

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**January 20, 2021
4:00 to 5:00 p.m.**

Join Zoom Meeting

<https://us02web.zoom.us/j/82350325768>

Meeting ID: 823 5032 5768

- 1. File No. UVH 120920: Consideration and action on an administrative application, final approval of Horizon Run Ranches Subdivision Phase 1, consisting of 2 lots. Presenter; Tammy Aydelotte**

The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/ink in a web browser:

Meeting ID: 823 5032 5768

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 for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Horizon Run Ranches Subdivision Phase 1, consisting of 2 lots.

Agenda Date: Wednesday, January 20, 2021

Applicant: Rick Everson, Rep

File Number: UVH 120920

Property Information

Approximate Address: 7540 E. Horizon Run Rd., Eden, UT, 84310

Project Area: 5.27 acres

Zoning: Destination and Recreation Resort (DRR-1) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 23-012-0150

Township, Range, Section: T7N, R2E, Section 06 SE

Adjacent Land Use

North: Horizon Run Rd	South: Vacant
East: Vacant	West: Vacant

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 29 (DRR-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of administrative application, final approval of Horizon Run Ranches Phase 1 Subdivision, consisting of 2 lots, located at approximately 7540 Horizon Run Rd in the DRR-1 Zone. The proposed subdivision meets the lot area and lot width requirements of this zone, of 3.00 acres in area and 150 feet in width. Access for this lot will be Horizon Run Drive. The purpose of this application is to create a two-lot subdivision from one parcel.

This proposed subdivision is located in a geologic hazard study area, and a report has been submitted with this application.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by pursuing Valley recreation expansion by working with resort developers (Parks and Recreation Goal 2, pg. 54 Ogden Valley General Plan).

Zoning: The subject property is located in the DRR-1 zone. The land use requirements for these zones are stated in the LUCS 104-29, respectively, as follows:

“The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley’s rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community’s well-being and overall, instill a sense of stewardship for the land.”

Small Subdivision: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in the FV-3 zone (LUC 104-14) and the AV-3 zone (LUC 104-6). The proposed subdivision will not create any new public streets. The proposal meets the criteria for a “Small Subdivisions”, as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: The DRR-1 zone, and the zone has no minimum lot area or width for a single-family dwelling use. The proposed subdivision is a two-lot subdivision that will be accessed from Horizon Run Drive.

The proposed subdivision will create a two-lot subdivision from one parcel.

Review Agencies: The proposed subdivision has been reviewed by all applicable reviewing agencies. Weber Fire has issued approval conditioned upon installation of this project, pending further review at building permit. The County Surveyor has issued approval. Planning is recommending approval conditioned upon meeting all review agency requirements, and obtaining final approval from Powder Mountain Water & Sewer.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan.

Staff Recommendations

Staff recommends final approval of the England Subdivision a one-lot subdivision. This recommendation is subject to all review agency requirements and based on the following condition:

1. Final approval from Powder Mountain Water and Sewer prior to recording the final plat.
2. All recommendations outlined in the geologic hazard study must be followed with construction of a residence.

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.

Administrative Approval

Administrative final approval of Horizon Run Ranches Subdivision Phase 1 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: **Wednesday, January 20, 2021.**

Rick Grover
Weber County Planning Director

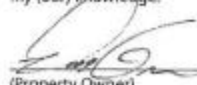
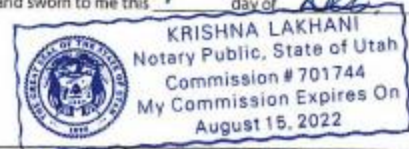

Exhibits

- A. Application
- B. Proposed Plat
- C. Feasibility Letter

Area Map



Exhibit A - Application

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name HORIZON RUN RANCHES PHASE 1			Number of Lots 2
Approximate Address 7540 E. HORIZON RUN		Land Serial Number(s) 23-012-0150	
Current Zoning DRR-1	Total Acreage 5.27		
Culinary Water Provider PMWSID	Secondary Water Provider N/A	Wastewater Treatment PMWSID	
Property Owner Contact Information			
Name of Property Owner(s) SMHG PHASE I LLC		Mailing Address of Property Owner(s) 3632 N. WOLF CREEK DR, EDEN, UT 84310	
Phone 303-905-3496	Fax N/A		
Email Address DGUIERRA@POWDERMOUNTAIN.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) RICK EVERSON		Mailing Address of Authorized Person 5200 HIGHLAND DR #101, SLC, UT 84117	
Phone 801-897-4880	Fax N/A		
Email Address RICK@WATTSENERPRISES.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer TALISMAN CIVIL CONSULTANTS- NATE CHRISTENSEN		Mailing Address of Surveyor/Engineer 1588 SOUTH MAIN #200 SLC, UT 84115	
Phone 801-722-5708	Fax N/A		
Email Address NATEC@TALISMANCIVIL.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
I (We), <u>SMHG PHASE I, LLC</u> , depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.			
 _____ (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this <u>1</u> day of <u>Dec</u> , 20 <u>20</u>			
		 _____ (Notary)	

Authorized Representative Affidavit

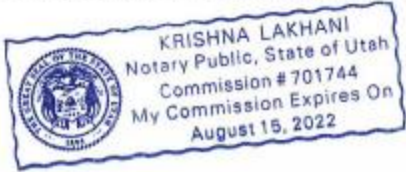
I (We), SMHG PHASE 1, LLC the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), RICK EVERSON to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.



(Property Owner)

(Property Owner)

Dated this 1 day of Dec, 2020, personally appeared before me Don Guerra, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



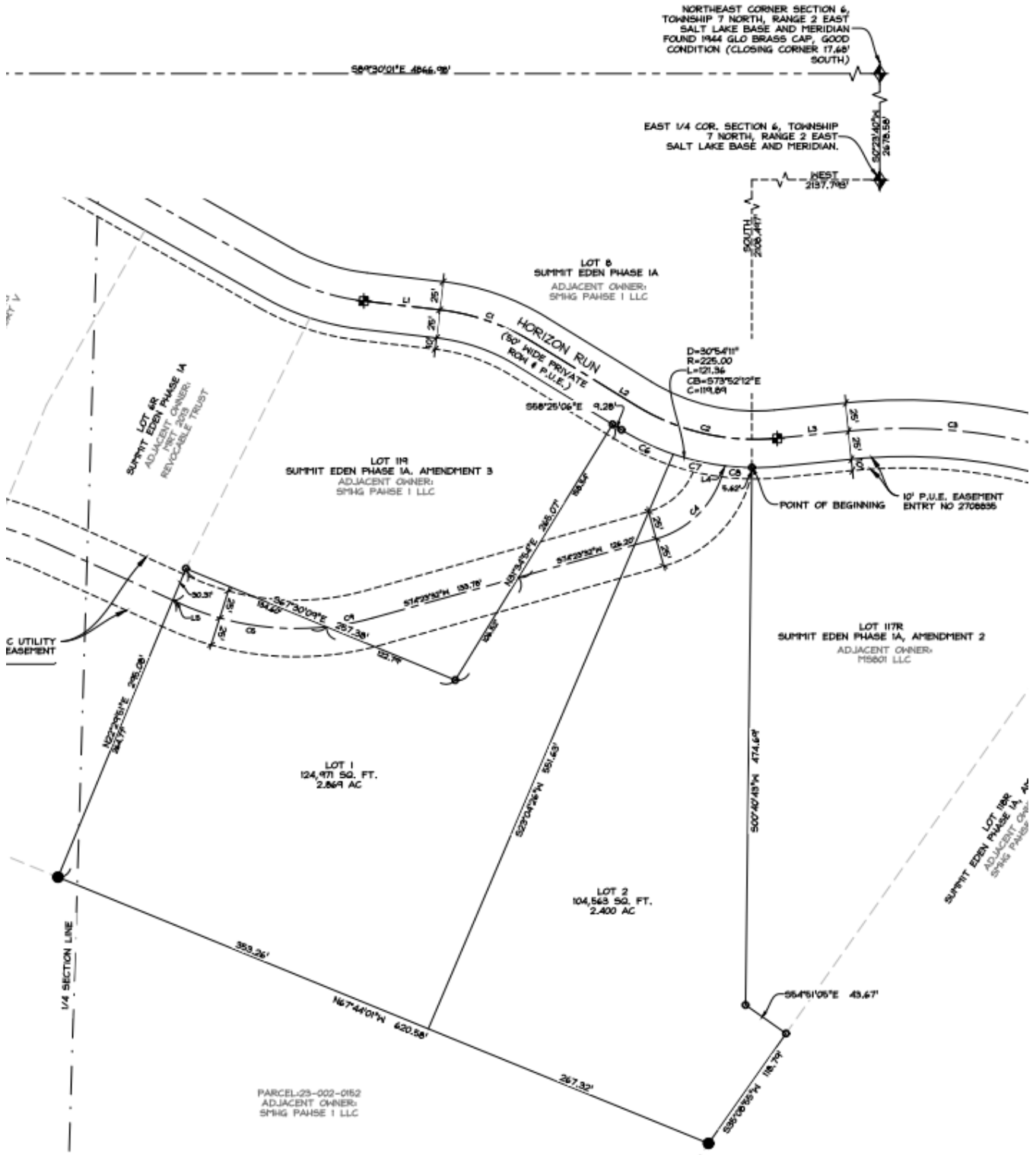


(Notary)

Exhibit B - Proposed Plat

HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE I

THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
DECEMBER 2020





November 9, 2020

Mr. Don Guerra
Summit Mountain Holding Group LLC
SMHG Phase I LLC
3923 N. Wolf Creek Drive
Eden, Utah 84310

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

Re: Commitment to provide culinary water and sanitary sewer services for the Horizon Run Ranches at Powder Mountain Phase 1.

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 by SMHG Phase I, LLC, a Delaware limited liability company (the "Developer").

(The "Project") is currently known as Horizon Run Ranches at Powder Mountain Phase 1, however the name of the Project could change prior to platting. Subject lots are anticipated to be approximately located as shown on Page 2 of this letter.

The District confirms that it has adequate capacity to provide water and sewer services to serve 1 Equivalent Residential Units ("ERUs") in connection with the Project, for a total requirement of 2 ERU's as requested by the Developer. The existing parcel will be subdivided into two lots and is already accounted for and paying stand by fees, so only 1 additional ERU is needed for this two-lot subdivision.

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: 
James H. Harvey
Board Chair

PROJECT LOCATION

