEE SHEET A-401A FOR INDIVIDUAL
UNIT DIMENSIONS/ LABELS/ LARGE
SCALE INFORMATION

BUILDING 202
SEE SHEET A-402A FOR INDIVIDUAL
UNIT DIMENSIONS/ LABELS/ LARGE
SCALE INFORMATION

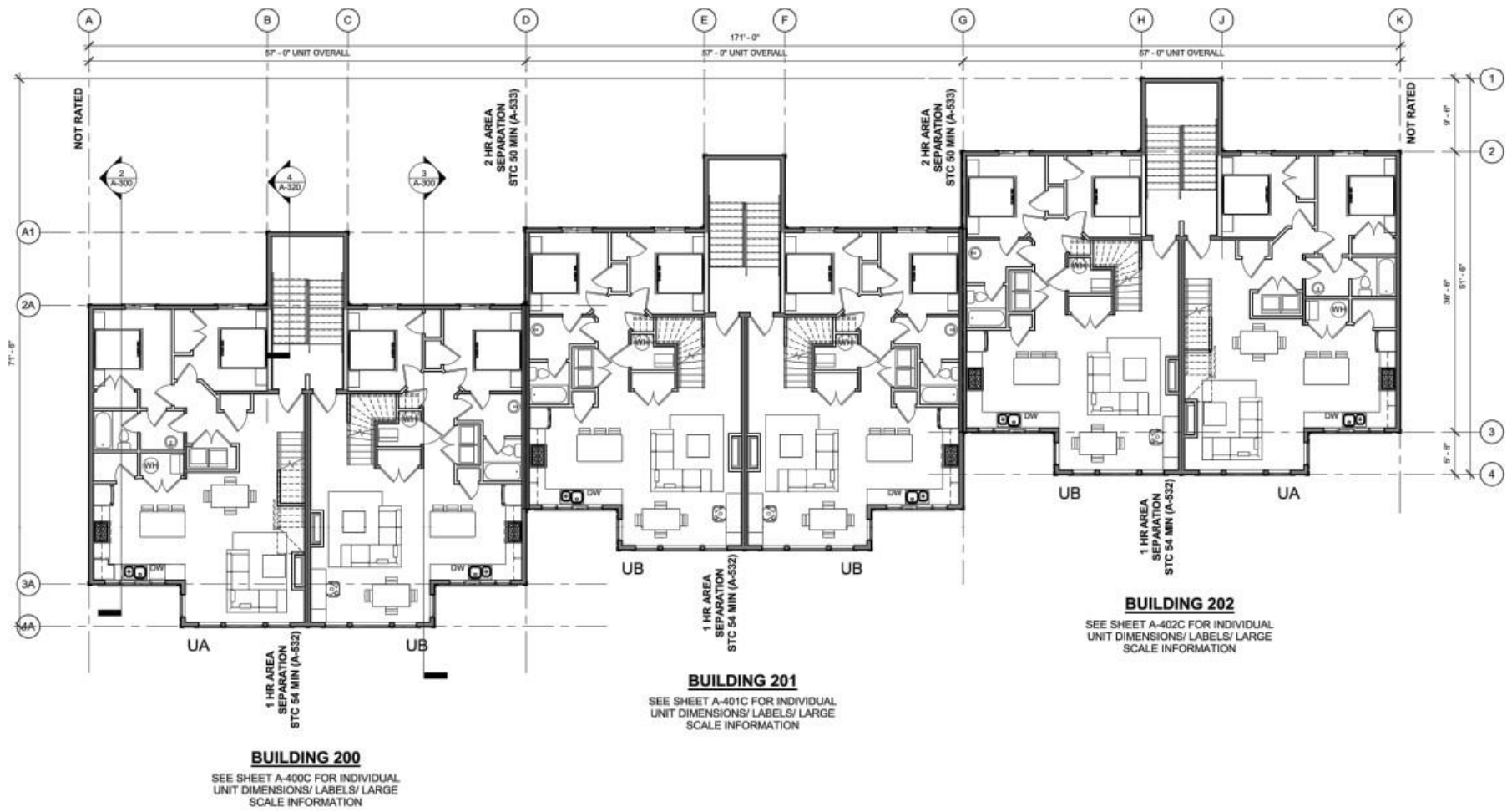
GARAGE LEVEL FLOOR PLAN

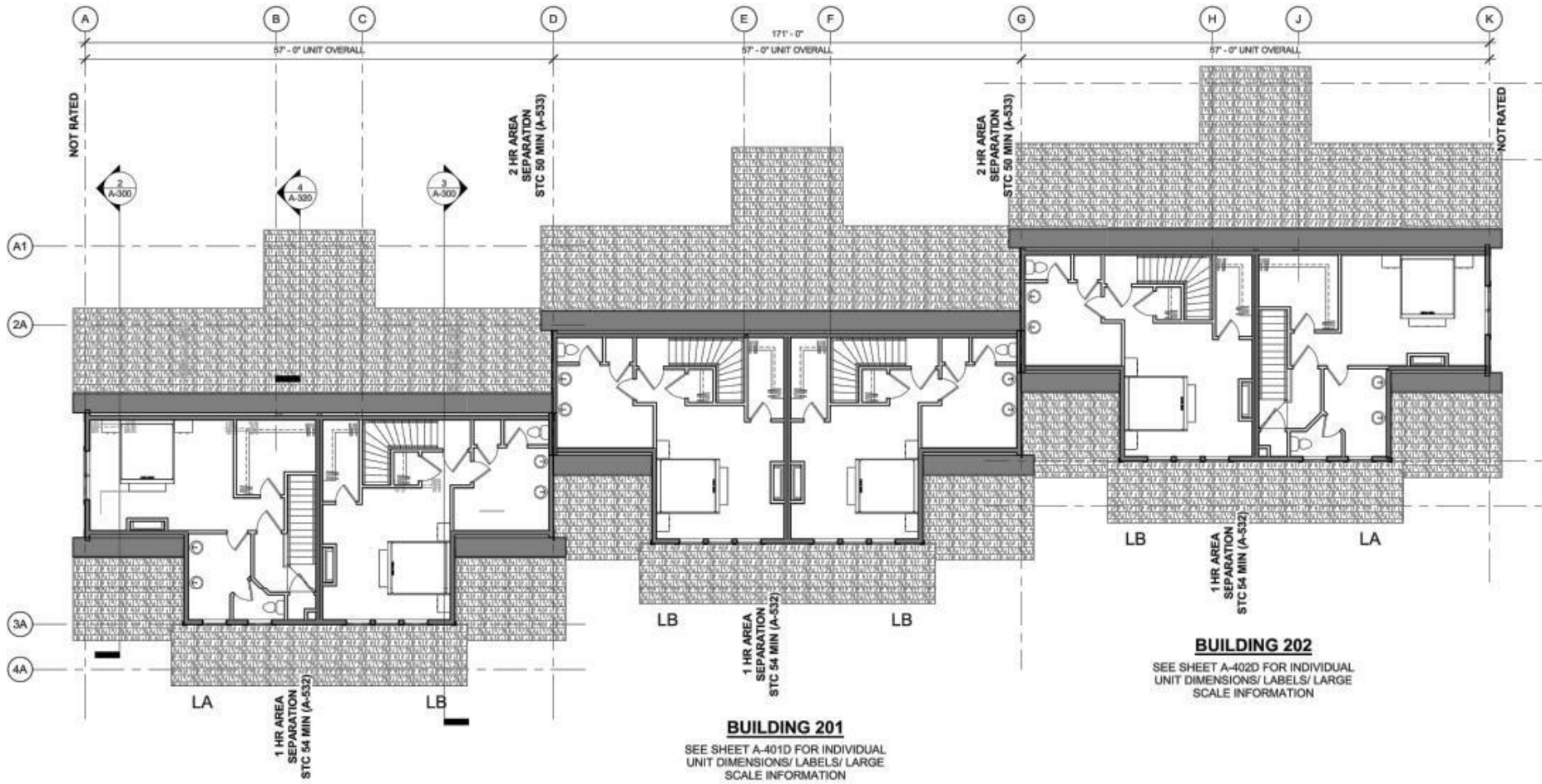
1/8" = 1'-0"

0' 2' 8' 16' 20' 32'



MAIN FLOOR PLAN
1/8" = 1'-0"
0' 2' 6' 16' 20' 32'





BUILDING 200
 SEE SHEET A-400D FOR INDIVIDUAL
 UNIT DIMENSIONS/ LABELS/ LARGE
 SCALE INFORMATION

BUILDING 201
 SEE SHEET A-401D FOR INDIVIDUAL
 UNIT DIMENSIONS/ LABELS/ LARGE
 SCALE INFORMATION

BUILDING 202
 SEE SHEET A-402D FOR INDIVIDUAL
 UNIT DIMENSIONS/ LABELS/ LARGE
 SCALE INFORMATION





Date: June 14, 2021

Ogden Valley Township Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

*Re: Commitment to provide culinary water and sanitary sewer services for
Parcels #22-093-0009 thru 0020 and Parcel #22-001-0014*

CAPACITY ASSESSMENT LETTER

This capacity assessment letter is issued by the Powder Mountain Water and Sewer Improvement District (the "District"), in connection to a certain real estate projects proposed to be developed.

The District confirms that it has adequate capacity to provide water and sewer services to serve 72 Equivalent Residential Units ("ERUs") in connection with the parcels #22-093-0009 thru 0020 and #22-001-0014.

Building permits shall not be issued without final approval by the District. Final approval is subject to the Developer meeting all applicable requirements of the District and payment of all applicable fees.

The District's commitment set forth in this letter is effective as of the date of this letter.

**POWDER MOUNTAIN WATER AND
SEWER IMPROVEMENT DISTRICT**

By: 
Robert Behrendt
Board Chairman

