



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of a temporary park and ride lot in Eden to provide shuttle service to Powder Mountain Ski Resort

Agenda Date: Tuesday, January 25, 2011

Applicant: Powder Mountain Resort Management LLC

File Number: CUP 2011-01

Property Information

Approximate Address: 2628 North Highway 162

Project Area: Approximately 2.3 acres (100,000 square feet)

Zoning: Commercial Valley 2 Zone (CV-2)

Existing Land Use: Vacant lot

Proposed Land Use: Temporary park and ride lot

Parcel ID: 22-154-0001 & 0002

Township, Range, Section: T7N, R1E, NW ¼ of Section 34

Adjacent Land Use

North: Commercial	South: Commercial
East: Commercial	West: Commercial

Staff Information

Report Presenter: Sean Wilkinson
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Report Reviewer: JG

Applicable Ordinances

- Zoning Ordinance Chapter 18-B (CV-2 Zone)
- Zoning Ordinance Chapter 22-C (Conditional Use)
- Zoning Ordinance Chapter 24 (Parking Regulations)
- Zoning Ordinance Chapter 32B (Ogden Valley Signs)

Background

Powder Mountain is requesting approval to continue operating a temporary park and ride lot in Eden which provides parking for up to 200 cars and shuttle service to Powder Mountain Ski Resort. The Weber County Zoning Ordinance allows a parking lot as a conditional use in the CV-2 Zone. The park and ride lot is located on Lot 2 and a portion of Lot 1 in Little Bear Subdivision, which is located directly south of the Elk Run commercial project. Access to the lot is from Highway 162.

The park and ride lot will be open daily from 7:30 AM to 9:30 PM and a parking lot attendant will be on site from 7:00 AM to 3:00 PM daily. There will be no structures or lighting associated with the lot but two temporary signs, which are in compliance with the Ogden Valley Sign Ordinance, will be placed on the lot. One sign is a 2 foot wide by 3 foot tall timber informational sign which lists the shuttle times. The other sign is a 6 foot wide by 4 foot tall timber monument sign which identifies the entrance to the lot. Both signs must be located outside of the road right-of-way.

The park and ride lot is designed to have three inch minus gravel, five inches deep, which is topped with road base and compacted. Based on staff observation, it does not appear that the lot currently meets this design standard. Without the compacted surface there is potential for mud to be tracked onto Highway 162. The parking lot needs to be maintained in accordance with the proposed design standards or it needs to be paved with a hard surface to mitigate the potential for tracking.

The Weber County Zoning Ordinance generally requires that parking lots be paved with concrete or asphalt, but a pending language amendment to Chapter 24 (Parking Regulations), which has been approved by both Planning Commissions, allows an exception for "seasonal, temporary, or transient uses such as, but not limited to, a fair, festival, short term vendor, park

and ride lots, etc.” The Weber County Zoning Ordinance defines “Temporary Use” as “A prospective use, not to exceed 6 months, and not continuing a nonconforming use or building.” Powder Mountain currently has a lease on the park and ride lot for the 2010-2011 ski season, which runs from November 15, 2010 to April 15, 2011 (5 months).

If the park and ride lot was intended for year round use, it would require hard surface paving and appropriate landscaping. As a temporary use, compacted gravel and road base satisfy the ordinance requirement. The Weber County Engineering Division agrees that the proposed lot surface design is adequate, but a grading and drainage plan is required. The park and ride operation must be discontinued after April 15, 2011, including removal of the signs and restoration of the parking surface to prevent potential dust problems when the lot is not in use.

When the park and ride was discussed in 2009 and 2010 the Planning Commission asked Powder Mountain to start planning for a future permanent location. Powder Mountain has stated that they are still in discussion with UDOT about a park and ride location on Powder Mountain Road at Mile Marker 7.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under “Criteria for Issuance of Conditional Use Permit.” The Planning Commission needs to determine if the park and ride lot meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

The applicant has provided a response to the criteria which is attached as Exhibit B.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. Compliance with the parking surface design standards will mitigate and reduce the potential for tracking mud onto the highway and for dust when the lot is not being used. There are no other detrimental effects that have been observed in the previous two years of operation. Powder Mountain has reported that approximately 30,000 customers and 30-40% of employees used the shuttle service last year, which helped to reduce traffic on Powder Mountain Road.
2. The CV-2 Zone allows a parking lot as a conditional use. A pending amendment to Chapter 24 (Parking Regulations) allows temporary park and ride lots to be exempt from hard surface paving requirements. The criteria for this use have been met. However, the Planning Commission can ask Powder Mountain to continue working on a permanent location for the lot.

Conformance to the General Plan

The proposed use conforms to the General Plan by promoting safety and a reduction in traffic on roads, promoting safe and responsible recreation conduct in the Valley, and working to ensure that recreational activities do not harm the natural resources within the Valley.

Conditions of Approval

- Improving the parking surface to meet the design standards
- Requirements of the Weber County Engineering Division

Staff Recommendation

Staff recommends approval of the temporary park and ride lot for Powder Mountain Ski Resort through the 2012-2013 ski season. This recommendation includes a progress report from Powder Mountain in October 2011 regarding a permanent park and ride location and the condition of the parking surface relative to the design standards. The Conditional Use Permit will be reviewed by staff in October 2013 to determine if the approval should be renewed for an additional time period.

Exhibits

- A. Site plan information
- B. Applicant's narrative
- C. Weber County Engineering Division response

Map 1

