

REGULAR PLANNING MEETING AGENDA
Tuesday, September 24, 2013
5:00 p.m.

- *Pledge of Allegiance*
- *Roll call*
- 1. **Minutes**
 - 1.1. Approval of the August 27, 2013 regular meeting minutes
- 2. **Consent Agenda**
 - 2.1. Consideration and action on final approval of the Summit at Ski Lake No. 12 located at 6800 East 1300 South (Valley Enterprise Investment Company, LLC, Applicant)
- 3. **Petitions, Applications and Public Hearings**
 - 3.1 **Administrative Items**
 - a. **New Business**
 - 1. **UVR 081913 (Phase 2) and UVR 082713 (Phase 3)** Consideration and action on final approval of the Retreat Subdivision Phases 2 and 3 located at 5334 East Elkhorn Drive (Retreat Utah Development Corporation, Applicant)
 - 2. Consideration and action on final approval of Summit at Powder Mountain Phase 1B, Lot 35 located at Powder Mountain Ski Resort (Heartwood Drive), (Summit Mountain Holding Group, LLC, Applicant)
- 4. **Public Comment for Items not on the Agenda**
- 5. **Remarks from Planning Commissioners**
- 6. **Report of the Planning Director**
- 7. **Remarks from the County Attorney**
- 8. **Adjourn**

*The meeting will be held in the Weber Center, County Commission Chambers 1st Floor, 2380 Washington Blvd., Ogden, Utah.
The pre-meeting will held in Room 108 at 4:30 P.M., no decisions are made*



(In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Division office at 801-399-8791)

Minutes of the Ogden Valley Planning Commission Meeting held August 27, 2013, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Ann Miller, Vice Chair; Laura Warburton; John Howell; Greg Graves; Kevin Parson

Absent/Excused: Dennis Montgomery; Pen Hollist

Staff Present: Rob Scott, Planning Director; Scott Mendoza, Planner; Colton Jaco, Planning Intern; Chris Allred, Legal Counsel; Kary Serrano, Secretary;

***Pledge of Allegiance**

***Roll Call:** Vice Chair Miller stated that Dennis Montgomery and Pen Hollist were excused and all others are present.

1. Minutes:

1.1. Approval of the July 30, 2013 meeting minutes

Commissioner Parson moved to approve the meeting minutes as written. Commissioner Howell seconded. A vote was taken with members voting aye and Commissioner Graves abstaining. Vice Chair Miller declared the meeting minutes for July 30, 2013 approved as written.

Vice Chair Miller asked if any Planning Commissioners had any conflicts of interest or ex parte communications to declare for any of the items. There were no conflicts of interest or ex parte communications reported.

2. 2.1. Administrative Items

a. New Business:

1. DR 2013-08 Consideration and action on an administrative application for a Design Review requesting approval of a single-family dwelling that has more than 60% of its roof area sloped below 2:12 pitch in the Forest-5 (F-5) Zone located at 8855 Pineview Drive (Alexander Musser, Applicant; Ray Bertoldi, Agent)

Colton Jaco, Planning Division Intern reviewed the staff report and indicated that staff recommends approval of Design Review DR 2013-08 of a single-family dwelling as proposed.

Commissioner Warburton asked if something were to happen to the building, and in this case if they were to approve this, even with Engineering approving this and everything passing, would they be liable? Chris Allred replied that they would not be liable as they have included Engineering and Building Inspection in the analysis. They talked about having the Building Inspection Department inspect to make sure that it was structurally sound and they had no concerns.

Vice Chair Miller opened up the meeting for public; there was none so she therefore opened it up for the applicant.

Ray Bertoldi, Bertoldi Architects, 2627 Harrison Blvd, addressed the building location and stated that in terms of slope they did a Geo Technical Report and indicated that the building is not on a hillside type location. In regard to that question about the snow crushing, they have to design structurally to handle the snow load for the pitched roof.

Commissioner Parson asked about the roof structure and how over built it is. Ray Bertoldi replied what they do is take the snow load for that elevation and design it to that. Depending on the elevation, it is designed to a deeper truss or a deeper structure where they are spaced closer together. The trusses here were designed a little deeper.

Commissioner Howell asked what the snow load per square foot at that elevation. Ray Bertoldi replied that it is probably about 60 or 70 and the side of Green Hills where it's located has a lot of solar exposure so the snow doesn't stay there.

Commissioner Graves asked Mr. Bertoldi to explain how their roof is going to drain and where the water is going to end up. Ray Bertoldi replied they have to shed roofs. One is on the main part of the house; another is on the garage, and that space between the two, what they basically have is a foundation drain around the backside that takes it back off and takes that out.

Commissioner Howell inquired about the side. Ray Bertoldi replied that there is a company in Wyoming that has taken weathered fence wood and reclaimed it and used as siding so it's already weathered wood and has a patina to it and is not cheap. Commissioner Graves asked if they have to reseal that or is it just good to go. Ray Bertoldi replied they will apply a sealant to it.

MOTION: Commissioner Warburton moved to approve DR2013-08 consideration and action on an administrative application for design review; subject all of staff and agency recommendations and it's in keeping with the standards of the valley in keeping it rustic. Commissioner Parson seconded.

DISCUSSION: Commissioner Warburton said as to finding of private residence, there is nothing in the code that states that they have to, and would prefer not to set a precedence at this time; it should have been done administratively. She would hope in the future that the ordinance would be amended and clarify so that these types of things don't come before this Planning Commission. Commissioner Graves said this compensates for the 2:12 change. Commissioner Howell said that for this project the siding is very important and what they are doing on that. Commissioner Parson referred to Exhibit B, #4 that states, "The Green Hills HOA reviewed the plans and approved them for conformity to their requirements. The HOA was appreciative to the sensitivity of views and integration into the site," and this affects them more than anyone.

VOTE: A vote was taken with all members present voting aye. Motion Carried (5-0)

3. **Public Comments for Items not on the Agenda:** There were no Public Comments.
4. **Remarks from Planning Commissioners:** Commissioner Warburton complimented Colton Jaco on his presentation of the staff report as it was well received by the other Planning Commissioners.
5. **Report from the Planning Director** Robert Scott said that some of Planning Commission have responded to Sherri for the Oct 3-4 Fall Conference and for those that haven't the deadline is Friday, so please let her know. The joint work session with the County Commission for September 5th is a problem for the County Commission. They need to look at rescheduling that and asked if this Planning Commission would consider having a 7 A.M. breakfast meeting, as the County Commission can be available for that morning. Planning Commissioner agreed to that time frame. Commissioner Graves said he would not be able to attend.
6. **Remarks from the County Attorney:** There were no remarks from the County Attorney.
7. **Adjourn:** The meeting was adjourned at 5:30 p.m.

Respectfully Submitted,



Kary Serrano, Secretary,
Weber County Planning



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of the Summit at Ski Lake No. 12
Agenda Date: Tuesday, September 24, 2013
Applicant: Valley Enterprise Investment Company, LLC
File Number: UVS 082813

Property Information

Approximate Address: 6800 East 1300 South
Project Area: 9.1 Acres
Zoning: Forest Valley 3 Zone (FV-3)
Existing Land Use: Agriculture
Proposed Land Use: Residential Subdivision
Parcel ID: 20-036-0041
Township, Range, Section: T6N, R1E, Section 24

Adjacent Land Use

North: Residential
East: Agriculture
South: Agriculture
West: Residential

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The Summit at Ski Lake No. 12 received preliminary approval in 1999 with an overall density based on one unit per acre. Eleven of the thirteen phases in the subdivision have been recorded and final approval is now being requested for Phase 12. Based on an agreement with the Weber County Commission the applicant has until January 22, 2016 to record the remaining phases in The Summit at Ski Lake Subdivision, or the preliminary approval of the remaining phases becomes void and the density decreases from one unit per acre to one unit per three acres.

The Summit at Ski Lake No. 12 consists of 6 lots on 9.1 acres. Lot 45 is a restricted lot due to steep slopes (average lot slope of 27.4%) and will require a Hillside Review prior to any construction on the lot. Phase 12 also includes a new cul-de-sac (Summit Peak Circle) and an extension of Via Cortina, which are both private streets. The subdivision complies with the zoning requirements under which it was approved. Culinary Water is provided by Lakeview Water Corporation and Wastewater service is provided by Mountain Sewer Corporation. Pathways for the entire subdivision were approved on the preliminary subdivision plat. A geotechnical report is required by the Weber County Engineering Division.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of The Retreat Subdivision Phases 2 and 3
Agenda Date: Tuesday, September 24, 2013
Applicant: Retreat Utah Development Corporation
File Number: UVR 081913 (Phase 2) and UVR 082713 (Phase 3)

Property Information

Approximate Address: 5334 East Elkhorn Drive
Project Area: 22.13 Acres
Zoning: Residential Estates Zone (RE-20)
Existing Land Use: Vacant
Proposed Land Use: Residential Subdivision
Parcel ID: 22-016-0095
Township, Range, Section: T7N, R1E, Section 22

Adjacent Land Use

North: Vacant	South: Residential
East: Residential	West: Vacant

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-20 Zone)
- Weber County Land Use Code Title 108 (Zones) Chapter 3 (Cluster Subdivisions)

Background

The Retreat Subdivision was granted preliminary approval as a 45 lot cluster subdivision on December 10, 2008. Final approval of the first phase (18 lots) was granted on March 24, 2009. Several time extensions and minor amendments have since been granted and final approval of Phase 1 (18 lots) expires on October 31, 2014. This development is part of the Wolf Creek Resort Master Plan and the density for The Retreat Subdivision will be subtracted from the overall Wolf Creek density. Phases 2 and 3 are located in an RE-20 Zone which requires a minimum lot area of 20,000 square feet. However, as a cluster subdivision lot sizes can be reduced to a minimum of 10,000 square feet. All but six of the lots in Phases 2 and 3 have been reduced below 20,000 square feet. Setbacks can also be reduced for lots under 20,000 square feet. All of the lots meet the applicable setbacks except for Lot 29 in Phase 2 which requires side yard setbacks of 10 and 14 feet, rather than both setbacks at 10 feet. Lots 23, 25, 28, and 29 in Phase 2 and Lots 38 and 42 in Phase 3 must have all of the setbacks labeled in order to comply with the notes on the subdivision plat regarding setback minimums.

A cluster subdivision in the RE-20 Zone requires 30% of the area to be preserved as open space, but does not allow for any bonus density. The total open space preserved in Phases 2 and 3 is approximately seven acres, which is 31%. However, as part of its approved Master Plan, Wolf Creek has already set aside enough open space for its total density, so this open space is being provided only to meet the cluster subdivision design requirements. The open space will contain trails that meet the requirements of the Ogden Valley Pathways Ordinance. The trails in the subdivision will connect to an existing Wolf Creek Resort trail adjacent to Elkhorn Drive. The trails and appropriate trail easements need to be shown on the subdivision plats.

The only access to the subdivision is from Elkhorn Drive through Phase 1. A stub road to the west will be provided from Mountain Ridge Road, but due to the overall road design which has no second access in Phases 2 and 3, the Weber Fire District is requiring that each of the homes have a fire sprinkler system. Several of the lots in Phases 2 and 3 have frontage on two roads, however, no access lines are shown on the subdivision plats. The new roads in Phases 2 and 3 are public rather than private as previously requested. The Wolf Creek Water and Sewer Improvement District will provide culinary water and sewer service.

Phases 2 and 3 are located within an area identified by the Ogden Valley Sensitive Lands Code as "Important Wildlife Habitat." When development occurs in important wildlife habitat areas the code describes principles that should be incorporated into the development. This subdivision has incorporated these principles in the following ways, as previously approved:

- The open space in The Retreat subdivision is located adjacent to large areas of existing natural open space.
- A section of open space along the boundary of Phases 2 and 3 will provide a travel corridor from one large section of existing open space to another.
- The roads in the subdivisions are located away from the stream that could be considered a natural travel corridor, except for a small portion near the boundary of Phases 1 and 2.
- Very few of the lots are located near the stream.
- The required 50 foot stream corridor setback is maintained entirely within the common areas.

Based on Staff's review, The Retreat Subdivision Phases 2 and 3 have met the applicable requirements and criteria of the Weber County Land Use Code in the following ways:

- A cluster subdivision is a permitted use in the RE-20 Zone.
- This cluster subdivision is a superior design to that of a conventional subdivision because it provides open space and trails, and keeps lots completely outside of the stream corridor setback.
- The subdivisions meet the 30% open space requirement.
- The roads in the subdivisions are public and will meet the requirements of the Weber County Engineering Division and the Weber Fire District.
- The lots are connected to a public sewer system and can, therefore, be reduced to a 10,000 square foot minimum.
- The trail locations have been reviewed and previously approved by Ogden Valley Pathways.
- As explained above, the subdivisions have incorporated the Sensitive Lands Code in its design.

Summary of Planning Commission Considerations

- Do the proposed subdivision phases comply with the Weber County Land Use Code?

Conformance to the General Plan

The proposed phases do not affect The Retreat Subdivision's existing approvals or its conformance to the Ogden Valley General Plan.

Conditions of Approval

- Requirements of applicable County review agencies
- Trails and applicable trail easements need to be shown on the subdivision plats
- All setbacks must be labeled on Lots 23, 25, 28, and 29 in Phase 2 and Lots 38 and 42 in Phase 3
- The subdivision is still subject to the conditions of approval and review agency requirements from the previous approvals

Staff Recommendation

The Planning Division recommends approval of The Retreat Subdivision Phases 2 and 3 subject to the conditions of approval listed in this staff report, based on the finding that these phases comply with the Weber County Land Use Code.

Exhibits

- Phase 2 Subdivision Plat
- Phase 3 Subdivision Plat
- Preliminary Subdivision Plan with Trail Locations

Location Map



Exhibit A

PLAT NOTES:

IN LIEU OF A SECONDARY ACCESS, ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLER SYSTEM.

ALL FRONT YARD SETBACKS ARE 25', UNLESS OTHERWISE NOTED.

ALL BACK YARD SETBACKS ARE 30', UNLESS OTHERWISE NOTED.

SIDE YARD SETBACKS ARE 8' MINIMUM, UNLESS OTHERWISE NOTED.

10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

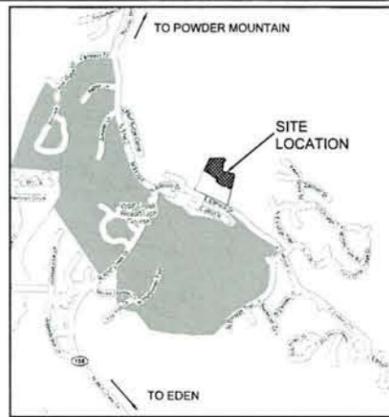
NARRATIVE:

THE BASIS OF BEARING IS NORTH 89°14'39" WEST 2659.36' FROM THE MONUMENTED CENTER OF SECTION 22, T7N, R1E, SLB&M, THE MONUMENTED WEST QUARTER CORNER OF SAID SECTION 22, AS SHOWN ON THE ELKHORN SUBDIVISION, PHASE 1, ENTRY NO. 1415648.

THE WOLF RIDGE PHASE 3 & 4 SUBDIVISIONS WERE USED TO ESTABLISH THAT PORTION OF ELKHORN DRIVE NOT DEDICATED IN THE ELKHORN SUBDIVISION, PHASE 1 SUBDIVISION. THE WOLF RIDGE SUBDIVISIONS WERE ROTATED TO MATCH THE ELKHORN SUBDIVISION, PHASE 1, BEARING FOR THE CENTERLINE OF ELKHORN DRIVE.

THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 2 A CLUSTER SUBDIVISION

LYING WITHIN THE EAST HALF OF SECTION 22,
T7N, R1E, SLB&M,
WEBER COUNTY, UTAH
SEPTEMBER 2013



SURVEYOR'S CERTIFICATE

I, Russell E. Campbell, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 316833 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing of the State of Utah Act. I further certify that by authority of the Owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements. Monuments will be placed as represented on this plat. Each of the Lots located on said tract and this Subdivision Plat complies with the provisions of the current subdivision RE-20 zoning and ordinance regulations of Weber County.

Date _____ Signature _____

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at a point East 1,805.51 feet and North 320.48 feet from the monumented Center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is North 89°14'39" West from said Center of Section 22 to the West Quarter Corner of said Section 22) and running thence North 28°01'20" West 50.00 feet to a point of curvature of a 155.00 foot radius non-tangent curve to the right, the center of which bears South 28°01'20" West; thence westerly 58.21 feet along the arc of said curve through a central angle of 2°13'01"; thence North 53°21'02" West 282.85 feet; thence North 85°56'58" West 46.36 feet; thence North 57°48'21" West 80.02 feet; thence North 26°52'53" East 406.04 feet; thence North 88°46'18" East 406.51 feet; thence South 85°53'47" East 50.00 feet to a point of curvature of a 525.00 foot radius non-tangent curve to the right, the center of which bears North 85°53'47" West; thence southerly 24.08 feet along the arc of said curve through a central angle of 02°37'38" to a point of reverse curvature of a 15.00 foot radius curve to the left, the center of which bears South 83°16'08" East; thence southeasterly 22.45 feet along the arc of said curve through a central angle of 85°45'07"; thence South 79°01'16" East 16.42 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears South 10°58'44" West; thence southeasterly 6.04 feet along the arc of said curve through a central angle of 02°13'52"; thence South 13°12'36" West 50.00 feet to a point of curvature of a 105.00 foot radius non-tangent curve to the left, the center of which bears South 13°12'36" West; thence westerly 4.09 feet along the arc of said curve through a central angle of 02°13'52"; thence South 79°01'16" West 15.45 feet to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears South 10°58'44" West; thence southwesterly 23.35 feet along the arc of said curve through a central angle of 89°11'35"; thence South 11°47'09" West 222.73 feet to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears South 78°12'51" East; thence southeasterly 76.34 feet along the arc of said curve through a central angle of 19°26'19"; thence South 78°01'30" East 362.51 feet; thence South 02°23'14" West 121.40 feet; thence South 13°37'47" West 337.09 feet; thence North 77°09'28" West 99.10 feet to a point of curvature of a 54.00 foot radius non-tangent curve to the left, the center of which bears North 77°09'28" West; thence northwesterly 132.50 feet along the arc of said curve through a central angle of 140°35'20" to a point of reverse curvature of a 16.00 foot radius curve to the right, the center of which bears North 37°44'46" West; thence westerly 15.12 feet along the arc of said curve through a central angle of 54°08'45"; thence North 73°35'58" West 34.21 feet to a point of curvature of a 325.00 foot radius curve to the right, the center of which bears North 16°24'01" East; thence northwesterly 83.69 feet along the arc of said curve through a central angle of 14°45'17"; thence North 58°50'42" West 129.85 feet to a point of curvature of a 100.00 foot radius curve to the right, the center of which bears North 77°09'28" West; thence northwesterly 90.82 feet along the arc of said curve through a central angle of 51°55'17"; thence North 06°55'25" West 13.52 feet to a point of curvature of a 15.00 foot radius curve to the right, the center of which bears North 83°04'35" East; thence northeasterly 20.82 feet along the arc of said curve through a central angle of 79°31'28" to a point of reverse curvature of a 205.00 foot radius curve to the left, the center of which bears North 17°23'57" West; thence easterly 30.85 feet along the arc of said curve through a central angle of 08°37'22" to the Point of Beginning.

Containing 461,289 square feet or 10.59 acres, more or less.

OWNER'S DEDICATION

We, the undersigned Owner/s of the hereby described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said tract:

THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 2 A CLUSTER SUBDIVISION

and hereby dedicates, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as streets to be used as public thoroughfares forever. And hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on this plat as public utility, storm water detention ponds, drainage and canal maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals 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 erected within such easements.

And hereby grant and convey to The Retreat Homeowners Association, all those parts or portions of said tract of land designated as Common Area to be used for recreational and open space purposes for the Association and guarantee to Weber County that the Common Area will remain open and undeveloped except for utility purposes as defined above.

Signed this ____ day of September 2013.

RETREAT UTAH DEVELOPMENT CORPORATION
a Utah corporation.

By: John L. Lewis
President

ACKNOWLEDGEMENT

State of Utah
County of Weber

On this ____ day of _____, 2013, personally appeared before me,

the signers of the above Owner's Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.

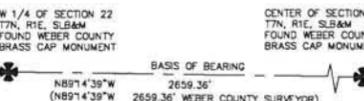
Notary Public
Residing at: _____

My commission expires: _____

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	31.15	180.00	8°34'54"	15.61	31.11	N89°01'13"E
C2	167.81	150.00	64°05'56"	93.91	159.20	N22°00'48"E
C3	95.27	250.00	21°48'19"	48.19	84.84	S00°52'30"W
C4	7.04	500.00	0°48'27"	3.52	7.04	N11°22'37"E
C5	60.00	300.00	6°52'32"	30.04	59.96	N07°32'28"E
C6	67.04	500.00	7°40'57"	33.57	66.99	N07°56'41"E
C7	5.06	130.00	2°13'52"	2.53	5.06	N77°54'20"W
C8	63.56	200.00	18°12'30"	32.05	63.29	N46°17'53"W
C9	186.33	200.00	133°23'11"	109.55	179.67	S63°59'04"E
C10	172.80	175.00	56°14'30"	94.18	165.86	N03°34'22"E
C11	126.77	150.00	48°25'19"	67.45	123.03	N07°59'00"E
C12	216.82	200.00	62°08'52"	120.44	206.36	N01°08'13"E
C13	85.03	150.00	31°25'55"	43.62	83.97	N69°45'43"E
C14	26.82	150.00	8°24'34"	13.44	26.79	N59°01'13"E
C15	66.33	200.00	18°37'41"	33.46	66.04	N63°19'54"E
C16	35.48	200.00	8°54'54"	17.78	35.43	N59°01'31"E
C17	23.89	15.00	91°5'24"	15.33	21.44	N08°26'04"E
C18	23.23	15.00	88°44'36"	14.67	20.86	N81°33'56"W
C19	20.38	15.00	77°02'48"	12.11	18.85	S01°43'46"W
C20	78.14	15.00	111°18'25"	21.86	24.77	N87°08'39"E
C21	90.58	125.00	41°10'08"	47.38	88.61	N10°43'23"E
C22	104.74	225.00	21°48'19"	53.01	104.11	S00°52'30"W
C23	84.18	175.00	27°33'39"	42.92	83.37	N26°52'20"E
C24	70.64	175.00	23°07'41"	35.81	70.16	N01°31'40"E
C25	154.82	175.00	50°41'20"	82.89	149.82	N15°18'30"E
C26	8.36	225.00	2°20'00"	4.18	8.36	S08°50'40"E
C27	85.70	225.00	11°18'18"	43.32	85.18	S00°52'30"W
C28	63.69	475.00	7°40'57"	31.89	63.64	N07°56'41"E
C29	18.03	175.00	6°54'08"	9.02	18.02	N40°08'42"W
C30	37.58	175.00	12°18'22"	18.67	37.51	N49°14'37"W
C31	35.61	175.00	18°12'30"	28.04	35.38	N46°17'53"W
C32	14.44	15.00	83°39'00"	7.83	13.89	N22°58'38"W
C33	35.66	85.00	37°08'38"	18.48	35.03	N88°01'11"E
C34	80.00	55.00	83°20'22"	46.55	73.13	S31°44'20"E
C35	121.40	55.00	126°28'19"	109.05	98.22	S73°10'00"W
C36	41.61	55.00	43°20'42"	21.86	40.62	N21°52'29"E
C37	14.44	15.00	83°39'00"	7.83	13.89	S27°48'38"E
C38	18.90	225.00	4°48'48"	9.46	18.80	S32°59'44"W
C39	52.60	225.00	13°23'42"	26.42	52.48	N43°53'29"W
C40	71.50	225.00	18°12'30"	36.06	71.20	N46°17'53"W
C41	278.67	55.00	280°18'01"	38.30	62.86	S34°55'32"W
C42	42.01	225.00	10°41'52"	21.07	41.85	S42°32'34"E
C43	80.00	225.00	10°27'16"	40.43	79.38	S58°54'39"E
C44	80.00	225.00	20°27'08"	40.43	79.38	S78°26'58"E
C45	7.62	225.00	1°56'22"	3.81	7.62	S89°36'18"E
C46	209.63	225.00	53°22'51"	113.12	202.13	S63°53'04"E
C47	109.98	175.00	36°00'00"	56.86	108.16	S55°11'41"E
C48	53.08	175.00	17°22'48"	26.75	52.88	S81°33'06"E
C49	163.04	175.00	137°25'11"	87.98	157.21	S63°53'04"E
C50	14.44	15.00	83°39'00"	7.83	13.89	N62°58'59"W
C51	46.48	55.00	30°25'57"	25.84	46.92	S60°40'27"E
C52	162.87	55.00	180°30'12"	598.38	109.54	N01°10'32"W
C53	47.32	55.00	49°17'57"	25.24	46.88	S58°55'27"W
C54	278.67	55.00	280°18'01"	38.30	62.86	N00°34'29"W
C55	14.44	15.00	83°39'00"	7.83	13.89	N61°01'01"E

OWNER
RETREAT UTAH DEVELOPMENT CORPORATION 5577 EAST ELKHORN DRIVE EDEN, UTAH 84130

COMMON AREA CALCULATION			
PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,689	180,541	30%
2	461,289	160,239	35%
3	502,506	121,192	24%
Project	1,558,484	461,972	30%



PREPARED BY
BASELINE SURVEYING, Inc
1058 East 2100 SOUTH
Salt Lake City, UT 84106 (801) 209-2152

WEBER COUNTY COMMISSION ACCEPTANCE
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____
BY THE
CHAIRMAN WEBER COUNTY COMMISSION
TITLE: _____
ATTEST: _____

WEBER COUNTY ENGINEER
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.
SIGNED THIS ____ DAY OF _____ 20____
BY THE
WEBER COUNTY ENGINEER

WEBER-MORGAN HEALTH DEPARTMENT
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____
SIGNATURE

WEBER COUNTY ATTORNEY
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 EFFECT.
SIGNED THIS ____ DAY OF _____ 20____
SIGNATURE

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND OR LIABILITIES ASSOCIATED THERewith.
SIGNED THIS ____ DAY OF _____ 20____
SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ____ DAY OF _____ 20____.
CHAIRMAN WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY RECORDER
ENTRY NO. _____ FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____ 20____ AT ____ M.
IN BOOK _____ AT PAGE ____ OF OFFICIAL RECORDS.
WEBER COUNTY RECORDER
BY: _____ (DEPUTY)

Exhibit B

THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 3 A CLUSTER SUBDIVISION

LYING WITHIN THE EAST HALF OF SECTION 22,
T7N, R1E, SLB&M,
WEBER COUNTY, UTAH
SEPTEMBER 2013



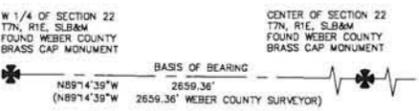
VICINITY MAP

PLAT NOTES:
IN LIEU OF A SECONDARY ACCESS, ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLER SYSTEM.
ALL FRONT YARD SETBACKS ARE 25', UNLESS OTHERWISE NOTED.
ALL BACK YARD SETBACKS ARE 30', UNLESS OTHERWISE NOTED.
SIDE YARD SETBACKS ARE 8' MINIMUM, UNLESS OTHERWISE NOTED.
10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

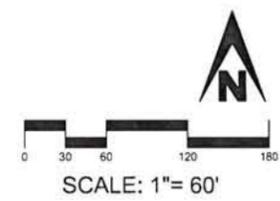
NARRATIVE:
THE BASIS OF BEARING IS NORTH 89°4'39" WEST 2659.36' TO THE MONUMENTED CENTER OF SECTION 22, T7N, R1E, SLB&M. TO THE MONUMENTED WEST QUARTER CORNER OF SAID SECTION 22, AS SHOWN ON THE ELKHORN SUBDIVISION, PHASE 1, ENTRY No. 1415846.
THE WOLF RIDGE PHASE 3 & 4 SUBDIVISIONS WERE USED TO ESTABLISH THAT PORTION OF ELKHORN DRIVE NOT DEDICATED IN THE ELKHORN SUBDIVISION, PHASE 1 SUBDIVISION. THE WOLF RIDGE SUBDIVISIONS WERE ROTATED TO MATCH THE ELKHORN SUBDIVISION, PHASE 1, BEARING FOR THE CENTERLINE OF ELKHORN DRIVE.

CURVE TABLE							LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	LINE	LENGTH	BEARING
C1	23.35'	15.00'	89°11'35"	14.79'	21.06'	S56°22'57"W	L1	15.45'	S79°01'16"E
C2	4.09'	105.00'	21°3'52"	2.04'	4.09'	N77°54'20"W	L2	16.42'	N78°01'16"W
C3	6.04'	155.00'	21°3'52"	3.02'	6.04'	N77°54'20"W	L3	22.31'	S87°36'46"E
C4	22.45'	15.00'	89°45'07"	13.83'	20.41'	S36°08'42"E	L4	12.90'	S87°36'46"E
C5	24.58'	155.00'	21°3'52"	12.29'	24.57'	N52°25'02"E	L5	25.65'	S84°30'17"W
C6	47.00'	105.00'	25°38'38"	23.90'	46.60'	N63°58'05"W	L6	30.13'	S56°48'30"E
C7	51.08'	105.00'	27°52'30"	26.06'	50.58'	N65°05'01"W			
C8	69.37'	155.00'	25°38'38"	35.28'	68.80'	N63°58'05"W			
C9	75.41'	155.00'	27°52'30"	38.47'	74.67'	N65°05'01"W			
C10	58.18'	150.00'	25°38'38"	29.59'	57.70'	N63°58'05"W			
C11	15.12'	16.00'	54°08'48"	8.18'	14.56'	N53°20'14"W			
C12	15.12'	16.00'	54°08'48"	8.18'	14.56'	S78°13'09"E			
C13	101.45'	54.00'	107°40'47"	73.89'	87.20'	N51°27'10"W			
C14	86.74'	54.00'	92°02'12"	55.95'	77.21'	N48°14'20"E			
C15	83.48'	54.00'	88°34'36"	52.67'	75.41'	S41°17'18"E			
C16	271.71'	54.00'	268°17'35"	39.02'	63.26'	S63°44'09"W			
C17	36.31'	225.00'	14°20'20"	28.30'	36.16'	S00°29'00"E			
C18	20.03'	225.00'	5°05'59"	10.02'	20.02'	S08°41'01"W			
C19	80.23'	525.00'	8°45'20"	40.19'	80.15'	N00°16'27"W			
C20	104.30'	525.00'	11°27'58"	52.32'	104.13'	N01°02'22"E			
C21	47.99'	475.00'	5°47'18"	24.01'	47.87'	N01°12'33"E			
C22	24.60'	475.00'	2°38'01"	12.30'	24.58'	N03°10'08"W			
C23	72.59'	475.00'	8°45'20"	36.36'	72.51'	N00°46'27"W			
C24	76.41'	500.00'	8°45'20"	38.28'	76.33'	N00°16'27"W			
C25	25.73'	475.00'	3°06'15"	12.87'	25.73'	N06°12'14"W			
C26	26.45'	16.00'	84°43'50"	17.38'	23.34'	N52°07'17"W			
C27	33.08'	525.00'	3°38'35"	16.54'	33.07'	N06°27'24"W			
C28	28.58'	16.00'	102°15'59"	19.88'	24.93'	S45°24'18"W			
C29	26.78'	16.00'	85°52'58"	17.73'	23.78'	N28°56'07"E			
C30	21.96'	16.00'	78°38'45"	13.11'	20.28'	S56°26'02"E			
C31	68.46'	475.00'	8°15'28"	34.28'	68.40'	N72°18'06"W			
C32	83.67'	525.00'	9°09'11"	42.02'	83.70'	N71°41'15"W			
C33	71.81'	500.00'	6°13'42"	35.86'	71.74'	N08°45'38"W			
C34	116.80'	500.00'	11°27'58"	58.66'	116.53'	N18°34'20"W			
C35	188.60'	500.00'	21°36'44"	95.43'	187.49'	N15°27'29"W			
C36	15.12'	16.00'	54°08'48"	8.18'	14.56'	S00°48'33"W			
C37	15.12'	16.00'	54°08'48"	8.18'	14.56'	N53°20'14"W			
C38	26.52'	54.00'	30°15'46"	14.80'	26.19'	S65°16'45"E			
C39	78.55'	54.00'	83°20'23"	48.08'	71.80'	S08°23'41"E			
C40	164.64'	54.00'	174°41'27"	116.470'	107.68'	N52°27'47"W			
C41	271.71'	54.00'	268°17'35"	39.02'	63.26'	S63°44'09"W			
C42	48.78'	75.00'	37°15'52"	25.29'	47.92'	N67°17'46"W			
C43	55.64'	125.00'	25°30'05"	28.29'	55.18'	N63°00'21"W			
C44	47.10'	125.00'	21°35'28"	23.84'	46.83'	N59°27'34"W			
C45	109.74'	125.00'	47°05'34"	54.47'	99.87'	N72°12'37"W			
C46	94.63'	100.00'	54°12'59"	51.19'	91.13'	N75°46'20"W			
C47	15.12'	16.00'	54°08'48"	8.18'	14.56'	N21°35'28"W			
C48	15.12'	16.00'	54°08'48"	8.18'	14.56'	S75°44'14"E			
C49	89.15'	54.00'	106°11'52"	70.63'	85.80'	N50°17'42"W			
C50	94.88'	54.00'	102°27'44"	64.88'	83.00'	N52°17'06"E			
C51	77.88'	54.00'	82°21'59"	47.47'	71.30'	S35°50'02"E			
C52	271.71'	54.00'	268°17'35"	39.02'	63.26'	N41°20'10"E			
C53	71.16'	155.00'	28°18'19"	36.22'	70.34'	S89°20'03"E			
C54	61.84'	155.00'	27°31'35"	31.34'	61.43'	S64°45'06"E			
C55	133.00'	155.00'	48°09'54"	70.91'	128.96'	S77°24'15"E			
C56	89.43'	105.00'	48°48'09"	47.83'	86.79'	S77°42'21"E			
C57	112.44'	130.00'	49°33'31"	60.91'	108.97'	S78°08'04"E			
C58	15.12'	16.00'	54°08'48"	8.18'	14.56'	S26°14'54"E			
C59	15.12'	16.00'	54°08'48"	8.18'	14.56'	N80°23'42"W			
C60	18.27'	54.00'	19°23'02"	9.27'	18.18'	N82°13'28"E			
C61	27.84'	54.00'	19°35'16"	14.41'	27.27'	S41°18'26"E			
C62	87.91'	54.00'	83°16'40"	52.18'	78.52'	S41°38'35"W			
C63	87.69'	54.00'	93°02'38"	56.95'	78.37'	N45°41'49"W			
C64	271.71'	54.00'	268°17'35"	39.02'	63.26'	S36°40'42"W			

PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,689	180,541	30%
2	401,289	186,239	36%
3	502,536	121,192	24%
Project	1,558,440	487,972	31%



LEGEND	
	SUBDIVISION BOUNDARY LINE
	CENTERLINE OF ROADWAY
	LOT LINE
	RIGHT OF WAY LINE
	UTILITY EASEMENT
	BUILDING SETBACK LINE
	NO ACCESS
	LOT NUMBER
	LOT ACRES
	LOT SQUARE FEET
	LOT ADDRESS
	CENTERLINE MONUMENT
	SET # X 24' REBAR & CAP "L.S. 316833"
	FIRE HYDRANT



SURVEYOR'S CERTIFICATE
I, Russell E. Campbell, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 316833 in accordance with Title 56, Chapter 22, Professional Engineers and Land Surveyors Licensing of the State of Utah Act. I further certify that by authority of the Owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements. Monuments will be placed as represented on this plat. Each of the Lots located on said tract and this Subdivision Plat complies with the provisions of the current subdivision RE-20 zoning and ordinance regulations of Weber County.

Date _____ Signature _____

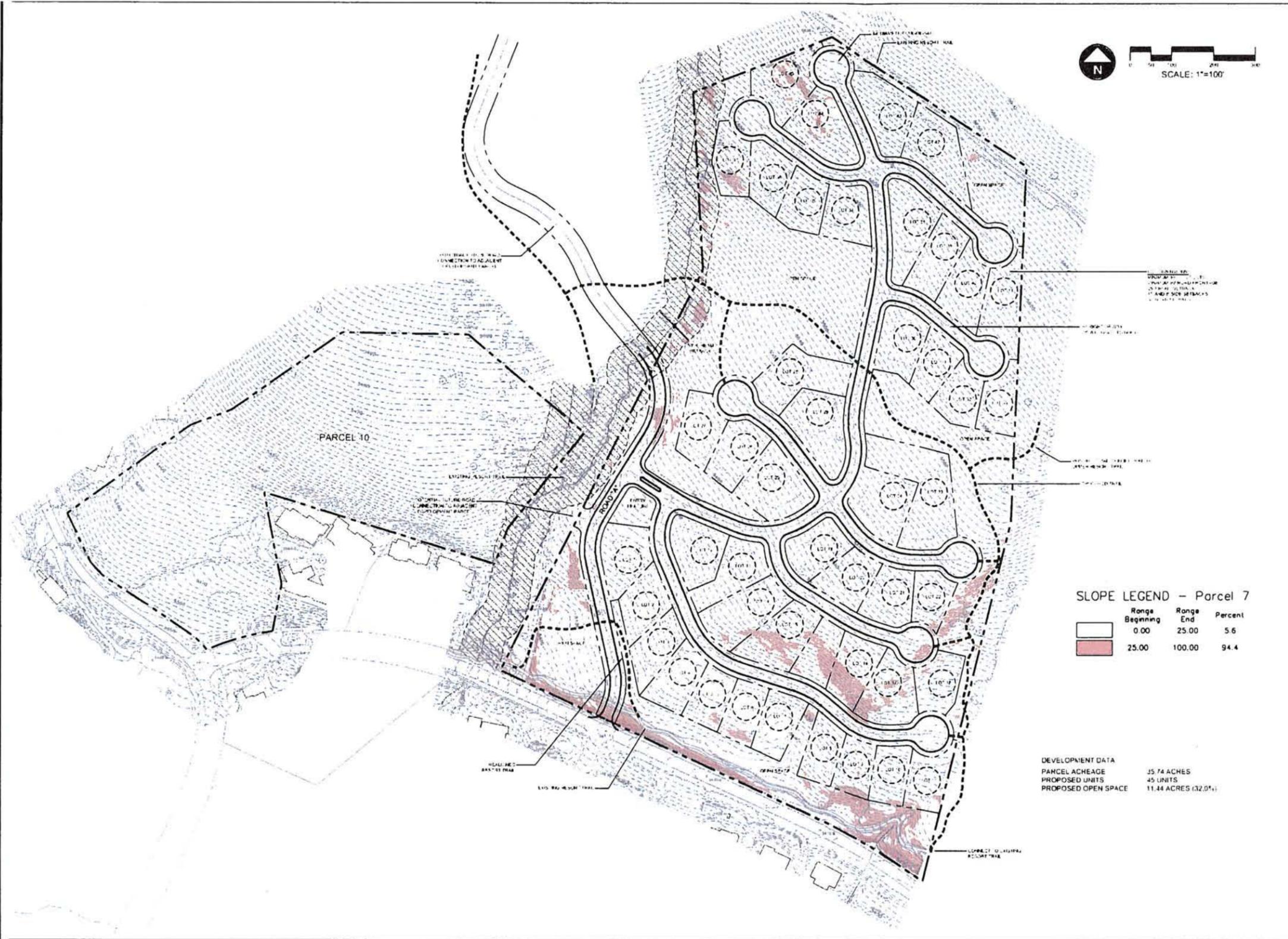
BOUNDARY DESCRIPTION
A part of the Southeast Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian described as follows:
Beginning at a point East 1,566.79 feet and North 948.82 feet from the monumented Center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is North 89°4'39" West from said Center of Section to the West Quarter Corner of said Section 22) and running thence North 107°12'28" West 411.02 feet; thence North 85°08'06" East 408.68 feet; thence South 56°48'29" East 565.00 feet; thence South 02°23'14" West 727.60 feet; thence North 78°01'30" West 369.61 feet to a point of curvature of a 225.00 foot radius non-tangent curve to the right, the center of which bears North 82°20'50" East; thence north 76.34 feet along the arc of said curve through a central angle of 19°26'19"; thence North 11°47'09" East 222.73 feet to a point of curvature of a 15.00 foot radius curve to the right, the center of which bears South 78°12'51" East; thence northwesterly 23.35 feet along the arc of said curve through a central angle of 89°11'35"; thence South 79°01'16" East 15.45 feet to a point of curvature of a 105.00 foot radius curve to the right, the center of which bears South 10°58'44" West; thence westerly 4.09 feet along the arc of said curve through a central angle of 02°13'52"; thence North 13°12'38" East 50.00 feet to a point of curvature of a 155.00 foot radius non-tangent curve to the left, the center of which bears South 13°12'36" West; thence westerly 6.04 feet along the arc of said curve through a central angle of 02°13'52"; thence North 79°01'16" West 15.42 feet to a point of curvature of a 15.00 foot radius curve to the right, the center of which bears North 10°58'44" East; thence northwesterly 22.45 feet along the arc of said curve through a central angle of 85°45'07" to a point of reverse curvature of a 525.00 foot radius curve to the left, the center of which bears North 83°16'58" West; thence northerly 24.08 feet along the arc of said curve through a central angle of 02°37'37"; thence North 85°34'47" West 50.00 feet; thence South 88°46'18" West 406.51 feet to the Point of Beginning.
Containing 502,508 square feet or 11.54 acres, more or less.

OWNER'S DEDICATION
We, the undersigned Owners of the hereby described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said tract:
**THE RETREAT AT WOLF CREEK
SUBDIVISION PHASE 3
A CLUSTER SUBDIVISION**
and hereby dedicates, 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 hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds, drainage and canal maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals 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 erected within such easements.
And hereby grant and convey to The Retreat Homeowners Association, all those parts or portions of said tract of land designated as Common Area to be used for recreational and open space purposes for the Association and guarantee to Weber County that the Common Area will remain open and undeveloped except for utility purposes as defined above.
Signed this _____ day of September 2013.
RETREAT UTAH DEVELOPMENT CORPORATION
a Utah corporation.
By: John L. Lewis
President

ACKNOWLEDGEMENT
State of Utah
County of Weber
On this _____ day of _____, 2013, personally appeared before me, _____
the signers of the above Owner's Dedication, _____ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.
Notary Public
Residing at: _____
My commission expires: _____

PREPARED BY BASELINE SURVEYING, Inc 1058 East 2100 SOUTH Salt Lake City, UT 84106 (801) 209-2152	WEBER COUNTY COMMISSION ACCEPTANCE 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____ BY THE _____ CHAIRMAN WEBER COUNTY COMMISSION TITLE: _____ ATTEST: _____	WEBER COUNTY ENGINEER 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. SIGNED THIS _____ DAY OF _____ 20____ BY THE _____ WEBER COUNTY ENGINEER	WEBER-MORGAN HEALTH DEPARTMENT I HEREBY CERTIFY THAT THE SOLS, 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____ SIGNATURE _____	WEBER COUNTY ATTORNEY 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 EFFECT. SIGNED THIS _____ DAY OF _____ 20____ SIGNATURE _____	WEBER COUNTY SURVEYOR I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND OR LIABILITIES ASSOCIATED THERETHWITH. SIGNED THIS _____ DAY OF _____ 20____ SIGNATURE _____	WEBER COUNTY PLANNING COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20____. CHAIRMAN WEBER COUNTY PLANNING COMMISSION	WEBER COUNTY RECORDER ENTRY NO. _____ FEE PAID \$ _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ 20____ AT _____ M. IN BOOK _____ AT PAGE _____ OF OFFICIAL RECORDS. WEBER COUNTY RECORDER _____ BY: _____ (DEPUTY)
	PRINTED BY: KANBAN						

Exhibit C



LANGYARDT
DESIGN GROUP, LLC

WOLF CREEK UTAH
PARCEL 7
WEBER COUNTY, UTAH

Wolf Creek Utah

DATE	August 14, 2014
PROJECT	RESIDENTIAL
OWNER	JK
DESIGNER	JL
CHECKER	SH
REVISIONS	
SHEET TITLE	SLOPE ANALYSIS
SHEET NUMBER	L4



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Summit at Powder Mountain Phase 1B, Lot 35
Agenda Date: Tuesday, September 24, 2013
Applicant: Summit Mountain Holding Group, LLC
File Number: UVS 082813

Property Information

Approximate Address: Powder Mountain Ski Resort (Heartwood Drive)
Project Area: 3.6 Acres
Zoning: Forest Valley 3 Zone (FV-3)
Existing Land Use: Ski Resort
Proposed Land Use: Residential Condominium Subdivision
Parcel ID: 23-012-0052
Township, Range, Section: T7N, R2E, Section 5

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

Summit at Powder Mountain Phase 1B, Lot 35 received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013. This phase of the PRUD consists of one lot (Lot 35) with 15 "Nest Units." Most of the units are in Cache County and fall under the provisions of the interlocal agreement which allows Weber County to act as the Land Use Authority for the units in Cache County. The Weber and Cache County Surveyors are currently working on establishing the County line in this area. Lot 35 is split by the County line, but the individual units cannot be due to taxing issues. Depending on where the County line is established, the unit locations may have to be adjusted. The small area of Lot 35 in Weber County is zoned FV-3 and was approved for this type of development in the PRUD approval.

In order to allow for private ownership of the units, this phase is being developed as a condominium project. Private ownership is limited to the actual footprint and air space of each unit, while the remainder of Lot 35 is designated as common area. The landscaping plans for the common area were approved with the PRUD. All of the units have the same basic floor plan and footprint with minor variations. The building elevations and floor plans are included with the condominium plat and do comply with the architectural renderings approved with the PRUD. Lot 35 has access to its

parking lot from Heartwood Drive (a private road). The parking lot has 15 spaces (13 vertical and 2 horizontal) with one space designated as ADA accessible. Typically dwelling units have two spaces each, but an exception for one space each was approved with the PRUD. However, this poses a small problem as there will not be room for all 15 owners to park if they cannot use the ADA space. This issue needs to be addressed on the plat.

Culinary Water and Sewer service are provided by Powder Mountain Water and Sewer Improvement District. Pathways for the overall Powder Mountain development were approved with the PRUD. As part of the PRUD approval, units to be used for timeshares or nightly rentals must be shown. If this is the case for any of these units, the designation can be accomplished with a note on the dedication plat and approval from the Planning and County Commission. The conditions of approval and review agency comments from the PRUD remain in effect, in addition to the review agency comments specific to this phase.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Land Use Codes?
- Does this subdivision comply with the applicable PRUD approvals?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Powder Mountain Water and Sewer Improvement District
- Requirements of the Weber County Surveyor
- Recording of the public road dedication plat which provides access to Heartwood Drive (a private road)
- All applicable requirements from the PRUD approval remain in effect

Staff Recommendation

Staff recommends approval of Summit at Powder Mountain Phase 1B, Lot 35, subject to review agency requirements and the conditions of approval in this staff report, based on its compliance with applicable County Land Use Codes.

Exhibits

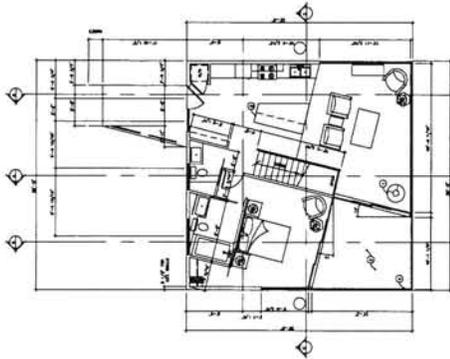
- A. Subdivision plat including Nest Unit elevations and floor plans
- B. Parking lot diagram
- C. Weber County Engineering Division review letter
- D. List of PRUD conditions of approval

Location Map

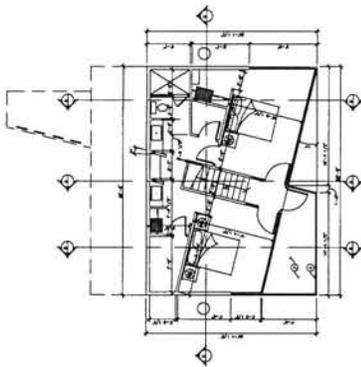


SUMMIT AT POWDER MOUNTAIN
 PHASE 1B LOT 35
 PRUD

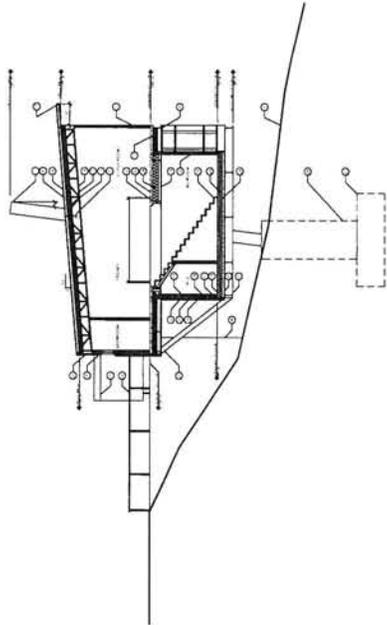
LOCATED IN THE SOUTH HALF OF SECTIONS 5, 6, AND 8 OF
 T. 7N., R. 2E., S. 20E.



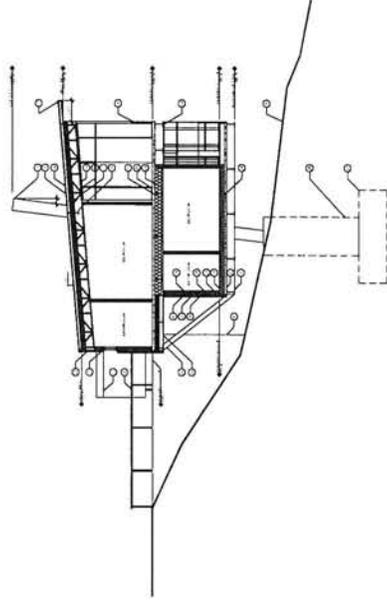
MAIN FLOOR
 1/8" = 1'-0"



LOWER LEVEL
 1/8" = 1'-0"



SECTION A
 1/8" = 1'-0"



SECTION B
 1/8" = 1'-0"

- 1. FLOOR FINISH
- 2. WALL FINISH
- 3. CEILING FINISH
- 4. ROOF FINISH
- 5. ROOF STRUCTURE
- 6. ROOF INSULATION
- 7. ROOF VENT
- 8. ROOF DRAIN
- 9. ROOF FLASHING
- 10. ROOF GUTTER
- 11. ROOF DRAINAGE
- 12. ROOF TRUSS
- 13. ROOF RAFTER
- 14. ROOF BRACE
- 15. ROOF HANGING
- 16. ROOF JOIST
- 17. ROOF PURLIN
- 18. ROOF SHEATHING
- 19. ROOF INSULATION
- 20. ROOF VENT
- 21. ROOF DRAIN
- 22. ROOF FLASHING
- 23. ROOF GUTTER
- 24. ROOF DRAINAGE
- 25. ROOF TRUSS
- 26. ROOF RAFTER
- 27. ROOF BRACE
- 28. ROOF HANGING
- 29. ROOF JOIST
- 30. ROOF PURLIN
- 31. ROOF SHEATHING
- 32. ROOF INSULATION
- 33. ROOF VENT
- 34. ROOF DRAIN
- 35. ROOF FLASHING
- 36. ROOF GUTTER
- 37. ROOF DRAINAGE
- 38. ROOF TRUSS
- 39. ROOF RAFTER
- 40. ROOF BRACE
- 41. ROOF HANGING
- 42. ROOF JOIST
- 43. ROOF PURLIN
- 44. ROOF SHEATHING
- 45. ROOF INSULATION
- 46. ROOF VENT
- 47. ROOF DRAIN
- 48. ROOF FLASHING
- 49. ROOF GUTTER
- 50. ROOF DRAINAGE

FLOOR PLAN
 &
 SECTION VIEWS
 SY-002

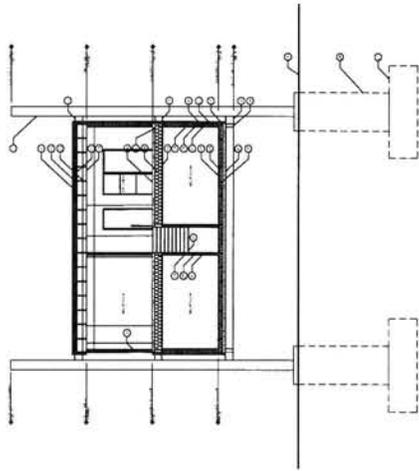
REGISTERED
 STATE OF UTAH, COUNTY OF WEBER,
 REGISTERED ARCHITECT
 ENTRY NO. _____ TITLE _____
 DATE _____ BOOK _____ PAGE _____
 FEE \$ _____
 WEBER COUNTY RECORDER



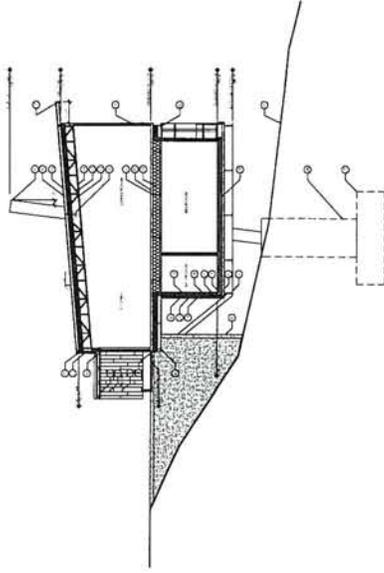
MIT AT POWDER MOUNTAIN PHASE 1B
 LOT 35 PRUD
 LOCATED IN SECTIONS 5, 6, AND 8 OF
 T. 7N., R. 2E., S. 20E., EAST SALT LAKE
 BASIN AND MERIDIAN, WEBER COUNTY, UTAH

SUMMIT AT POWDER MOUNTAIN
 PHASE 1B LOT 35
 PRUD

LOCATED IN THE SOUTH HALF OF SECTIONS 5, 6 AND THE NORTH HALF OF SECTION 7, T. 37N., R. 23E., S. 81W.



SECTION C
 1/8"=1'-0"



SECTION D
 1/8"=1'-0"

- ① FLOOR FINISH
- ② FLOOR SLAB, 4" THICK
- ③ FLOOR SLAB, 6" THICK
- ④ CONCRETE FOUNDATION
- ⑤ CONCRETE FOUNDATION
- ⑥ CONCRETE FOUNDATION
- ⑦ CONCRETE FOUNDATION
- ⑧ CONCRETE FOUNDATION
- ⑨ CONCRETE FOUNDATION
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FLOOR PLAN
 &
 SECTION VIEWS
 SY-003

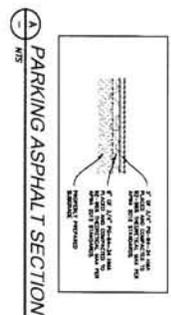
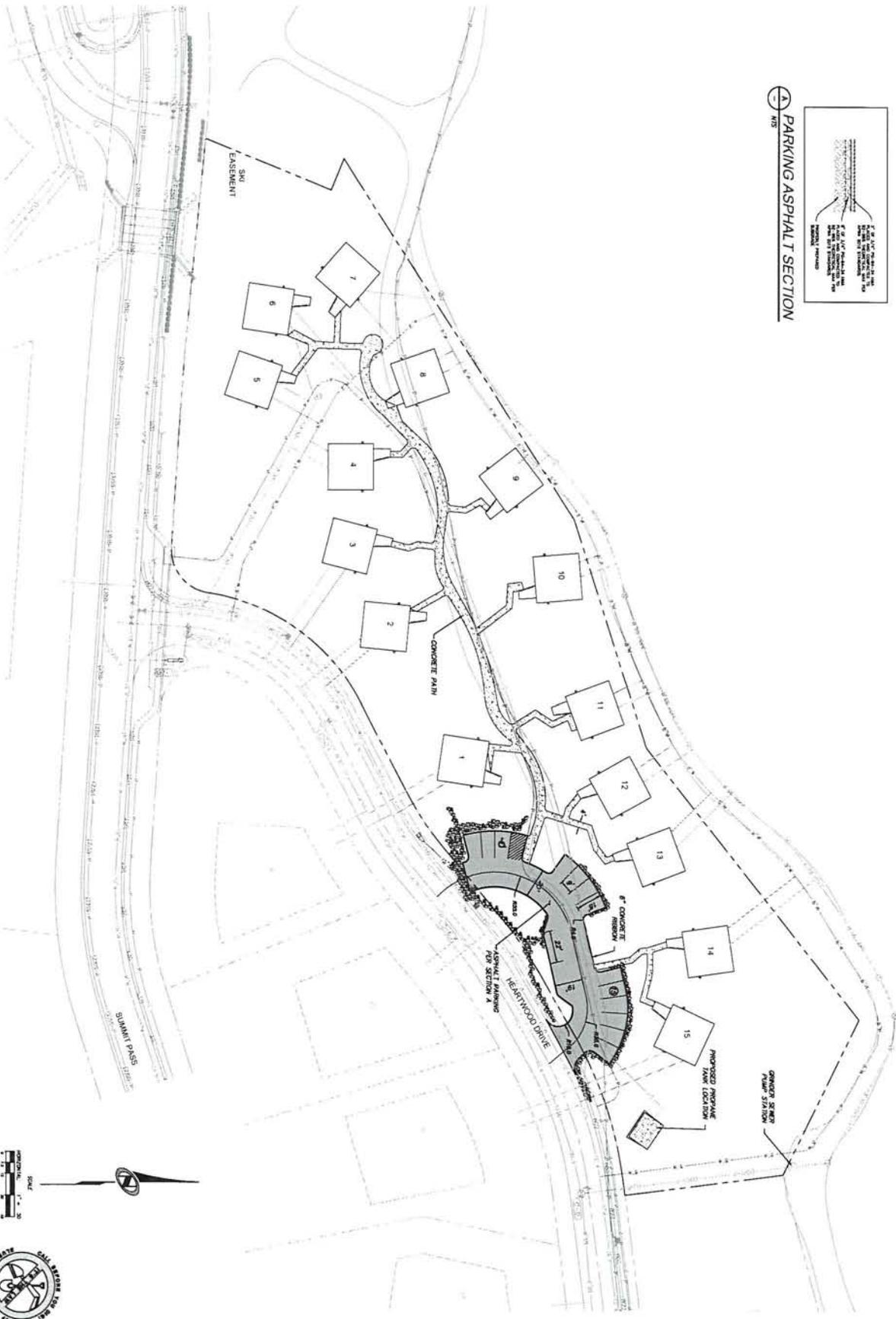
RECORDED &
 STATE OF UTAH, COUNTY OF WEBER,
 RECORD OF DEEDS AT THE
 COUNTY CLERK'S OFFICE
 ENTRY NO. _____ TYPE _____
 DATE _____ PAGE _____
 BOOK _____ PAGE _____
 FEE \$ _____
 WEBER COUNTY RECORDER

NV15
 ROUTE VERTICAL CURVE
 12.5' TO 15.0' VERT. CURVE, S.C.T. 20
 12.5' TO 15.0' VERT. CURVE, S.C.T. 20

MIT AT POWDER MOUNTAIN PHASE 1B
 LOT 35 PRUD
 LOCATED IN SECTIONS 5, 6 AND 8 OF
 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
 BASIN AND MERIDIAN, WEBER COUNTY, UTAH

Exhibit B

DATE: 8/27/2015
 DRAWN BY: J. M. ...
 CHECKED BY: ...
 PROJECT: ...



DATE: 8/27/2015
 SCALE: 1/8" = 1'-0"
 PROJECT: ...
 DRAWN BY: ...
 CHECKED BY: ...

NVIS
 NORTH CAROLINA
 PROFESSIONAL ENGINEER
 NO. 10428

LOT 35 CONSTRUCTION
OVERALL SITE & UTILITY PLAN
 PREPARED FOR: SUMMIT, LLC
 DATE SUBMITTED: 8/27/2015

NO.	DATE	DESCRIPTION

The engineer shall be responsible for the accuracy of the information provided in this plan. The engineer shall not be responsible for the accuracy of the information provided by others. The engineer shall not be responsible for the accuracy of the information provided by others.

Exhibit C

 Go

Engineering Review 1

Project: Summit at Powder Mountain Phase 1B, Lot 35, PRUD
User: Dana Shuler
Department: Weber County Engineering Division
Created: 2013-09-13 16:38:58
Modified: 2013-09-13 16:39:52

Notes

I have had a chance to review the plan(s) and have the following comment(s). **Written responses to the following comments are required.**

1. Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities.
2. An excavation permit is required for all work done within the existing public right-of-way.
3. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
4. Phase 1B will need to be recorded prior to or concurrent to this subdivision. Otherwise, all Phase 1B improvements in front of Lot 35 will need to be either installed or escrowed for prior to recording of this subdivision.
5. A Storm Water Construction Activity Permit is required for any construction that
 1. disturbs more than 5000 square feet of land surface area,
 2. consists of the excavation and/or fill of more than 200 cubic yards of material, or
 3. requires a building permit for which excavation or fill is a part of the construction.
6. A Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the County before final approval. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.
7. Plat specific comments
 1. I count 14 parking spaces, plus 1 handicapped space. If no visitors are handicapped, where will 15th unit park?
 2. "Spa pad" detail shown, but not identified anywhere on plat.
 3. In dedication, spelling error in first line.
 4. In dedication, sentence starting "Parking areas ..." does not make sense. Please re-word.
 5. Label all adjacent property owners.
 6. Show utility easements.
 7. Who maintains propane tanks and lines?
8. Plan specific comments
 1. Sheet 1.01 - Recommend referring to Powder Mountain Water & Sewer Improvement District Standards.
 2. Sheet 1.01 - Last note - not entirely correct
 3. Sheet 1.01 - Do you want to specify minimum bury for electric and gas lines?
 4. Sheet 1.02 - Does pavement section meet fire code requirements (loading)?
 5. Sheet 1.02 - Will existing electric line remain in place, be relocated, or be abandoned?
 6. Sheet 1.02 - Easements required for all utility lines located outside of subdivision boundary.
 7. Sheet 1.02 - Identify size and number of electrical and gas conduits/lines.
 8. Sheet 1.02 - Will there be telecommunication service? If so, conduits needed?
 9. Sheet 1.02 - Calcs and details needed for lift station.
 10. Sheet 1.02 - Power line connection on Heartwood - need detail? Junction box or such needed?
 11. Sheet 1.02 - Any benefit to running electric and gas along north side of parking lot rather than through it?
 12. Sheet 1.02 - All of parking lot needs to be in subdivision boundary, other than tie in to street.
 13. Sheet 1.02 - Valving for water line should be shown.
 14. Sheet 1.02 - Fire protection as per Fire District review.
 15. Sheet 1.02 - Snow storage for parking lot?
 16. Sheet 1.02 - Is "curb ribbon" flush with pavement?
 1. If so, recommend raised curb where drop off is adjacent to parking lot.
 2. If so, recommend wheel stops where there is a drop off in front of parking space.
 17. Sheet 1.03 - In detail, is FG = TBC? (in conjunction with previous question)
 18. Sheet 1.03 - In detail, label contours.
 19. Sheet 1.03 - In detail, be consistent in labeling slopes.
 20. Sheet 1.03 - In detail, add additional spot elevations for ADA spaces.
 21. Sheet 1.03 - Label radii.
 22. Sheet 1.03 - Recommend reconsidering storm drain configuration at end of parking lot (existing configuration will have parking lot catch basin super deep)
 23. Sheet 1.03 - Southwesternmost parking space - verify there is enough room to back out/turn around.
 24. Sheet 1.03 - Provide sizing details for community propane tanks.
 25. Sheet 1.03 - Detail for wall around propane tanks needed.
 26. Sheet 1.03 - How will propane delivery be made? (re all-weather access and slopes)
 27. Sheet 1.03 - Can fire trucks make turn from Heartwood Drive into parking lot?

28. Sheet 1.03 - Contours on Heartwood Drive (southwest area) don't tie to anything.
29. Show how water and sewer will service buildings (including both floors) without freezing.

9. After all items have been addressed, a wet stamped copy of the improvement drawings will be required.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

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Exhibit D

Findings, Conditions, and Requirements from the April 9, 2013 Staff Report to the Weber County Commission for the Summit at Powder Mountain PRUD

Conditions of Approval

The following items must be addressed prior to final subdivision approval:

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber County Building Inspection Division
- Requirements of the State Division of Drinking Water and Division of Water Quality
- Requirements of Powder Mountain Water and Sewer Improvement District including updated sewer and culinary water feasibility letters
- Sewer capacity assessment letter verifying adequate sewer capacity for the PRUD
- Requirements of the zoning development agreement
- All development parcels must be brought under the same taxing districts
- All delinquent taxes on development parcels must be paid
- Compliance with all applicable county ordinances whether listed in this staff report or not
- Approval of the Cache County units subject to the interlocal agreement or county line adjustment being completed prior to final subdivision approval
- Compliance with Chapter 36-B (Hillside Review) lot size tables

Ogden Valley Planning Commission Recommendation

The OVPC unanimously recommended approval of this PRUD on March 19, 2013 subject to several conditions and requirements. The OVPC included the following findings, conditions, and requirements in its recommendation for approval:

OVPC Findings:

- The architectural design of the proposed housing units is acceptable and complies with the PRUD criteria of Chapter 22-D.
- Accessory buildings are not proposed for any of the single-family dwelling lots.
- The landscape plans for the village and nest areas are sufficient and comply with applicable ordinance requirements.
- The units in Cache County are approved subject to an interlocal agreement with Cache County.
- The trails master plan is acceptable subject to the developers providing access and connections to existing trails on the Weber Pathways Ogden Valley Master Plan.
- The road pattern and public/private designations are adequate; however a road maintenance agreement between the developers and Weber County is required.
- Alternative road design elements will require a variance to the Weber County Subdivision Ordinance from the County Commission.
- A secondary access road in Cache County is required.
- The Access Exception application is approved subject to meeting design requirements.
- The restricted lots meet applicable standards.
- The zoning development agreement has been complied with, but the real estate transfer fee must remain at 1.5%.
- Delinquent property taxes on property within the PRUD boundary must be paid prior to final subdivision approval from the County Commission.
- Certification is required from the Summit Eden Design Review Board that each house plan submitted for a building permit complies with their Design Guidelines and the PRUD approval.
- The site plan with 116 lots and 154 units is approved.
- PRUD variations of the FV-3 zoning requirements for lot size, setback, and building heights are approved.
- Time share/nightly rental units shall be designated on the site plan.
- The conference center on Lot 76 is approved as a non-residential accessory use.
- Parking space adjustments from two spaces to one space are allowed for the nest units.
- The conditions of approval in the staff report must be complied with.