



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on de minimus changes to extend the snowmaking equipment by 1500' to the top of Nordic Valley Mountain, located at 3567 Nordic Valley Way, Eden, Utah, 84310

Type of Decision: Administrative

Applicant: Skyline Mountain Base, LLC

Authorized Agent: Denzel Rowland

File Number: CUP# 2018-12

Property Information

Approximate Address: 3567 Nordic Valley Way, Eden, UT, 84310

Project Area: 1500' in length, trench will be 4' deep and 4' wide

Zoning: Forest Valley (FV-3)

Existing Land Use: Ski Resort

Proposed Land Use: Ski Resort

Parcel ID: 22-023-0020, 22-023-0045

Township, Range, Section: Township 7 North, Range 1 East, Section 29 SE

Adjacent Land Use

North: Agricultural	South: Ski Resort
East: Ski Resort/3500 East St	West: Ski Resort/Camping Facilities

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 (General Provisions) Section 7 (Definitions)
- Title 108, Chapter 4 (Conditional Use Permit, amendment)
- Title 104, Chapter 15 (Forest Valley Zone, Conditional Uses)

Summary and Background

Nordic Valley has submitted a proposal that includes an extension of existing snow making equipment. The proposal includes connecting a 4" pipe at the midway point and excavating a 4' deep, 1500' long trench to extend the current capability to the top of the mountain. p

Analysis

General Plan: Weber County will continue to pursue recreational development opportunities with existing and future recreation resorts in the Ogden Valley planning area, while advocating for the diversification of recreational and cultural opportunities, including camping facilities (2.1.1, pg. 45, Ogden Valley General Plan).

Zoning: The subject property is located within the FV-3 Zone. The purpose and intent of this zone is as follows:

"The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development."

Under LUC 104-14-3 (15) Ski resorts, including summer skateboard activities as an accessory use are allowed as conditional uses in the FV-3 zone.

Development Standards: The following site development standards per the requirements in the FV-3 Zone:

- (1) Lot area and lot width: 3 acres (LUC §104-14-5).
- (2) Front yard setback: 30'.
- (3) Side yard setback: 20'.
- (4) Rear yard setback: 10'.

This proposal meets all of the site development standards stated in §104-14-5 (FV-3 Zone). The drawings show the project area well within standards.

Conditional Use Review: The existing ski resort is allowed as a conditional use within the FV-3 Zone.

Public Safety and Health: The applicant is currently working with the County Engineer, with a county SWPPP.

Tax Clearance: The 2017 taxes are paid in full. The 2018 taxes are not due until November 30, 2018.

Staff Recommendation

The Planning Division recommends approval of de minimus changes to the ski resort facility, specifically extending the existing infrastructure for snow making, located at approximately 3567 Nordic Valley Rd. This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The existing use conforms to the Ogden Valley General Plan.
2. The existing use will not cause harm to the natural surroundings.
3. The existing use, if conditions are imposed, will comply with applicable County ordinances.
4. The existing use, if conditions are imposed, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Date of Administrative Approval: 11/20/2018



Rick Grover

Exhibits

- A. Application
- B. Construction Plans/Project Narrative

Area Map



Exhibit A - Application

Weber County Conditional Use Permit 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)
Property Owner Contact Information			
Name of Property Owner(s) <i>Skyline Mountain Base LLC</i>		Mailing Address of Property Owner(s) <i>Skyline Mt. Base P.O. Box 689 Eden, Utah, 84310</i>	
Phone <i>801 917 7654</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <i>ljouffray@nordicvalley.ski</i>			
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) <i>Denzel Rowland</i>		Mailing Address of Authorized Person <i>5195 Yacht Club Dr. Eden, Utah 84310</i>	
Phone <i>801-695-7326</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <i>drowland@nordicvalley.ski</i>			
Property Information			
Project Name <i>Snowmaking Extension</i>		Total Acreage <i>1.3</i>	Current Zoning
Approximate Address <i>3567 Nordic Valley Way Eden Utah</i>		Land Serial Number(s) <i>Tax Unit 36 Parcel # 22-023-0020</i>	
Proposed Use <i>Ski and Snowboarding</i>			
Project Narrative <i>Extend snowmaking from mid mountain to top of Nordic Valley Mountain - 4" HDPE pipe, 1500' in length, trench depth 4', trench width 4' -</i>			

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

Nordic Valley is an existing ski area, extending snowmaking capabilities to the top of the Mountain will enhance the skiing snowboarding experience

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____.

(Notary)

Authorized Representative Affidavit

I (We), LAURENT SOUFFRAY / SMD LLC the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), GENEAL ROWLAND to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

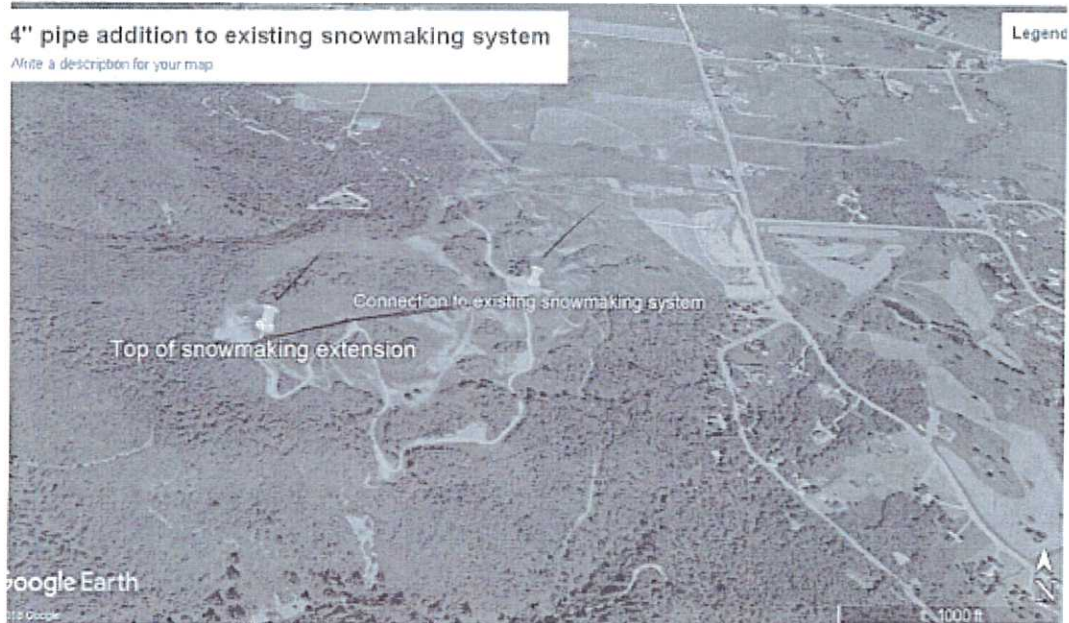
[Signature]
(Property Owner)

[Signature]
(Property Owner)

Dated this 31 day of October, 2018 personally appeared before me Lonnie D. Crockett, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same



[Signature]
(Notary)



Extension of Nordic Valley's Snowmaking Pipe to Top Of Mountain

Nordic Valley has a snowmaking system in place for several years, at least since the 1980's. The current Snowmaking system only covers the bottom portion of The Mountain. It is our proposal to extend snowmaking capabilities to the top of the mountain. This requires connecting to the existing pipe at the Mid Way point and excavating a four foot deep, 1500 foot long trench which a 4 inch High Density Poly Pipe SDR 7 will be installed. The existing pump at the bottom of the Mountain is capable of creating enough head to accomplish this ie: 1158 TDH, Vertical Turbine Sulzer Pump. There will be three hydrants that can be accessed by a portable fan gun along the pipe line, one at the top, two evenly spaced midway and one at the bottom of the slope.

Please see site plan.

