



OGDEN VALLEY PLANNING COMMISSION

PLANNING MEETING AGENDA

**May 23, 2017
5:00 p.m.**

Pledge of Allegiance

Roll Call

1. Minutes: Approval of the June 07, 2016, June 29, 2016, July 26, 2016, August 23, 2016, September 06, 2016, September 27, 2016, and May 2, 2017 Meeting Minutes
2. Presentation: Update Storm Water Master Plan – Jared Anderson
2. Consent Agenda:
 - 2.1. UVE030217: Consideration and action on a request for final approval of Eagle Ridge Cluster Subdivision Phase 6, consisting of 5 lots, 2 common areas, and an extension of a public street, located at approximately 3600 N Eagle Ridge Drive in Eden in the Residential Estates (RE-20) and Agricultural Valley (AV-3) Zones. (Eden Hills LC, Applicant; Tyler Nielson, Applicant Representative)
 - 2.2. UVV050417: Consideration and action for final approval of the plat amendment of the Village Nests at Powder Mountain PRUD previously platted as Village Nests at Powder Mountain, A Condominium Plat. The proposed amendment includes the vacation of a 10' PUE that will be relocated in the private right-of-way known as Daybreak Ridge, a 10 ft. drainage easement, an access/grading easement recorded as entry #2774940 and a water/sewer line easement recorded as entry #2672955.
3. Public Comment for Items not on the Agenda:
4. Remarks from Planning Commissioners:
5. Planning Director Report:
6. Remarks from Legal Counsel:
7. Adjournment

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

Please enter the building through the front door on Washington Blvd. if arriving at the meeting after 5:00 p.m.

*A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. 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 801-399-8791

Planning Commission Agenda Script:

CHAIR

1. Follows personal/meeting opening SOP's.
2. Reads application request line from agenda/staff report.
3. Requests that the Director explain the decision type and explain who will be presenting. For example, "Mr. Grover will you please explain the decision type and who will be presenting."

DIRECTOR

1. Explains decision type. Identifies (not necessarily explain) decision type on subsequent items.
2. Describes flow of specific item presentation. For example:
 - a. Mr./Ms. (Staff) will provide a brief outlineⁱ of the project
 - b. Followed by the applicant, Mr./Mrs. (applicant), who will present you with background information and the detailsⁱⁱ necessary to demonstrate his/her vision for the project and possibly code compliance.
 - c. Following the applicant's presentation, Mr./Ms. (Staff) will return and present information related to applicable codes, code compliance, review agency comments, and a Staff recommendation.
 - d. Mr./Ms. (Staff), the time is yours.

STAFF

1. Presents brief project outline provided in footnote i.

APPLICANT

1. Presentation as provided in footnote ii.
2. Offers to answer PC questions.

STAFF

1. Presentation as provided in 2(c).
2. Offers to answer PC questions.

CHAIR

1. Opens item to take public comment/Closes public comment.
2. Invites Staff and Applicant to answer questions.
3. Asks for a MOTION/SECOND in order to open a PC discussion.
4. Follows remaining SOP's.

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 hand written with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall 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.

ⁱ This is a subdivision located at approximately (address). It lies within the (Zone), covers (acres), consists of (# Lots), and consists of approximately 1,100 feet of public road improvements. Do you have questions about the outline...if so, I would be happy to answer them? If not, I will turn the time over to Mr. (applicant).

ⁱⁱ Possibly include personal introduction/information and resume, introduction of other professional contributors, property ownership time or lease situation, visuals (photos, renderings), anticipated impacts and offered mitigation or rationale behind impacts being acceptable, and statement of code compliance.



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 Eagle Ridge Cluster Subdivision Phase 6, consisting of 5 lots, 2 common areas, and an extension of a public street.
Type of Decision:	Administrative
Agenda Date:	Tuesday, May 23, 2017
Applicant:	Eden Hills LC, Owner
Authorized Representative:	Tyler Nielson
File Number:	UVE030217

Property Information

Approximate Address:	3600 N Eagle Ridge Dr, Eden
Project Area:	11.389 Acres
Zoning:	RE-20, AV-3
Existing Land Use:	Vacant/Residential
Proposed Land Use:	Residential
Parcel ID:	22-015-0038, 22-015-0071
Township, Range, Section:	Township 7 North, Range 1 East, Section 21

Adjacent Land Use

North:	Residential	South:	Public Utility
East:	Residential	West:	Vacant/Residential

Staff Information

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

Applicable Ordinances

- Title 104, Zones, Chapter 3, Residential Estates (RE-20) Zone
- Title 104, Zones, Chapter 6, Agricultural Valley (AV-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

Development History

- The Zoning Development Agreement, associated with the Eagle Ridge Master Plan Community was approved by the Weber County Commission on March 28th 1997.
- At a public meeting held on April 25, 2017, the Ogden Valley Planning Commission gave a unanimous preliminary approval of Eagle Ridge Cluster Subdivision Phase 6.

Background

The applicant has submitted a request for final approval of the Eagle Ridge Cluster Subdivision Phase 6, consisting of 5 lots, 2 common areas, and an extension of a public street, located at approximately 3600 N Eagle Ridge Dr, Eden. The proposed subdivision will be the 6th phase of the Eagle Ridge Master Plan Community and will cover a total area of 11.389 acres. Culinary water, secondary water, and wastewater treatment will be provided by Wolf Creek Water and Sewer Improvement District.

The proposed subdivision, in compliance with the recommended conditions and conforms to both the zoning and subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application for final approval 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 residential and resort development trends outlined in the Ogden Valley General Plan.

Zoning: The subject property is located in the both the Residential Estates (RE-20) Zone and the Agricultural Valley (AV-3) Zone. The zoning boundaries are shown on the subdivision plat.

The purpose of the Residential Estates (RE-20) zone is identified in the LUC §104-3-1 as:

The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.

The purpose of the Agricultural Valley (AV-3) zone is identified in the LUC §104-3-1 as:

The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

Lot area, frontage/width and yard regulations: All lots and associated frontages within the proposed subdivision are located within the RE-20 zone, which requires 20,000 square feet for a single family dwelling and a minimum lot width of 100 feet. The minimum yard setbacks for a single family dwelling in the RE-20 zone are 30 feet for the front yard setback, 10 feet with a total width of 2 side yards not less than 24 feet for the side yard setback, and 30 feet for the rear yard setback.

The proposed cluster subdivision meets the lot size and frontage requirements of the RE-20 zone and the cluster subdivision ordinance. The proposal conforms to the lot development standards of the cluster subdivision as outlined in LUC §108-3-7, including the 60' lot width for lots in the RE-20 zone. The minimum building lot size in the proposed subdivision is 30,791 square feet, complying with the 15,000 square foot minimum lot size requirement. Yard setbacks for dwellings in cluster subdivisions are as follows:

- a. Front: 20 feet.
- b. Side: 8 feet.
- c. Rear: 20 feet.

The maximum dwelling height in cluster subdivisions is 40'. The proposal is being developed in compliance with the Zoning Development Agreement, associated with the Eagle Ridge Master Plan Community that was approved by the Weber County Commission on March 28th 1997. The proposed cluster subdivision provides 46.56 % open space as 'Common Area', meeting the minimum open space requirement of 30 % in the RE-20 Zone.

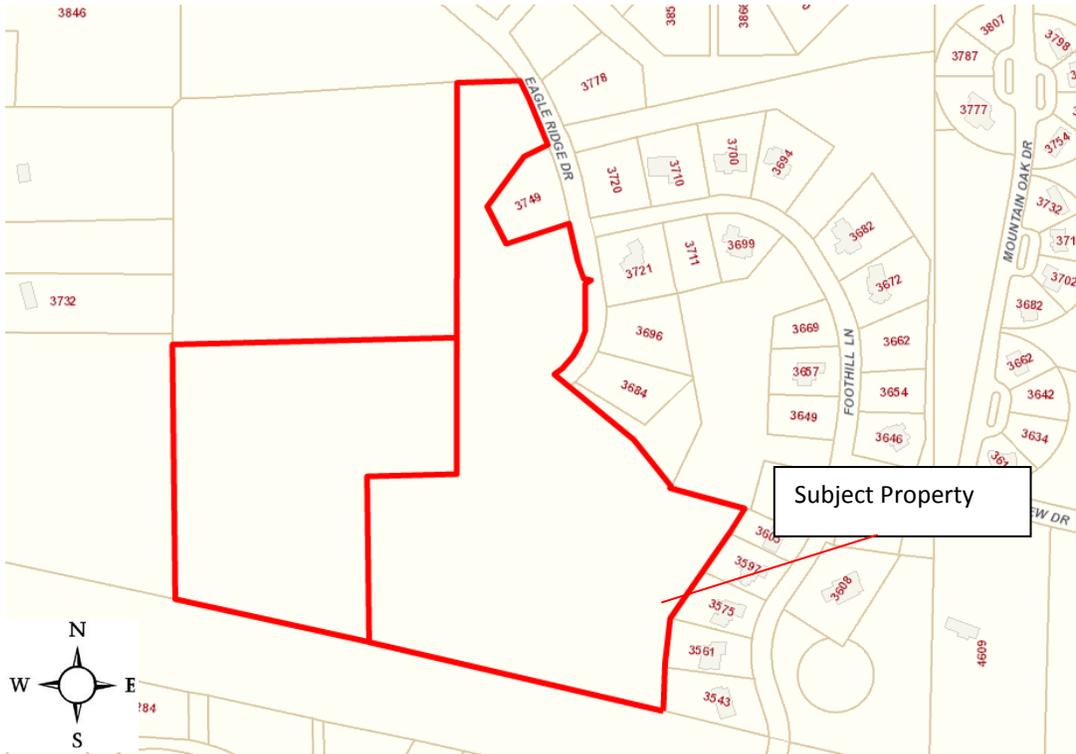
Culinary water and sanitary sewage disposal: A will serve letter regarding the availability of culinary water, sewer, and irrigation water has been provided by the Wolf Creek Water and Sewer Improvement District. A capacity assessment letter from the Department of Environmental Quality Division of Drinking Water has been provided. (see Exhibit B). Prior to the application being forwarded to the County Commission for approval, the applicant will need to provide the County with a copy of the construct permit that is issued by the Department of Environmental Quality Division of Drinking Water for the expansion of the drinking water system. A condition of approval has been added to ensure that staff receives the required documentation prior to the application being considered by the County Commission.

Additional design standards and requirements: A deferral agreement for sidewalk will be required as outlined in LUC §106-4-2 (f). The proposed subdivision is located within the natural hazards study area and a note will be required to be added to the plat indicating that a natural hazards study is not required as it has been determined that the geologic unit within the subdivision is not associated with problem soil or landslide hazards, as determined by the Utah Geological Survey.

Review Agencies: To date, the proposed subdivision has been reviewed by the Surveyor's Office, Engineering Division, and the Fire District. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to the final Mylar being recorded.

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

Map 2



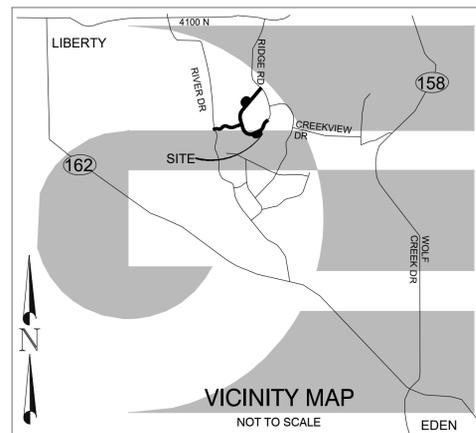
EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
APRIL 2017

EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6		
TOTAL AREA	=	496,111 SQ.FT. (11.389 ACRES)
COMMON AREA	=	230,972 SQ.FT. (5.302 ACRES) 46.56%
DEDICATED ROAD	=	83,340 SQ.FT. (1.913 ACRES) 16.80%
TOTAL LOT AREA	=	181,799 SQ.FT. (4.174 ACRES) 36.64%

BOUNDARY DESCRIPTION

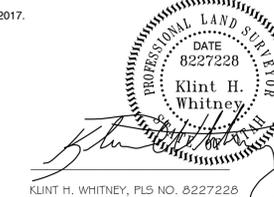
A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF EAGLE RIDGE CLUSTER SUBDIVISION PHASE 3 BEING LOCATED SOUTH 00°19'15" WEST 1539.31 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 80°00'00" WEST 1667.76 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE ALONG THE BOUNDARY OF SAID EAGLE RIDGE CLUSTER SUBDIVISION PHASE 3 AND THE BOUNDARY LINE OF THE EAGLE RIDGE CLUSTER SUBDIVISION PHASE 2 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 59°47'49" EAST 180.97 FEET; (2) SOUTH 38°08'23" EAST 156.57 FEET; (3) SOUTH 69°40'23" EAST 223.62 FEET; (4) SOUTH 33°51'45" WEST 356.30 FEET; (5) SOUTH 05°11'32" WEST 239.15 FEET; THENCE NORTH 76°35'35" WEST 747.50 FEET; THENCE NORTH 18°25'21" EAST 239.45 FEET; THENCE ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT 48.73 FEET, HAVING A CENTRAL ANGLE OF 25°23'02". CHORD BEARS NORTH 35°42'12" WEST 48.34 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 13.41 FEET, HAVING A CENTRAL ANGLE OF 76°49'18". CHORD BEARS NORTH 61°25'20" WEST 12.43 FEET; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT 333.00 FEET, HAVING A CENTRAL ANGLE OF 82°57'16". CHORD BEARS NORTH 58°26'08" WEST 304.67 FEET; THENCE NORTH 18°57'30" WEST 89.23 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'00". CHORD BEARS NORTH 61°57'30" WEST 14.14 FEET; THENCE NORTH 16°57'29" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'00". CHORD BEARS NORTH 28°02'30" EAST 14.14 FEET; THENCE NORTH 73°02'30" EAST 60.00 FEET; THENCE SOUTH 16°57'30" EAST 169.23 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT 290.11 FEET, HAVING A CENTRAL ANGLE OF 97°46'37". CHORD BEARS SOUTH 65°50'48" EAST 256.17 FEET; THENCE NORTH 65°15'54" EAST 185.23 FEET; THENCE ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE LEFT 129.52 FEET, HAVING A CENTRAL ANGLE OF 51°10'39". CHORD BEARS NORTH 39°40'34" EAST 125.25 FEET; THENCE NORTH 14°05'14" EAST 10.00 FEET; THENCE ALONG THE ARC OF A 268.77 FOOT RADIUS CURVE TO THE RIGHT 182.82 FEET, HAVING A CENTRAL ANGLE OF 98°58'26". CHORD BEARS NORTH 33°34'27" EAST 179.32 FEET; THENCE NORTH 53°03'37" EAST 35.65 FEET; THENCE ALONG THE ARC OF A 195.11 FOOT RADIUS CURVE TO THE LEFT 0.09 FEET, HAVING A CENTRAL ANGLE OF 00°11'38". CHORD BEARS NORTH 53°26'23" EAST 0.09 FEET; THENCE SOUTH 39°19'07" EAST 60.05 FEET TO THE POINT OF BEGINNING. CONTAINING 496,111 SQUARE FEET OF 11.389 ACRES.



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS EAGLE RIDGE CLUSTER SUBDIVISION, PHASE 6 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY AND THAT ALL LOTS MEET THE LAND USE CODE REQUIREMENTS; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2017.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FIVE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ORLUFF OPHEIKENS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND DESCRIBED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°19'15" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- CENTERLINE MONUMENT (TO BE SET)
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE
- EASEMENT
- SECTION TIE LINE
- ZONING LINE

NOTES

- ZONE RE-20/AV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 10', SIDE FACING STREET 20', REAR 30'.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE. FRONT LOT CORNERS TO BE SET WITH NAIL AND WASHER IN CURB AT LOT LINE EXTENSION.
- LOT SIZE, ZONING AND SETBACK REQUIREMENTS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT WITH WEBER COUNTY.
- "N" DESIGNATION ON LOT NUMBERS DESIGNATES LOTS LOCATED WITHIN THE "NATURAL HAZARDS STUDY AREA".
- LOTS 64N-68N ARE LOCATED WITHIN A NATURAL HAZARD STUDY AREA. AS DEFINED IN WEBER COUNTY'S LAND USE CODE, A NATURAL HAZARD STUDY AND REPORT WILL BE REQUIRED, AS PROVIDED BY THE LAND USE CODE, PRIOR TO ANY BUILDING OR DEVELOPMENT.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS AND COMMON AREAS AS SHOWN ON THIS PLAN AND NAME SAID TRACT:

EAGLE RIDGE CLUSTER SUBDIVISION, PHASE 6

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE, TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS ___ DAY OF _____, 2017.

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) §
COUNTY OF WEBER)

On this ___ day of _____, 2017, personally appeared before me _____ whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of _____, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said *Corporation executed the same.

STAMP _____ NOTARY PUBLIC _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ___ DAY OF _____, 2017.

COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ___ DAY OF _____, 2017.

COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ___ DAY OF _____, 2017.

COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLICWAYS 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 _____, 2017.

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ___ DAY OF _____, 2017.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

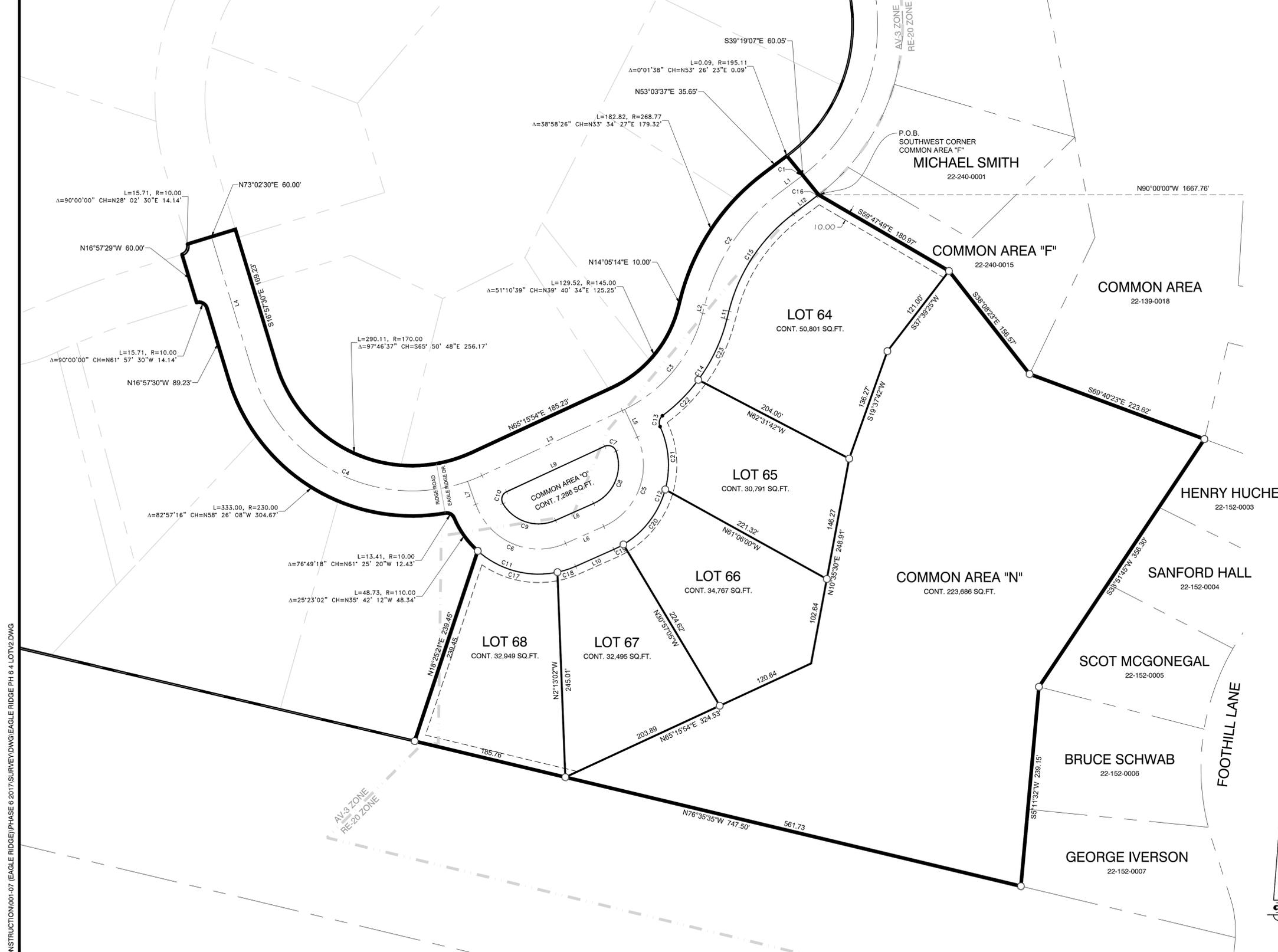
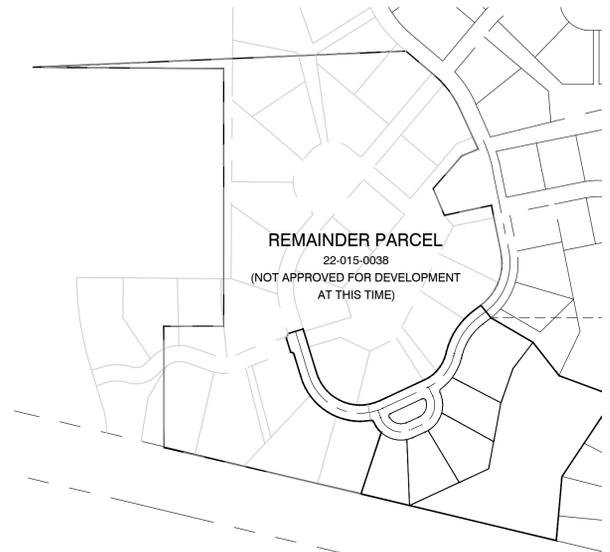
I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This ___ day of _____, 2017

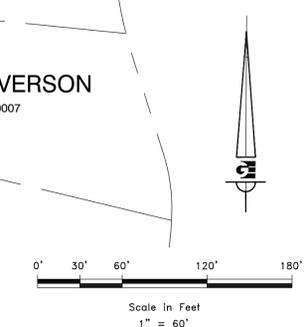
Director Weber-Morgan Health Department

DEVELOPER: ORLUFF OPHEIKENS 933 WALL AVENUE, OGDEN, UT 84404 801-621-1839		COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____
		FILED FOR AND RECORDED _____
CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING		AT _____ IN BOOK _____ OF OFFICIAL _____
5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		RECORDS, PAGE _____, RECORDED _____
		FOR _____
		COUNTY RECORDER
		BY: _____

EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 APRIL 2017



CURVE TABLE					LINE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LINE #	LENGTH	BEARING
C1	1.44	225.11	0°21'57"	S53° 14' 35"W	1.44	L1	35.55	S53° 03' 37"W
C2	162.42	238.78	38°58'19"	S33° 34' 27"W	159.30	L2	10.00	S14° 05' 14"W
C3	156.31	175.00	51°10'39"	S39° 40' 34"W	151.17	L3	185.23	S65° 15' 54"W
C4	341.31	200.00	97°46'37"	N65° 50' 48"W	301.37	L4	169.23	N16° 57' 30"W
C5	126.95	80.00	90°55'15"	S20° 43' 31"W	114.04	L5	36.47	S24° 44' 06"E
C6	131.76	80.00	94°21'48"	N66° 37' 57"W	117.36	L6	50.00	S66° 11' 09"W
C7	16.60	10.00	95°06'40"	S67° 10' 46"E	14.76	L7	29.24	N19° 27' 03"W
C8	74.88	50.00	85°48'35"	S23° 16' 52"W	68.08	L8	50.00	S66° 11' 09"W
C9	72.27	50.00	82°48'39"	N72° 24' 31"W	66.14	L9	129.60	N65° 15' 54"E
C10	16.80	10.00	96°16'05"	N17° 07' 51"E	14.89	L10	50.00	N66° 11' 09"E
C11	174.34	110.01	90°48'07"	S68° 24' 47"E	156.66	L11	10.00	N14° 05' 14"E
C12	174.56	110.00	90°55'15"	N20° 43' 31"E	156.81	L12	35.46	N53° 03' 37"E
C13	14.27	11.08	73°46'52"	N12° 09' 20"E	13.30			
C14	141.53	205.00	39°33'20"	N33° 51' 55"E	138.73			
C15	142.01	208.77	38°58'26"	N33° 34' 27"E	139.29			
C16	2.78	255.11	0°37'25"	N53° 05' 31"E	2.78			
C17	102.55	110.01	53°24'34"	S75° 05' 51"E	98.87			
C18	23.06	110.01	12°00'45"	N72° 11' 31"E	23.02			
C19	12.91	110.00	6°43'19"	N62° 49' 30"E	12.90			
C20	84.76	110.00	44°08'57"	N37° 23' 21"E	82.68			
C21	76.89	110.00	40°02'59"	N4° 42' 37"W	75.33			
C22	60.95	205.00	17°02'05"	N45° 07' 32"E	60.72			
C23	80.58	205.00	22°31'15"	N25° 20' 52"E	80.06			



R:\0101 - REC CONSTRUCTION\001-07 (EAGLE RIDGE)\PHASE 6 2017\SURVEY\DWG\EAGLE RIDGE PH 6 4 LOT2.DWG

DEVELOPER: ORLUFF OPHEIKENS 933 WALL AVENUE, OGDEN, UT 84404 801-621-1839	S2 <hr/> 2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
		CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066



State of Utah

GARY R. HERBERT
GovernorSPENCER J. COX
Lieutenant GovernorDepartment of
Environmental QualityAlan Matheson
Executive DirectorDIVISION OF DRINKING WATER
Marie E. Owens, P.E.
Director

March 28, 2017

Rob Thomas
General Manager
Wolf Creek Water & Sewer Improvement District
P.O. Box 658
Eden, Utah 84310Subject: **Feasibility Evaluation**, Drinking Water Service to Eagle Ridge Subdivision from the Wolf Creek Water & Sewer Improvement District; Water System #29013, File #10777

Dear Mr. Thomas,

This is not Plan Approval for construction.

The Division of Drinking Water (the Division) received your request concerning the capacity of the Wolf Creek Water & Sewer Improvement District (the District) to provide drinking water service to the Eagle Ridge Subdivision on March 9, 2017. This feasibility evaluation is solely based on the information we received from the District and the existing records available in the Division's database.

The Division's estimate is based on:

- The present number of equivalent residential connections (ERC's) the District is obligated to serve — The District indicated in the attached Project Notification Form (PNF), which we received on March 8, 2017, that the District currently is obligated to serve 1,020 ERC's, and that the proposed Eagle Ridge Subdivision will add 29 new residential connections (29 ERC's). Therefore, our estimate is based on 1,049 ERC's (i.e. 1,020 plus 29 new ERC's);
- No Irrigated acreage, which was provided by the District in their last sanitary survey and verified on March 9, 2017 by the Division; and
- Fire flow required by local fire code officials.

This evaluation is courtesy technical assistance, and is not meant to be a detailed or accurate engineering analysis. The Division does not track or verify the number of obligated connections or the status of the obligated connections. It is the responsibility of the District and Weber County to verify all information for planning purposes.

Per Utah Administrative Rule *R309-510* Minimum Sizing Requirements, the number of connections served by a public water system is affected by:

- Source water capacity;
- Storage capacity; and
- Available water rights.

Among these three components, the one with the least capacity determines the allowable number of connections for a public water system. The Division of Drinking Water's feasibility evaluation addresses only the first two components (i.e., source and storage capacities). The Division of Water Rights is the authority for water rights related regulations. Please consult with the Division of Water Rights directly for verification and interpretation regarding water rights.

The requirements related to indoor water use for these components are:

- The District was granted an reduction in required source capacity on August 27, 2012 (File #9042) which resulted in a requirement to provide **391 gallons per day (gpd) per (ERC) from its water source(s)**;
- A public water system must be able to provide **400 gallons per ERC of storage**;
- A public water system must have **0.45 acre-feet per ERC of water rights**.

Furthermore:

- If a public water system provides water for irrigation use, additional source capacity, storage capacity and water rights are required.
- If a public water system provides water for fire suppression, additional storage capacity is required.

Source Capacity

Based on the Division records and the information provided by the District, the District has the following approved drinking water sources and safe yields:

Source Number	Water Source Name	Safe Yield (gpm)
WS001	Wolf Creek Spring	30
WS002	Warm Springs Well	400
WS003	Highland Well – Proposed	0
WS004	Eden Hills Well	48
	Total	478

**Average Annual Flow*

From the table above, the Division estimates the District's water source capacity to be 478 gallons per minute (gpm).

The attached capacity calculation work sheet estimates the minimum source capacity required for the District is 284.8 gpm based on indoor water use only.

It appears that the District has 192.3 gpm excess source capacity, and **has adequate source capacity to serve the Eagle Ridge Subdivision.**

Storage Capacity

Based on the Division records and the information provided by the District, the District has the following approved storage tanks in service:

Storage Tank Number	Source Name	Volume (gallons)
ST001	Snowflake Tank	55,000
ST002	Wolf Creek Tank	250,000
ST003	Highland Tank	400,000
ST004	Eden Hills Tank	50,000
ST006	Retreat Tank - Proposed	0
	Total	755,000

From the table above, the Division estimates the District's water storage capacity to be 755,000 gallons.

The attached capacity calculation work sheet estimates the minimum storage capacity required for the District is 539,600 gallons based on indoor water use only.

It appears that the District has 215,400 gallons excess storage capacity, and **has adequate storage capacity to serve the Eagle Ridge Subdivision.**

Summary

Based on information made available to the Division, it appears that at the present time the District has sufficient source and storage capacities to provide drinking water service to the proposed Eagle Ridge Subdivision.

The District submitted a Project Notification Form for the subject project on March 8, 2017, and was granted a plan review waiver by the Division, which allows the construction of this subdivision to proceed once approval is granted by Weber County.

Rob Thomas
Page 4 of 4
March 28, 2017

If you have any questions regarding this letter, you can contact Camron Harry at (801) 536-0087 or, Ying-Ying Macauley, Engineering Section Manager, of this office, at (801) 536-4188.

Sincerely,



Marie E. Owens, P.E.
Director

Yym/mdb/ssh

Enclosure — 1. Wolf Creek Water & Sewer Improvement District Capacity Calculation – March 9, 2017
2. Project Notification Form Received on March 8, 2017

cc: Louis Cooper, Env. Director, Weber-Morgan Health Department, lcooper@co.weber.ut.us
Sean Wilkinson, Weber County Planner, swilkinson@co.weber.ut.us
Jared Andersen, P.E., Weber County Engineer, jandersen@co.weber.ut.us
Dan White, Gardner Engineering, dan@gecivil.com
Tyler Nielson, Gardner Engineering, tyler@gecivil.com
Camron Harry, P.E., Division of Drinking Water, caharry@utah.gov
Ross Hansen, Regional Engineer, Division of Water Rights, rosshansen@utah.gov

DDW-2017-002505.docx

PROJECT NOTIFICATION FORM (PNF)

Please provide the following information for all **Drinking Water Projects** by existing PWS's

Use with Plan Submittal [R309-500-6(1)] or when requesting Waiving of Plan Submittal [R309-500-6(3)]

If this is a new PWS, please complete the Supplemental PNF available on our website: drinkingwater.utah.gov/blank_forms.htm

Upon completion, Submit by Email, fax or mail to:

State of Utah - Dept of Environmental Quality - Division of Drinking Water
P.O. Box 144830 - Salt Lake City, Utah - 84114-4830 (801) 536-4200 fax (801) 536-4211

File No: 10777
Date Rec'd: 3/8/2017

1 Name of PWS [owner of system as recorded with DDW]

System Name: Wolf Creek Water and Sewer Improvement District

System Number: 29013

Address: PO Box 658

City, State, Zip: Eden, Utah 84310

Present No. of ERC's system is obligated to serve: 1020

Present No. of ERC's physically connected to system: 982

Population Served: 3000

No. of ERC's this project will add to system: 29

2 Addressee for Official Correspondence [Mayor, Public Works Director, etc...]

Name: Rob Thomas

Title: General Manager

Address: Same

City, State, Zip: _____

Phone No: _____

E-Mail Address: _____

3 PE designated as Direct Responsible Engineer for Entire System (if applicable)

Company Name: Gardner Engineering

Name: Dan White

Address: 5150 South 375 East

City, State, Zip: Ogden Utah, 84415

Phone No: 801.476.0202

E-Mail Address: dan@gecivil.com

4 PE responsible for design of this Project [if not same as item 3]

Name: Tyler Nielson

Address: 5150 South 375 East

City, State, Zip: Ogden Utah 84415

Phone No: 801.476.0202

Fax No: _____

E-Mail Address: tyler@gecivil.com

5 Name of Construction Inspector(s) and frequency of inspection

Name: Robert Thomas

Full Time: Part Time: _____

6 Description of Project [in sufficient detail for DDW to identify]

Eagle Ridge Subdivision Lots 65 through 94. Lot 78 is already platted and accounted for in the Present No. of ERC's system is obligated to serve. Meter boxes will be installed per phase, which phasing has not been determined yet. This development consists of:

3500' DR18 C900 PVC main line

5 new FHs

no PRVs

Mainline valves, 29 service laterals.

7 Anticipated Construction Schedule:

Advertise for Bids: Unknown, 2017 likely

Bid Opening: Unknown, 2017 likely

Begin Construction: Unknown, 2017 likely

Complete Construction: Unknown, 2017 likely

8 Is this PNF for plan review waiver 3a? [see R309 500-6(3a) to verify]

Yes No

If Yes, you must have a previously approved Master Plan and Construction Standards.

Is this PNF for plan review waiver 3b? [see R309 500-6(3b) to verify]

Yes No

If Yes, you must have a designated PE responsible for the system and previously approved Construction Standards.

Does this project meet any of the criteria to be exempt from the hydraulic modeling rule requirements? [see R309 511-4(1)(a)(i) through (iv) to verify]

Yes No

If Yes, specify rule reference here:

[for example, R309-511-4(1)(a)(ii)]

R309 511-4(1)(a)(iii)

9 Fire Suppression Authority [if system has fire hydrants]

Name: Weber Fire District

Address: 2023 W 1300 N

City, State, Zip: Ogden Utah 84404

Phone No: 801.782.3580

Fax No: _____

E-Mail Address: bthueson@weberfd.com

Req'd flow (gpm): 1000 Duration (hrs): 2

10 Funded by State or Federal Agency?

Drinking Water Board (SRF or FSRF) Loan #: _____

Community Impact Board

None

Other (Specify) _____

Division of Drinking Water – Water System Capacity Calculation Sheet

Enter the green cells only

System Name **Wolf Creek Water & Sewer Improvement District**

System Number **29013**

1.1 Indoor Water Use

Convert "Number of other connections" (Cell E9) to ERCs here. [ERCs of other connections = peak day demand of other connections in gal per day / 800 gpd]

Number of residential connections ----- 1,010
 Number of other connections --- **10** ----- ERCs of other connections **10.0**

Enter number of non-residential connections, e.g., 2 industrial connections.

Total Equivalent Residential Connections (ERCs) **1,049.0**

MINIMUM REQUIREMENTS FOR INDOOR WATER USE					
Source		Storage		Water Rights	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
391	284.8	400	419,600	0.45	472.05

1.2 Outdoor Water Use

Enter estimated irrigated acre

Is the drinking water used for outdoor irrigation? Yes No
 Residential ERCs using drinking water for irrigation ----- >> **0**
 Percentage of Residential ERCs using DW for irrigation ----- >>: **0%**
 Average irrigated acreage per residential connection ----- >> **0.00**
 Total irrigated acreage of other connections (park, school, etc.) ----- >> **0.00**
 Irrigation zone **3**

(Enter notes here regarding whether and what % of irrigation water is supplied by PWS.)

Enter total irrigated acres of other connections here.

Select Irrigated Zone # from the pick list. See "Irrigation Demands & Map" tab on the bottom of the screen.

MINIMUM REQUIREMENTS FOR IRRIGATION USE					
Source		Storage		Water Rights	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
0	0.0	0	0	0.00	0.00

1.3 Fire Flow Water Use

Enter fire flow in gpm.

Does the water system provide fire protection? Yes No
 Maximum fire flow demand (in gpm) for water system or pressure zone **1,000**
 Maximum fire suppression duration (in hours) for water system or pressure zone **2**
 Required Fire Suppression Storage (in gallons) ----- >>: **120,000**

(*Verify req'd fire flow and duration with local fire code officials.* Enter notes here, e.g. fire official contact info or comments.)

Enter duration in hours.

2. Summary of Water System Capacity Requirements

MINIMUM CAPACITY REQUIREMENTS FOR WATER SYSTEM					
Source (indoor + outdoor)		Storage (indoor + outdoor + fire)		Water Rights (indoor + outdoor)	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
391	284.8	400	539,600	0.45	472.05

2.1 Does this system have adequate source capacity (per R309-510-7)?

This source capacity assessment is a general overall system calculation. It may not reflect the variations in individual areas or pressure zones.

Required Source Capacity 284.8 **gpm**
 Existing Source Capacity 478.0 **gpm**
 Source Capacity Deficit **None** **gpm**
 Existing % of Total Req'd 167.8%
 Difference 193.2 **gpm**

Autolink to 2 "Total Source" cell above.
 Autolink to 4.2 "Total Existing Source Capacity" cell below.
 Source deficit indicates that: (1) additional source capacity is needed, and (2) source deficiency should be assessed.
 Less than 100% indicates: (1) additional source capacity is needed, and (2) source deficiency should be assessed.

2.2 Does this system have adequate storage capacity (per R309-510-8)?

This storage capacity assessment is a general overall system calculation. It may not reflect the variations in individual areas or pressure zones.

Total Required Storage	539,600	gal	Autolink to 2 "Total Storage" cell above.
Existing Storage Capacity	755,000	gal	Autolink to 4.3 "Total Existing Storage Capacity" cell below.
Storage Capacity Deficit	None	gal	Storage deficit indicates that: (1) additional storage volume is needed, and (2) storage deficiency should be assessed.
Required Fire Storage	120,000	gal	
Is storage deficiency solely due to fire storage?	Not Applicable		If NO, answer one of question set 2.01 to 2.05 in ESS. If YES, answer one of question set 2.06 to 2.10 in ESS.
Existing % of Total Req'd	139.9%		Less than 100% indicates: (1) additional storage capacity is needed, and (2) storage deficiency should be assessed.
Difference	215,400	gal	

3. Transient PWS Indoor Water Use — ERC Calculation (See R309-510, Tables 510-1, 2, & 4 for other facility types.)

Facility Type	Source		Storage			Total # of sites/pads	ERCs
	GPD/person*	GPD/site or pad	Gallons/person	Gallon/site or pad	ERC/site or pad		
Modern Recreation Camp	60	0	30	0	0.00		0.0
Semi-Developed Camp w/ flush toilets	20	0	10	0	0.00		0.0
Semi-Developed Camp w/o flush toilets	5	0	2.5	0	0.00		0.0
RV Park	N/A	100	N/A	50	0.13		0.0
Number of people per camp site			If applicable, enter number of people per camp site here.				
Roadway Rest Stop w/ flushometer valves	Source (GPD/vehicle)	Storage (Gal./vehicle)	ERC/1000 vehicles served	Vehicles served/day	ERCs	If applicable, use this number in cell I8 or cell I9 on Page 1.	
	7	3.5	8.8		0.0		

4. Data Input for Calculating ERCs, Source and Storage

Wolf Creek Water & Sewer Improvement D

4.1 Projected ERCs Calculation (optional)

Total Projected ERCs	1,049
Existing Residential Connections	1,020
Obligated Future ERCs (enter below)	29
Eagle Ridge Sub	29

Use this number in Cell I8 ("Number of residential connections") on Page 1 to calculate PROJECTED demand & req'ts (including both existing & future connections).

Diaphragm or air pressure tanks shall NOT be considered effective storage volume for (1) community systems, or (2) NTNC with significant demand UNLESS an exception has been granted.

file #9042 Granted reduction of source capacity requirement, reduced to 391 gpd.

4.2 Summary - Existing Sources (enter in green cells below)

Total Existing Source Capacity (in gpm)		478
WS001	Wolf Creek Spring	30
WS002	Warm Springs Well	400
WS003	Highlands Well - Proposea	0
WS004	Eden Hills Well	48
Maximum ERCs (assuming indoor use only)		860.4

4.3 Summary - Existing Storage Tanks (enter below)

Total Existing Storage Cap. (in gallons)		755,000
ST001	Snowflake Tank	55,000
ST002	Wolf Creek Tank	250,000
ST003	Highland Tank	400,000
ST004	Eden Hills Tank	50,000
ST006	Retreat Tank - Proposed	0



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final approval of the plat amendment of the Village Nests at Powder Mountain PRUD previously platted as Village Nests at Powder Mountain, A Condominium Plat. The proposed amendment includes the vacation of a 10' PUE that will be relocated in the private right of way known as Daybreak Ridge, a 10' drainage easement, an access/grading easement recorded as entry# 2774940 and a water/sewer line easement recorded as entry# 2672955.

Type of Decision: Administrative

Agenda Date: Tuesday, May 23, 2017

Applicant: Summit Mountain Holding Group, LLC

File Number: UVV050417

Property Information

Approximate Address: 5741 N Daybreak Ridge

Project Area: 2.059 acres

Zoning: Ogden Valley Destination and Recreation Resort Zone DRR-1

Existing Land Use: PRUD

Proposed Land Use: PRUD

Parcel ID: 23-139-0001 through 23-139-0021

Township, Range, Section: T7N, R2E, Sections 8

Adjacent Land Use

North: Ski Resort/Resort Development	South: Ski Resort/Resort Development
East: Ski Resort/Resort Development	West: Ski Resort/Resort Development

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
 801-399-8768

Report Reviewer: SM

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations
- Title 108, Standards, Chapter 22 Natural Hazards Area

Development History

- Summit Eden Village Nests Condominiums Subdivision (part of the Summit Eden Phase 1D Subdivision identified as "Development Parcel D") received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with a subsequent amendment on July 9, 2014
- Summit Eden Village Nests Condominiums Subdivision was heard and received a positive recommendation for final plat approval by the Ogden Valley Planning Commission on October 22, 2013
- Summit Eden Village Nests Condominiums Subdivision received approval by the Weber County Commission on January 21, 2014
- A time extension was granted by the Weber County Planning Director on October 16, 2014
- Summit Eden Village Nests Condominiums expired on October 17, 2015 and was resubmitted for review and approval on December 29, 2015. The subdivision was renamed "Village Nests at Powder Mountain, A Condominium Plat"
- The Ogden Valley Planning Commission forwarded a unanimous positive recommendation for final plat approval of Village Nests at Powder Mountain, A Condominium Plat on January 5, 2016

- The Village Nests at Powder Mountain, A Condominium Plat received final plat approval from the County Commission on February 2, 2016
- Village Nests at Powder Mountain, A Condominium Plat was recorded on February 5, 2016
- Summit at Powder Mountain Phase 1 PRUD Amendment 2, which reduced the overall PRUD area to the Summit Eden Ridge Nests PRUD, Village Nests at Powder Mountain, Horizon Neighborhood at Powder Mountain and Spring Park at Powder Mountain received a positive recommendation from the Ogden Valley Planning Commission on July 5, 2016 and was approved by the County Commission on Tuesday, July 19, 2016

Summary and Background

The Planning Division recommends final approval of the Village Nests at Powder Mountain PRUD subdivision plat. The proposed development is in the DRR-1 zone and will consist of 20 nest units (see Exhibit A). Village Nests at Powder Mountain PRUD will vacate and replace the previously platted Village Nests at Powder Mountain, A Condominium Plat which included 20 nest units and two parking garages (see Exhibit B). The plat amendment reconfigures the location of the individual nest units, adds "limited common area" around each individual nest unit, vacates a 10' PUE that will be relocated in the private right of way known as Daybreak Ridge, a 10' drainage easement, an access and grading easement recorded as entry# 2774940 and a water and sewer line easement recorded as entry# 2672955. The common and limited common areas will be dedicated as a public utility easement. The overall development area is approximately 2.059 acres and 1.056 acres (51%) will be preserved as dedicated common area. Due to the previous platting of this area, Village Nests at Powder Mountain PRUD has been processed as a plat amendment and is being forwarded for final subdivision approval.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies subdivision amendments as a "Small Subdivision" that can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed amendment exceeds the lots that can be administratively approved, therefore the plat amendment must be considered and approved by the County Commission after receiving a recommendation from the Planning Commission per the approval process outlined in LUC §106-1-8. The proposed subdivision amendment and lot configuration is in conformance with the current zoning, the previously approved PRUD (CUP 2016-13, CU INDX50-2016) and the Zoning Development Agreement Conceptual Land Use Plan (see Exhibit C) as well as the applicable subdivision requirements as required in the LUC.

Analysis

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

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"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 that lie 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."

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential dwelling. The PRUD has been designed for individual ownership of the nest units. The following development standards are applicable for a standard single family building permit:

- Front yard setback: 0 feet
- Side yard setback: 5 feet
- Rear yard setback: 10 feet
- Average building height: 35 feet

Units 1 through 8 and unit 15 will be 1,530 square feet. Units 9 through 14 and units 16 through 20 will be 900 square feet (see Exhibit A & D). The plat identifies both common area throughout the development and limited common area surrounding each individual lot. The owners of the individual lots will be responsible for the

maintenance, upkeep and repair of improvements in the limited common area appurtenant to the owner's lot. The use of the limited common area is more specifically set forth in the "Neighborhood Declaration".

The applicant, as a courtesy, has provided conceptual renderings and building layouts for the proposed development (see Exhibit D). The proposed lot configurations meet the area and width standards in the DRR-1 Zone. The proposal is in conformance with previous approvals and updates to the PRUD and the Zoning Development Agreement.

Natural Hazards Area: The proposed subdivision is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards has been conducted.

The proposed Village Nests at Powder Mountain PRUD is located within a potential geologic hazardous area per the UGS published Ogden 30 x 60 Quadrangle map. The applicant has undergone an extensive geologic investigation and has provided the County with a final geologic and geotechnical report performed by IGES (project# No. 01628-015 dated December 1, 2016). Based upon the data collected and reviewed as part of this assessment, IGES made the following conclusions regarding the Village Nests project area:

- The Village Nests project area does not appear to have major geological hazards that would adversely affect the development as currently proposed.
- Earthquake ground shaking is the only hazard that may potentially affect all parts of the project area and is considered to pose moderate risk, while other hazards have the potential to affect only limited portions of the project area, or pose minimal risk.
- Despite the fact that groundwater was not encountered in the subsurface investigations, evidence of shallow groundwater conditions were observed near the property; as such, shallow groundwater hazards are considered moderate for the property, though the easternmost proposed structures will be most susceptible to the shallow groundwater hazard (if at all).
- Landslide, rockfall, surface-fault-rupture, liquefaction, debris-flow, and flooding hazards are considered to be low for the property.

The applicant has included a note providing notice that the final geologic and geotechnical reports are on file with Weber County Planning Division. All site development will need to adhere to the recommendations of any reports and a "Natural Hazards Disclosure" document will be required to be recorded prior to receiving final occupancy of the dwelling unit to provide adequate notice of any geotechnical and geological recommendations to future property owners. A condition of approval has been added to staff's recommendation to ensure that the all the recommendations outlined in the geologic and geotechnical report are adhered to during the development of the Village Nests at Powder Mountain PRUD.

Additional design standards and requirements: The applicant is requesting a reduction in the parking requirements for the Village Nests at Powder Mountain PRUD subdivision. The proposal is to provide 18 parking spaces for the 20 nest units. The parking standards in the LUC §108-8-2 require a minimum of two parking spaces for single family residents; however, the required number of parking spaces may be adjusted by the planning commission if it's determined that "unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted" per LUC §108-8-5. The current proposal is for units 1 through 8 and unit 15 to have one parking space as part of the individual nest unit (see Exhibit D). Three parking garages are being proposed to provide three parking spaces per garage for the owners of units 9 through 14 and units 16 through 20 (see Exhibit A). The garages will provide an overall of nine parking spaces. Note #19 on the subdivision plat will identify two units that will not have a dedicated parking space. This determination will take place prior to the subdivision plat being recorded.

Summit Mountain Holding Group, LLC (SMHG) has an ongoing goal to reduce the reliance of the personal automobile, and encourage travel in a more efficient and environmentally friendly manner thereby greatly reducing the impacts on existing and proposed infrastructure. Currently, SMHG is working on a parking plan for the entire Summit at Powder Mountain development on a neighborhood by neighborhood basis for planning purposes. The parking plan will be presented to Weber County for approval in the near future. SMHG is requesting that the parking standards for the Village Nest at Powder Mountain PRUD be reduced from two parking spaces per unit to 0.9 parking spaces per unit.

SMHG already has taken steps to reduce the amount of vehicles that travel to and from the resort by teaming up with UTA transit services with pick up locations in Ogden (the Rainbow Gardens Park-n-Ride Lot) and Eden (Eden Valley Market Park-n-ride) as well as encouraging the guests of the resort to utilize the airport rideshare programs to arrive

and depart from the Summit at Powder Mountain Resort. As the development continues to grow, guests will be able to attain the desired services and tangibles necessary without needing to leave the resort. The Summit at Powder Mountain development has been designed to be a pedestrian friendly village by implementing ski in/ski out homes, designated bike paths and a bike share program. The resort has been designed to provide amenities at the core of each village. SMHG has also committed to providing an internal shuttle system between the resort development areas which will enable overnight guests and daily users to access the ski areas and other onsite amenities without using their own vehicles. Based on the current proposal, staff supports the reduction in the number of required vehicles per dwelling unit and does not feel that it will create a nuisance nor be detrimental to the area in general. If the Planning Commission feels that the garages need to be increased in size to allow for two parking spaces per nest, a condition of approval will need to be added. A condition of approval has been added to staff's recommendations to include a note on the subdivision plat identifying the parking reduction for Village Nests at Powder Mountain PRUD.

The infrastructure has been installed throughout the Summit at Powder Mountain Phase 1 PRUD. There may be additional site preparation in conjunction with each approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time. The applicant has provided a cash escrow, held by Weber County, for the applicable improvements within the previously approved subdivision. If it is deemed necessary that additional funds be allocated for the required improvements, the applicant will deposit with the County the addition funds to ensure that the existing subdivision improvement escrow is sufficient.

Culinary water and sanitary sewage disposal: Culinary and sewer services are provided by Powder Mountain Water and Sewer Improvement District. The original PRUD approval included a "Will Serve" letter for 154 connections and the proposed development will utilize the last of the 154 connections that have been allotted to the development. The State of Utah Division of Drinking Water has recently given final approval of the capacity, mitigation measures and expansion of the Powder Mountain Water and Sewer Improvement District. A letter and connect fee from Powder Mountain Water and Sewer District will be required to be submitted with the building permit application.

Review Agencies: To date, the Weber County Engineering Division, Weber County Surveyor's Office and the Weber Fire District have not reviewed the application. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording the final Mylar.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed plat amendment per noticing requirements outlined in LUC §106-1-6(c).

Staff Recommendation

Staff recommends final approval for the plat amendment of the Village Nests at Powder Mountain PRUD previously platted as Village Nests at Powder Mountain, A Condominium Plat including the vacation of a 10' PUE that will be relocated in the private right of way known as Daybreak Ridge, a 10' drainage easement, an access/grading easement recorded as entry# 2774940 and a water/sewer line easement recorded as entry# 2672955. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. All the recommendations outlined in the geologic and geotechnical report are adhered to during the development of the Village Nests at Powder Mountain PRUD
2. The required Natural Hazards Disclosure will be recorded with the final Mylar to notify future property owners that the required reports are on record with the Weber County Planning Division.
3. A note is added to the subdivision plat identifying the parking reduction for Village Nests at Powder Mountain PRUD.

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 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.

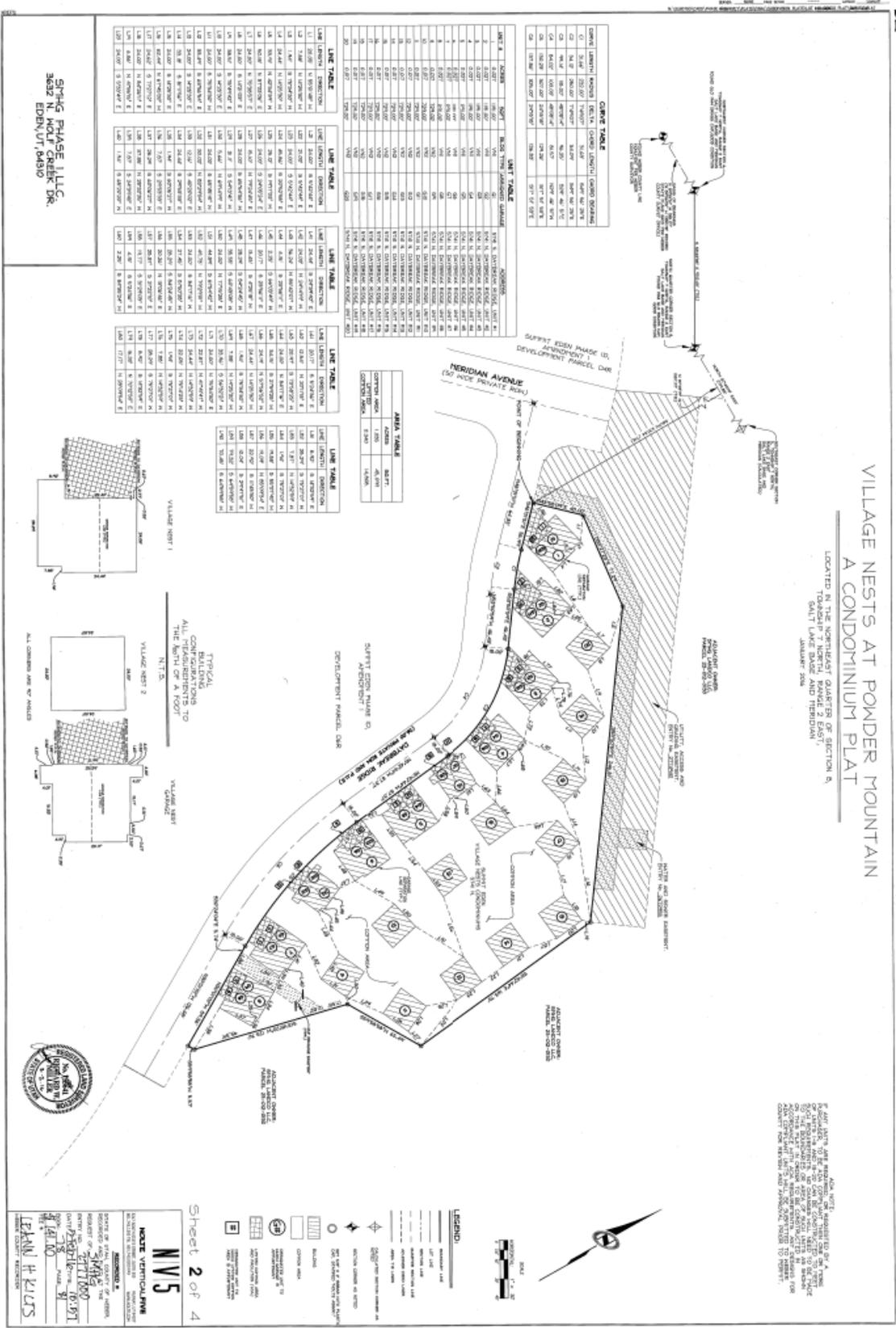
Exhibits

- A. Village Nests at Powder Mountain PRUD
- B. Village Nests at Powder Mountain, A Condominium Plat
- C. Zoning Development Agreement Conceptual Land Use Plan
- D. Architectural renderings for the Village Nests at Powder Mountain PRUD

Location Map 1



18-8L



SPHQ PHASE LLC
3632 N. MOLT CREEK DR.
EDEN, UT 84501

VILLAGE NESTS AT POWDER MOUNTAIN
A CONDOMINIUM PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE COUNTY, UTAH

ALL CONDOMINIUMS TO
THE BIRTH OF A FOOT
N-T-S

Sheet 2 of 4

NVS

NOTICE TO CONTRACTORS

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK.

DATE: 10/10/18

BY: [Signature]

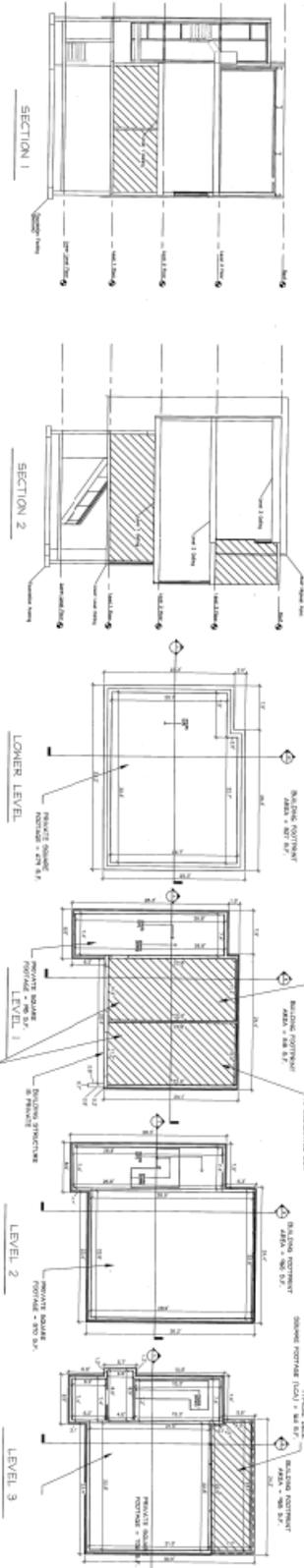
28-21

VILLAGE NESTS AT POWDER MOUNTAIN
A CONDOMINIUM PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP NORTH RANGE 2 EAST,
SALT LAKE COUNTY, UTAH
JANUARY 2004

VILLAGE NEST 1 (VNI)
UNITS 1,2,3,4,5,6,7,8

N.T.S.
JANUARY 2004



NOTE: SEE BUILDING UNIT ELEVATION TABLE FOR ELEVATION OF CEILING, FLOOR, ROOFLINE, ROOFLINE AND ROOF ELEVATIONS.

BUILDING UNIT ELEVATION TABLE

UNIT NO.	CEILING	FLOOR	ROOFLINE	ROOFLINE	ROOFLINE	ROOFLINE	ROOFLINE	ROOFLINE
1	10.00	9.00	10.00	10.00	10.00	10.00	10.00	10.00
2	10.00	9.00	10.00	10.00	10.00	10.00	10.00	10.00
3	10.00	9.00	10.00	10.00	10.00	10.00	10.00	10.00
4	10.00	9.00	10.00	10.00	10.00	10.00	10.00	10.00
5	10.00	9.00	10.00	10.00	10.00	10.00	10.00	10.00
6	10.00	9.00	10.00	10.00	10.00	10.00	10.00	10.00
7	10.00	9.00	10.00	10.00	10.00	10.00	10.00	10.00
8	10.00	9.00	10.00	10.00	10.00	10.00	10.00	10.00

AREA DESIGNATION TABLE

AREA	DESIGNATION	AREA
EXISTING CONCRETE	EXISTING CONCRETE	EXISTING CONCRETE
EXISTING STRUCTURE	EXISTING STRUCTURE	EXISTING STRUCTURE
EXISTING GARAGE	EXISTING GARAGE	EXISTING GARAGE

LEGEND



SPRING PHASE I LLC,
3852 FRENCH CREEK DR.,
EDMONT, UTAH 84143



Sheet 3 of 4

NWS
NATHAN W. SMITH
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
LICENSE NO. 10000

DATE OF ISSUE: 1/15/04
PROJECT: VILLAGE NESTS AT POWDER MOUNTAIN
UNIT: VNI

LENNI & VILIS

Exhibit D-Architectural Renderings for the Village Nests at Powder Mountain PRUD



2



1



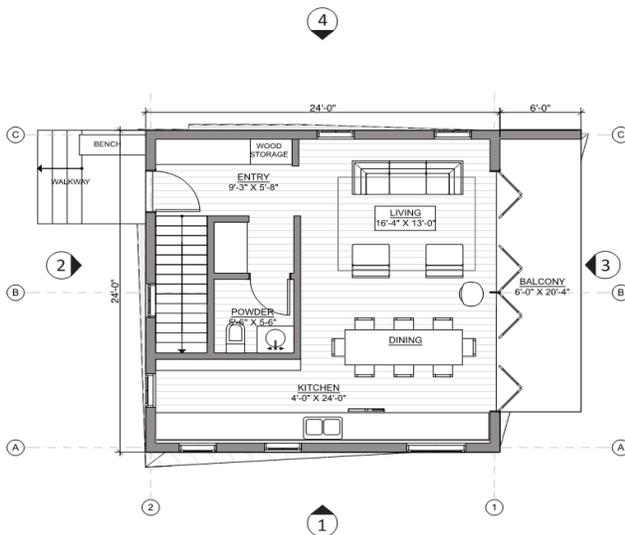
3



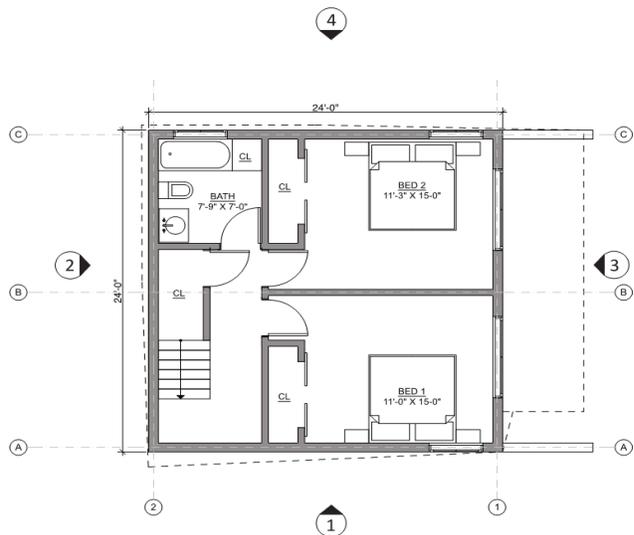
4

1/28/2017
huum Architects
www.huum.com
310 399 5757 Los Angeles

Village Nests NESTS 10-20
Elevations
1/8" = 1'



Upper Floor
576 square feet
3/16" = 1'



Lower Floor
576 square feet
3/16" = 1'

1/28/2017
huum Architects
www.huum.com
310 399 5757 Los Angeles

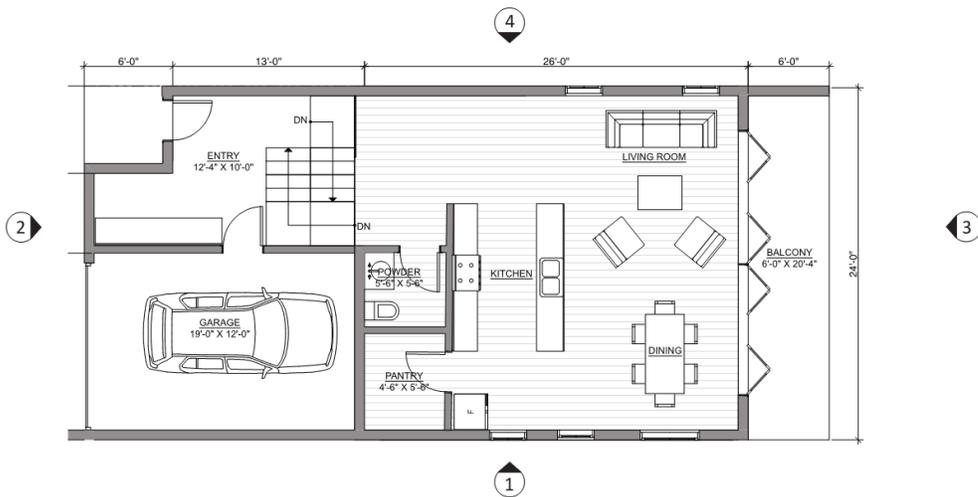
Village Nests NESTS 10-20 PLANS
1,152 sq ft

Exhibit D-Architectural Renderings for the Village Nests at Powder Mountain PRUD



1/28/2017
huum Architects
www.huum.com
310 399 5757 Los Angeles

Village Nests NESTS 1-8
Elevations
1/8" = 1'



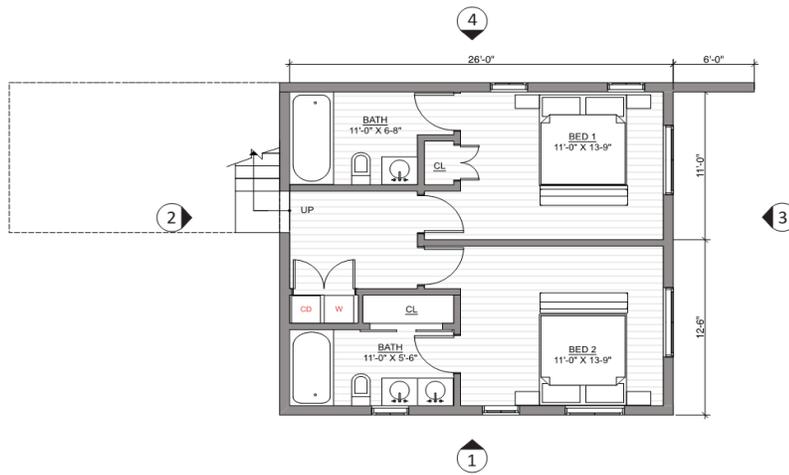
Ground Floor
Entry/stair: 150 square feet
Garage: 240 square feet (Not included)

Upper Floor
625 square feet

1/28/2017
huum Architects
www.huum.com
310 399 5757 Los Angeles

Village Nests NESTS 1-8 PLANS
1,400 sq ft

Exhibit D-Architectural Renderings for the Village Nests at Powder Mountain PRUD



Lower Floor
625 square feet

1/28/2017
huum Architects
www.huum.com
310 599 5757 Los Angeles

Village Nests NESTS 1-8 PLANS
1,400 sq ft



Concrete Foundation:
vertical formwork, rough finish



Wood Siding:
Dark finish Pine or Accoya treated



Wood Siding:
White finish Pine or Accoya treated



Wood Siding:
Clear finished Pine or Cedar



Metal Siding Profile:
square corrugated panel



Metal Siding Profile:
Standing seam/wide panel



Metal Siding Finish:
Kynar charcoal gray



Metal Siding Finish:
Zinc



Metal Siding Finish:
Weathering steel

CLADDING OPTIONS

1/28/2017
huum Architects
www.huum.com
310 599 5757 Los Angeles

Village Nests NESTS 1-20
Exterior Material finishes