

## 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) SMHG VILLAGE DEVELOPMENT LLC		Mailing Address of Property Owner(s) 3932 N WOLF CREEK DR EDEN, UT 84310	
Phone 303-905-3496	Fax N/A		
Email Address (required) dguerra@powdermountain.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) Rick Everson		Mailing Address of Authorized Person 5200 S. Highland Drive #101 SLC, UT 84117	
Phone 801-897-4880	Fax N/A		
Email Address rick@wattsenterprises.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

### Property Information

Project Name Whisper Ridge Heliport	Total Acreage 3.21	Current Zoning DRR-1
Approximate Address 5788 N DAYBREAK RIDGE EDEN, UT 84310	Land Serial Number(s) 23-138-0003	
Proposed Use HELIPORT		

#### Project Narrative

The proposed heliport will be located at Powder Mountain Resort within the DRR-1 zone. The location is in the future village area east of the current end of asphalt for Summit Pass Road. The location is currently undeveloped and timing for developing this parcel is unknown. See attached Exhibit A.

The helicopter will originate from Salt Lake City Airport and will travel to/from the site twice per season. When not in use, the helicopter will remain at the helipad site. The anticipated destinations to/from the heliport site and route to/from SLC Airport are identified on Exhibit B-1 and B-2.

Operations will be limited to 3 days per week with a maximum of 10 operations in a single day. Dates of operation are December 1 - April 15 for winter heli-skiing and June 1 - Sept 30 for summer activities such as heli-biking and heli-fishing. Hours of operation will be no earlier than 7am and not later than 6pm.

Maximum amount of guests able to be served in a single day would be 24, and that would include 2 or 3 people per group. Anticipated maximum amount of vehicles from guests is 12. There is ample room for parking adjacent to the helipad as shown on Exhibit A.

## Basis for Issuance of Conditional Use Permit

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.

**Safety:** The heliport will operate under visual flight rules (VFR) and flights will occur only during daylight hours and good weather conditions. The number of flights per day and the number of operating days per week are restricted as mentioned above. The flight paths are almost exclusively over undeveloped areas, with the exception of a couple remote cabin sites.

**Noise:** Impacts from the noise generated by the helicopter is minimized because the flight paths are through vacant, mountainous properties.

**Dust:** The heliport landing area will be treated with magnesium chloride to prevent fugitive dust in the summer months. In the winter, the heliport will be on a solid snow surface, groomed and packed by snow cats.

**Wildlife Impacts.** Nothing is being constructed, no new roads or fencing will be built, and no vegetation disturbed. Once the helicopter leaves the heliport, its flight path is regulated by the FAA.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Weber County Land Use Code, Section 104-29-8:

1. A heliport must be located at an elevation of at least 6,200 feet above sea level.

\*The heliport is located at an elevation of approximately 8,500 feet

2. A heliport must be located at least 200 feet from any resort boundary, except where the developer (as defined in the applicable zoning development agreement) owns at least 200 feet of property extending from the resort boundary at the planned location of the heliport or where the developer has received approval from the owner of any property within 200 feet of the resort boundary at the planned location of the heliport. The planning commission may grant exceptions to the setback requirement if it can be demonstrated that locating the heliport closer than 200 feet to the resort boundary provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the planning commission.

\*The heliport is located more than 3,700 feet from the closest resort boundary. See Exhibit C

3. The heliport landing surface must be dust-proof and free from obstructions.

\*Magnesium Chloride dust abatement will be applied on the compacted gravel surface prior to flight operations being conducted in the summer. In the winter, the surface is solid snow, packed and groomed by snow cat equipment. No obstructions are present that will limit flight operations or provide safety concerns.

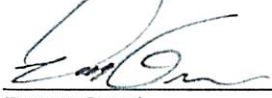
4. Prior to issuance of a conditional use permit for a heliport, written approval from the Federal Aviation Administration (FAA) is required, if necessary.

\*The heliport meets the definition of "intermittent use" under Code of Federal Regulations (CFR) Title 14 Part 157.1.c and therefore, does not require notification to or inspections from the FAA. See Exhibit D.

In the staff report CUP 2012-01, a similar heliport was being proposed and Weber County staff spoke directly with the FAA Salt Lake City Flight Standards District Office about this issue and it was confirmed that this heliport would not require inspections because it is seasonal, nothing is being constructed, and it meets the definition of "intermittent use." A similar response was given for the heliport that was proposed at the Red Moose Lodge in 2010. See Exhibit E.

### Property Owner Affidavit

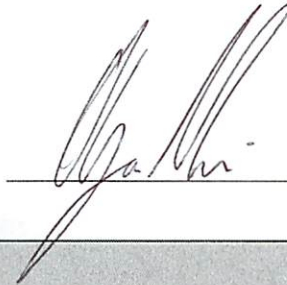
I (We), DON GUERRA, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.



(Property Owner)

(Property Owner)

Subscribed and sworn to me this 30<sup>th</sup> day of July, 20 19



(Notary)

### Authorized Representative Affidavit

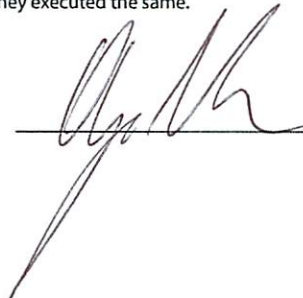
I (We), DON GUERRA, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), RICK EVERSON AND WES LIGHT, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.



(Property Owner)

(Property Owner)

Dated this 30<sup>th</sup> day of July, 20 19, personally appeared before me Don Guerra, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



(Notary)

**Weber County Corporation**

Weber County  
2380 Washington Blvd  
Ogden UT 84401

**Customer Receipt**

Receipt  
Number **113249**

**Receipt Date****07/31/19**

Received From:

SMHG Management LLC/

Time: 08:20  
Clerk: amorby

Description	Comment	Amount
ZONING FEES	Conditional Use perm	\$400.00
ENGINEERING SAL	Conditional Use perm	\$100.00

Payment Type	Quantity	Ref	Amount
CHECK		1141	

AMT TENDERED: \$500.00

AMT APPLIED: \$500.00

CHANGE: \$0.00