



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on a request for design review approval to reconstruct and improve 2 overflow parking areas at Snowbasin Resort. The project is located at approximately 3925 East Snowbasin Road, Huntsville, Utah.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	August 22, 2017
<b>Applicant:</b>	Snowbasin Resort Company
<b>Authorized Agent:</b>	Shawn Shuler
<b>File Number:</b>	DR# 2017-11

### Property Information

<b>Approximate Address:</b>	3925 East Snowbasin Road, Huntsville, Utah
<b>Project Area:</b>	NA
<b>Zoning:</b>	Destination & Recreation Resort-1 (DRR-1) Zone
<b>Existing Land Use:</b>	Destination Resort
<b>Proposed Land Use:</b>	Destination Resort
<b>Parcel ID:</b>	200430005
<b>Township, Range, Section:</b>	Township 6 North, Range 1 East, Section 32

### Adjacent Land Use

<b>North:</b>	Recreation	<b>South:</b>	Recreation
<b>East:</b>	Recreation	<b>West:</b>	Recreation

### Staff Information

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

## Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 - Destination & Recreation Resort-1 (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 2 - Ogden Valley Architectural, Landscape and Screening Design Standards
- Weber County LUC Title 108, Chapter 8 - Parking and Loading Space, Vehicle Traffic and Access Regulations

## Summary and Background

The applicant is requesting an administrative design review approval to reconstruct and improve 2 overflow parking areas at Snowbasin Resort. Currently, one of the parking areas is unpaved and the other is severely cracked asphalt pavement. The project will reconstruct the existing areas with asphalt pavement. The footprint of the parking areas will increase from approximately 90,000 square feet to approximately 130,000 square feet.

The Ogden Valley landscaping standards (LUC §108-2) require that parking lots with more than 15 spaces provide landscaping within the boundaries of the parking lot. The applicant is requesting that the Planning Commission modify the landscaping standards for parking lots. The applicant's request to modify this standard is included as Exhibit C and states that landscaping islands within the proposed parking area would inhibit efficient snow removal during the time of year when the parking lots will be used. In reference to the Ogden Valley Architectural, Landscape, and Screening Design Standards, LUC §108-2-3 states that the following:

*In the destination and recreation resort zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by the planning commission, the planning commission may modify any provision of this chapter by approving a landscape, buffering and screening plan created by the developer (as defined in the applicable zoning development agreement) if the planning commission determines that the plan is consistent with the approved master plan.*

Snowbasin made application in 2010, and received an approval to become the Ogden Valley Destination and Recreation Resort Zone on January 11, 2011. The resort, as a result of the rezone, is subject to Weber County Zoning Development Agreement #C2011-05 (E#2511941), dated January 19, 2011.

## Analysis

Design Review: The DRR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood. In addition, the DRR-1 Zone allows the Planning Director the administrative authority to approve commercial development when the request involves structures that occupy a footprint of less than 75,000 square feet and are located at an elevation of at least 6,200 feet above sea level.

Due to the applicant's request for the modification to the Ogden Valley landscape requirements, the application is being considered by the Ogden Valley Planning Commission, as required by LUC §108-2-3.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- *Traffic safety and traffic congestion:*
  - The project will provide additional improved parking for Snowbasin, mitigating traffic congestion along Old Snowbasin Road. Although no lighting has been proposed, any lighting of the parking lot will need to comply with LUC §108-16.
- *Outdoor advertising:*
  - The project will not include any outdoor advertising.
- *Landscaping:*
  - LUC §108-2-6(g) requires that parking lots with more than 15 spaces provide landscaping within the boundaries of the parking lot, meeting the following criteria:
    - (1) A minimum of five percent of the interior area shall be landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb or edge of pavement shall not be included as interior landscaping.*
    - (2) Interior parking area shall be calculated by adding the total area of all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and drop-off or service zones and their accompanying driveway aisles.*
    - (3) Each separate interior landscaped area shall contain a minimum of 120 square feet and shall have a minimum dimension of five feet as measured from back of curb to back of curb, or from edge of pavement to edge of pavement. Landscaped areas shall be dispersed throughout the parking area to effectively break up the expanse of paving.*
    - (4) Landscape treatment shall consist of one tree per each 120 square feet of the minimum required interior landscape area. A minimum of 50 percent of the ground plane shall be planted with shrubs or groundcovers at the appropriate density to achieve complete coverage within two years. Mature shrub or groundcover height shall not exceed four feet as measured from the parking surface.*
    - (5) Interior landscaped areas shall be protected by some type of permanent barriers.*

The applicant is requesting that the Planning Commission modify the Ogden Valley landscaping requirement to allow the applicant to develop the parking lot as shown on the submitted plans.

- *Building and site layout:*
  - There are no buildings being proposed as part of the project.
- *Utility easements, drainage, and other engineering questions:*
  - The proposal must meet all review agency requirements, including the requirements outlined in the Engineering Division's review.

- *Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:*
  - The proposed project complies with the previously approved Snowbasin Master Plan and the applicable zoning development agreement.

## Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by continuing development and improvements to Snowbasin Resort (pg. 44 Ogden Valley General Plan Parks and Recreation Implementation 1.2.2).

## Staff Recommendation

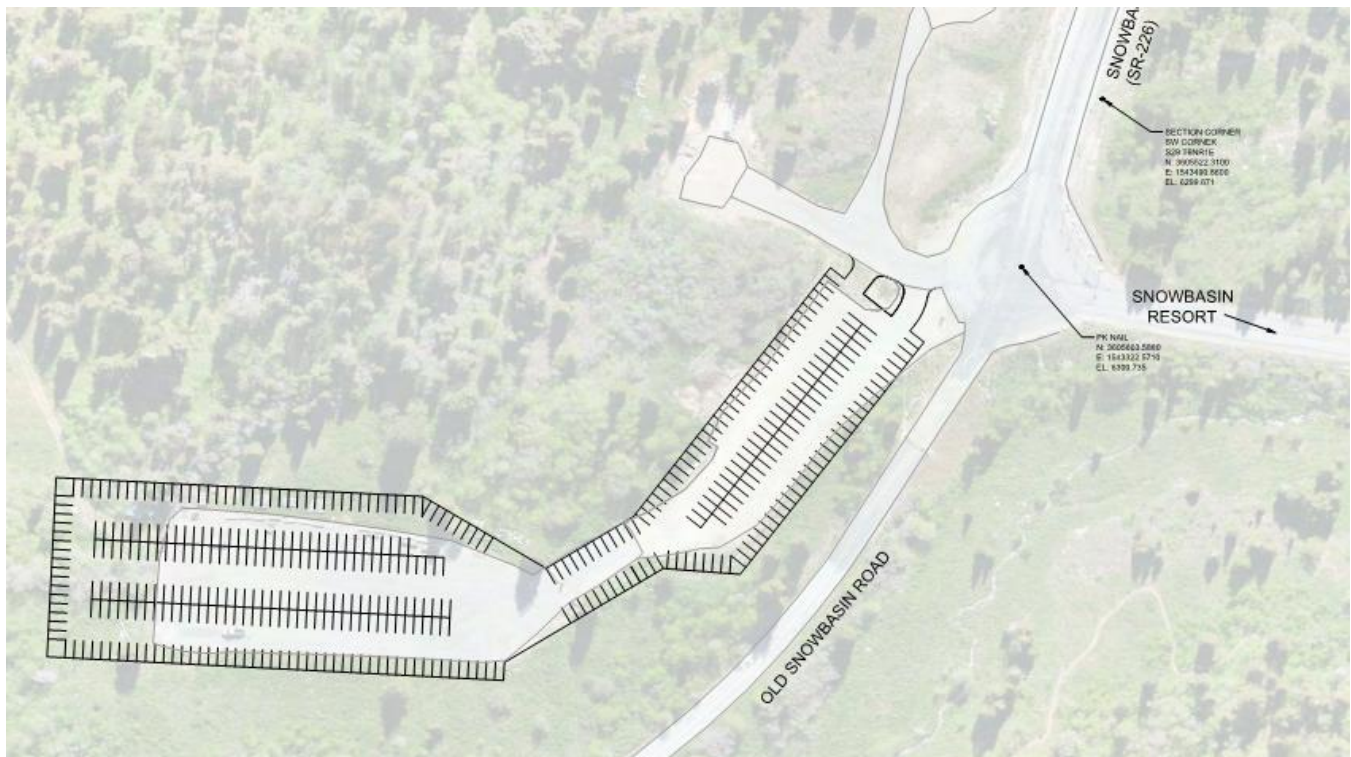
The Planning Division recommends approval of file# DR 2017-11, subject to all review agency requirements and based on the following findings:

1. The proposed project complies with applicable County codes.
2. The proposed project complies with the applicable Zoning Development Agreement and approved Snowbasin Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.
4. The proposed project will not negatively affect public health, safety, or welfare.
5. The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Design review application and narrative.
- B. Site Plan.
- C. Request to modify the Ogden Valley landscape requirements.

## Vicinity Map



## Weber County Design Review Application

**Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401**

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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### Property Owner Contact Information

Name of Property Owner(s) Snowbasin Resort Company		Mailing Address of Property Owner(s) P.O. Box 460 3925 East Snowbasin Road Huntsville, UT 84317	
Phone (801) 620-1018	Fax		
Email Address (required) jloomis@snowbasin.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

### Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Shawn Shuler		Mailing Address of Authorized Person Horrocks Engineers, Inc. 4905 South 1500 West Suite 100 Riverdale, UT 84405	
Phone (801) 621-1025	Mobile (801) 618-7911		
Email Address shawns@horrocks.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

### Property Information

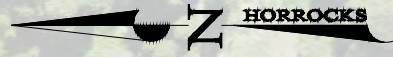
Project Name Canyon Rim Parking Lot Improvement Project	Current Zoning DRR-1	Total Acreage < 3 acres
Approximate Address 3925 East Snowbasin Road Huntsville, UT 84317	Land Serial Number(s) 200-43-0005	

Proposed Use Parking lot
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<p><b>Project Narrative</b></p> <p>This project will reconstruct and improve the two overflow parking areas near the entrance to Snowbasin Resort. Currently one of the lots is unpaved (compacted road base surface) and the other is severely cracked asphalt pavement. The project will reconstruct the existing lots with asphalt pavement.</p> <p>The existing asphalt will be pulverized and mixed with existing underlying materials for use as subgrade. Grading has been designed to result in a balanced condition whereby little or no materials will be required to be hauled away from the site.</p> <p>The footprint of the lots will increase from approximately 90,000 square feet to approximately 130,000 square feet (+44%) but surface slopes will be decreased in most areas.</p> <p>The lots currently surface flow runoff to the heavily vegetated areas on the west side where it is percolated into the soils. The proposed design will maintain this pattern, utilizing the vegetated area on Snowbasin property to infiltrate runoff. No additional runoff is anticipated to leave Snowbasin property.</p> <p>No utilities are anticipated to be impacted or added.</p>
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NOTES:

- 1. CONTACT HORROCKS ENGINEERS PRIOR TO CONSTRUCTION TO COORDINATE ADDITIONAL SURVEY CONTROL, IF NEEDED.



SNOWBASIN ROAD  
(SR-226)

SECTION CORNER  
SW CORNER  
S29 T6NR1E  
N: 3605522.3100  
E: 1543490.8600  
EL: 6299.671

SNOWBASIN  
RESORT

PK NAIL  
N: 3605603.5880  
E: 1543322.5710  
EL: 6300.735

OLD SNOWBASIN ROAD

O:\2017\OG-704-1705 Snowbasin Parking Lot Expansion Design\Project Data\Sheet\_Files\Cover\03 - 05 - Survey\_Layout\_Erosion.dwg Nate Passey 7/24/2017 1:07 PM

**HORROCKS ENGINEERS**  
4905 South 1500 West, Suite 100  
Riverdale, UT 84405  
(801) 621-1025  
www.horrock.com

**snowbasin**  
A SUN VALLEY RESORT  
SNOWBASIN RESORT COMPANY  
3925 E. SNOWBASIN ROAD  
HUNTSVILLE, UT 84317

**WARNING**  
0 1/2 1  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

**FOR BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION**

**SNOWBASIN RESORT**  
SURVEY CONTROL

DRAWING INFO	
DATE	07/24/17
SCALE	1" = 100'
REV #	DATE
00	00/00/0000
*SEE 2nd SHEET FOR LISTING	
PROJ. NO.: OG-704-1705	

**SC-01**  
PAGE 03

**Burton,Steven**

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**From:** George Benford [GeorgeB@horrocks.com]  
**Sent:** Wednesday, August 09, 2017 9:22 AM  
**To:** Burton,Steven  
**Cc:** Shawn Shuler; John M. Loomis  
**Subject:** [CAUTION]RE: Snowbasin parking lot

Good Morning Steve;

Thank you for your recent email regarding the proposed parking lot project for Snowbasin. We have reviewed your comments regarding the landscape requirements and we are concerned that they may not be compatible with this project. As a seasonal on demand overflow parking facility, this lot will be used sparingly throughout the winter ski season. It's location is well off the main roadway and not visible to passersby, so the visual relief of the landscape areas may not have the intended affect. As you can imagine, snow removal is a significant maintenance issue for Snowbasin. Removing the snow quickly and completely is essential to the resort operations. Landscape islands in the parking area would certainly inhibit efficient snow removal. The time of year that this parking lot will be used is when snow will cover any landscaping that may be planted in the islands, so the desirability of the landscaping will be missed. It should be noted that this proposed parking lot is somewhat temporary. Snowbasin Resort has an approved Development Agreement with Weber County for an expansion of the resort. Some of that new development will occur upon the land that will be occupied by this proposed parking lot at which time the parking lot will be changed to another use.

With the above in mind, we draw your attention to Chapter 2, Sec. 108-2-3-Applicability, paragraph (c) of the OGDEN VALLEY ARCHITECTURAL, LANDSCAPE AND SCREENING DESIGN STANDARDS. Therein it describes a provision to modify the landscape requirements for Destination and Recreation Resorts at elevations of at least 6200 feet above sea level where a master plan has been approved by the Planning Commission. We believe that this case meets that criteria, and as such respectfully request placement on the upcoming August 22, 2017 Planning Commission Agenda to further discuss this matter and seek relief from the landscape requirement as described in your August 8, 2017 email. Any assistance you can provide in arranging our inclusion on the agenda will be greatly appreciated.

Again, we thank you for your email and for your assistance with this matter. If you have any questions, please feel free to contact me.

Kind Regards,

George

**George Benford, Principal**

Ogden Operations Manager

**HORROCKS ENGINEERS**

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Work 801 621 1025 | Mobile 801 866 3191

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**From:** Burton,Steven [<mailto:sburton@co.weber.ut.us>]

**Sent:** Tuesday, August 8, 2017 12:43 PM

**To:** Shawn Shuler <[shawns@horrocks.com](mailto:shawns@horrocks.com)>