

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**August 30, 2023
4:00 p.m.**

- 1. Minutes: August 16, 2023**
- 2. Administrative Items**

2.1 UVM063023 – Request for final approval of Monument at Powder Mountain Phase 1, an 8-lot subdivision in the DRR-1 zone at approximately 8021 Summit Pass Rd, Eden, UT, 84310. This proposal includes private roadways. **Planner: Tammy Aydelotte**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

August 16, 2023

Minutes of August 16, 2023, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Steven Burton, Principle Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes: August 2, 2023 -Minutes approved

2. Administrative Items

2.1 R2023-05 – A Request for design review approval for the placement of a Yurt to complement winter activities at the Power Mountain Ski Resort. The yurt location is planned for the Summit Pass Road terminus. Planner: Felix Lleverino

The applicant is requesting design review approval for a yurt that will complement the powder mountain operations. The 30-foot yurt will be built upon a raised wooden deck. Winter mountain guests will have access to the structure for the purpose of various tours and winter activities. The site includes the placement of two 8'X40' storage containers that will house electric snowmobiles and electric snow bikes. The resort would also like to provide patrons with one mobile restroom trailer facility.

Electrical power will be run through a dug trench from the Village Ski Lift to the Powder Mountain Yurt.

The applicant has provided a narrative, sample photos of the yurt, mobile restroom, and storage containers in exhibit A.

The applicant was asking for a temporary restroom facility. After objections from the Health Department the applicant decided to not have the restrooms at the yurt.

Summer Day from the Health Department approves of this proposal after the applicant has agreed to remove the temporary restrooms.

Director Grover approved this item with the conditions and findings in this staff report and making sure that the Health Department issues are addressed.

The Planning Division recommends approval of the Powder Mountain Yurt located at the terminus of the Summit Pass Road. Approval of file# DR 2023-05 is subject to all review agency requirements, and the following conditions:

1. A design review amendment is necessary for all site expansions and additions.
2. The snow management is done by Mountain Operations to maintain access for ski patrol and Powder Mountain Emergency Services.
3. The proper permitting is obtained from the Weber County Building Department.
4. The yurt and associated structures shall receive Health Department approval before a land use permit is

issued. The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project complies with the applicable Zoning Development Agreement and approved Powder Mountain/Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.

APPROVED 8-16-2023

2.2 LVC063023: Consideration and action on a request for final subdivision approval of Babilis II Subdivision, a two lot subdivision located at 2915 E Babilis Lane, Ogden. Planner: Steve Burton

This application was accepted for review on June 30, 2023. All review agencies have either approved the project, or granted conditional approval of the project. The proposal includes the subdivision of an existing subdivision lot into two lots. The subdivision is located off an existing private drive called Babilis Lane. The proposal meets the applicable land use codes.

Staff recommends final approval of Babilis II Subdivision. This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

- 1. The proposed subdivision conforms to the General Plan.**
- 2. The proposed subdivision complies with 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.**

Director Grover approved this item with the conditions and findings in this staff report.

Adjourned 4:11

Respectfully Submitted,

June Nelson

Adjourned 4:22

Respectfully submitted,

June Nelson



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number UVM063023 - Request for preliminary approval of Monument at Powder Mountain, an eight-lot subdivision located in the DRR-1 zone at approximately 8050 Summit Pass Road, Eden, UT, 84310.

Type of Decision: Administrative

Agenda Date: Tuesday, August 2022, 2023

Applicant: Jordan Williams, Owner Rep

Property Information

Approximate Address: 8050 Summit Pass Road, Eden, UT, 84310

Project Area: 0.299 acres

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

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 23-012-0189, 23-129-0016

Township, Range, Section: T7N, R2E, Section 08 NE & Section 08 NE

Adjacent Land Use

North: Vacant	South: Summit Pass Road
East: Vacant	West: Vacant

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov

Report Reviewer: SB

Applicable Land Use Codes

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

Background and Summary

The applicant is requesting preliminary approval of Monument at Powder Mountain Subdivision. This proposal is located at approximately 8050 Summit Pass Road, Eden, UT, in the Mid-Mountain Master Plan area of the Summit Development agreement, recorded 1/14/2015. The proposed subdivision and lot configuration are in conformance with the applicable zoning (DRR-1 zone), subdivision, and development agreement requirements, and consist of multi-family (duplexes) buildings, as per the recorded development agreement. The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the DRR-1 zone. Single-family dwellings are a permitted use in the DRR-1 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-2-5, the DRR-1 zone does not have a minimum lot area, nor a minimum lot width for single family dwellings.

The following are setbacks for two-family dwellings in the DRR-1 zone:

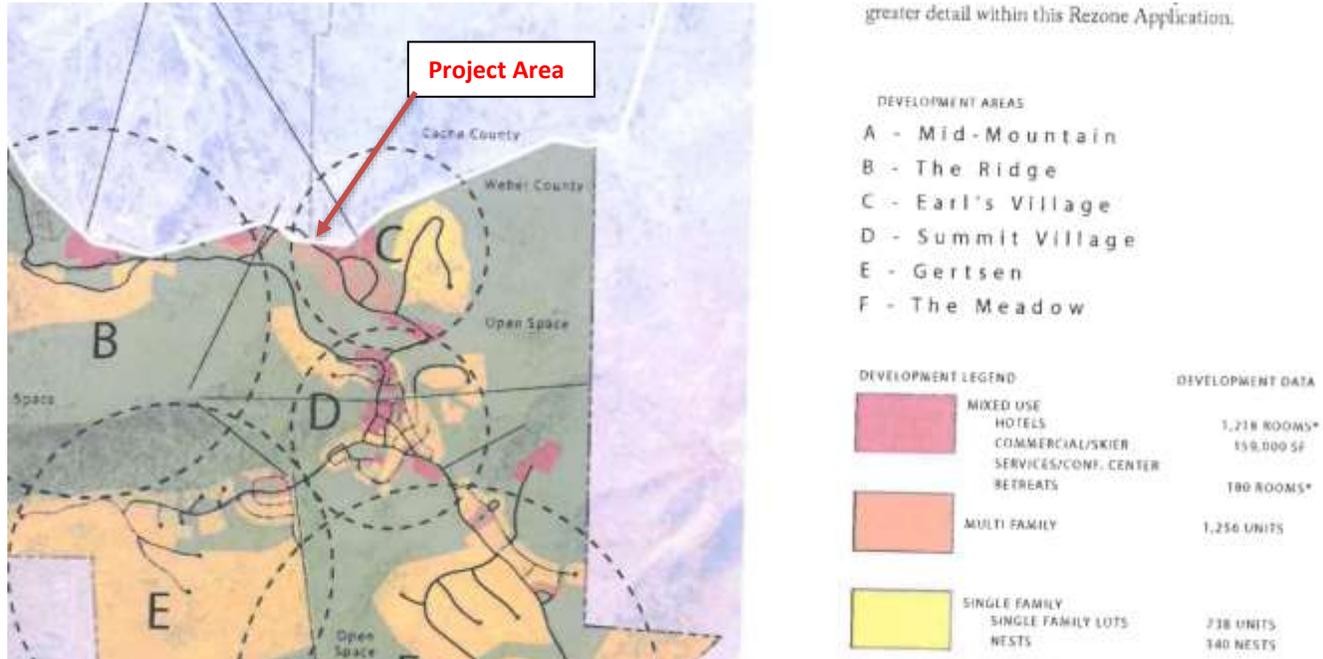
Front: 0'

Side: 5'

Rear: 10'

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the DRR-1 zone standards in LUC § 104-29. This proposed subdivision includes lots that range from 3,650-4712 square feet, and 46,887 square feet of open space.

This subdivision proposal is part of the Mid Mountain development area of the Summit Development agreement, and allows for multi-family dwellings only in this area.



Culinary water and sanitary sewage disposal: Powder Mountain Water & Sewer has issued a capacity assessment letter that has been submitted with this application. The letter is dated 6/14/2023 and is good for two years from the date of the letter.

Review Agencies: To date, the proposed subdivision has been reviewed by Weber Fire District. Weber County Surveying, and Weber County Engineering have not yet reviewed this application. Weber County Planning is recommending approval based upon all review agency requirements being met prior to recording the final plat. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2023 property taxes are not considered due at this time, but will become due in full on November 30, 2023.

Staff Recommendation

Staff recommends final approval of Monument at Powder Mountain Subdivision, consisting of eight lots, located at approximately 8050 Summit Pass Road, Eden, UT, 84310. This recommendation is subject to all review agency requirements and based on the following findings:

1. The proposed subdivision conforms to the recorded Development Agreement.
2. The proposed subdivision conforms to the Ogden Valley General Plan.
3. The proposed subdivision complies with applicable county ordinances.

Exhibits

- A. Application
- B. Narrative and Proposed Subdivision Plat
- C. Capacity Assessment letter (water & sewer)

Area Map



Exhibit A – Application

Monument at Powder Mountain

[+ Add Follower](#) [Change Status](#) [Edit Project](#)

Address:	Approx. 8050 Summit Pass Road, Eden, UT, 84310	Project Status:	Accepted
Maps:	County Map , Google Maps	Status Date:	6/30/2023
Project Type:	Subdivisions	File Number:	UVM063023
Sub Type:	Subdivisions	Project Manager:	Tammy Aydelotte
Created By:	Jordan Williams		
Created On:	6/19/2023		

[Application](#) [Documents](#) **10** [Comments](#) **1** [Reviews](#) **1** [Followers](#) **17** [History](#) [Reminder](#) **0** [Payments](#) **1**

[Area Fees](#)

Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [Edit Application](#) [Print](#)

Project Description Monument at Powder Mountain - 30 Single Family Dwelling Units and Roads (15 twin units)

Property Address Approx. 8050 Summit Pass Road
Eden, UT, 84310

Property Owner Michael Brenny
801-808-9328
mike@thirdriverre.com

Representative Jordan "Guy" Williams
213-500-5936
gwilliams@fawkesconsultants.com

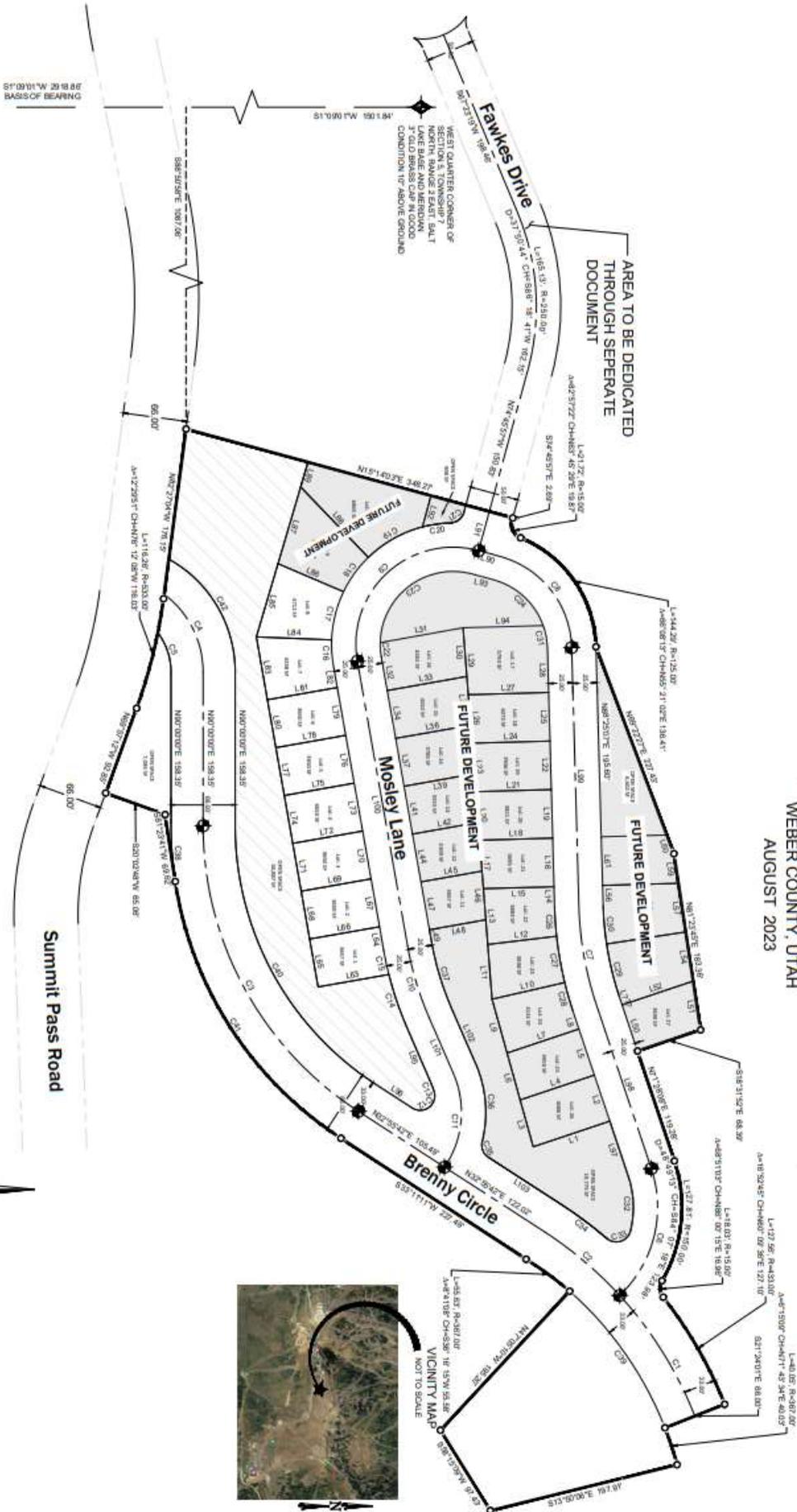
Accessory Dwelling Unit	False
Current Zoning	R-3
Subdivision Name	Monument at Powder Mountain
Number of new lots being created	30
Number of lots affected	2
Number of lots approved	0
Lot Number	230120189, 231290016
Lot Size	8.9655 AC
Frontage	Approx.. 400' of frontage
Culinary Water Authority	Powder Mountain Water and Sewer District
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Powder Mountain Water and Sewer Improvement District
Nearest Hydrant Address	270' West of Proposed Access on Summit Pass Road
Signed By	Representative, Jordan "Guy" Williams

Parcel Number

[✖ Remove](#) [230123189 - County Map](#)

[✖ Remove](#) [231290016 - County Map](#)

MONUMENT AT POWDER MOUNTAIN
PHASE 1
A UTAH SUBDIVISION PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 AUGUST 2023



SOUTHWEST CORNER OF
 NORTH RANGE 2 EAST, SALT
 LAKE BASE AND MERIDIAN
 OLD BRASS CAP IN GOOD
 CONDITION 14' ABOVE CIRCULAR
 BASIS OF BEARING
 298.81 E. W. 14.00 S. 18

LEGEND
 WEBER COUNTY MONUMENT
 PROPERTY CORNER
 "LATENT SURVEY"
 SUBDIVISION BOUNDARY
 LOT LINE
 ADJACENT PARCEL
 SECTION LINE



**POWDER MOUNTAIN WATER AND
SEWER IMPROVEMENT DISTRICT**

June 14, 2023

**Earls 30 LLC
Mike Brenny
1148 W. Legacy Crossing
Centerville, Utah 84014**

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

Re: Capacity to provide culinary water and sanitary sewer services for Monument at Powder Mountain (Earl's 30 LLC development). Parcel #23-012-0189

CAPACITY ASSESSMENT LETTER

This capacity assessment letter is issued by the Powder Mountain Water and Sewer Improvement District (the "District"), in connection with a certain real estate project proposed to be developed by Earl's 30 LLC Development.

The district confirms that it has adequate capacity to provide water and sewer services to serve 30 Equivalent Residential Units ("ERUs") in connection with the Monument at Powder Mountain plat, requested by Earl's 30 LLC.

Building permits shall not be issued without final approval by the district. Final approval is subject to Earl's Village LLC meeting all applicable requirements of the district and payment of all applicable fees.

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

This Capacity Assessment Letter is only good for two years from the date of the issuance.

**POWDER MOUNTAIN WATER AND
SEWER IMPROVEMENT DISTRICT**

By: _____

Robert Behrendt-Chairman