



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for design review approval of a remodel of a storage bay within the existing, previously approved designated clinic area (See DR 2019-06) at Snow Basin Ski Resort. This review is to address signage, exterior lighting, and any additional parking (emergency parking, adjacent to the clinic) for a new tenant improvement project.

Type of Decision: Administrative

Applicant: Snowbasin Resort Company

File Number: DR# 2019-15

Property Information

Approximate Address: 3925 Snowbasin Road, Huntsville, UT 84317

Project Area: 850 square feet

Zoning: DRR-1

Existing Land Use: Resort

Proposed Land Use: Resort

Parcel ID: 20-043-0005

Township, Range, Section: Township 6 North, Range 1 East, Section 32 NE

Adjacent Land Use

North:	Resort	South:	Resort
East:	Resort	West:	Resort

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 - Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 16 – Ogden Valley Outdoor Lighting
- Weber County LUC Title 108, Chapter 2 – Ogden Valley Signs

Summary and Background

The applicant is requesting an administrative design review approval of a tenant improvement project within the previously approved newly designated clinic area (See DR 2019-06) ski patrol facility and the installation of an enclosure on the main level to provide space for a new outpatient clinic associated with the existing skiing operation at Snow Basin. The project area is approximately 850 square feet. No additional square footage will be added to the existing ski patrol facility, and no additional parking will be required.

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. LUC §108-1-2 states that design review applications for buildings in the DRR-1 zone with a footprint of less than 75,000 square feet may be reviewed and approved by the Planning Director.

As part of a design review, the Planning Director shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. This review will address the following (DR 2019-06 has addressed all other considerations as outlined in LUC 108-1):

- *Outdoor advertising:*
 - Any exterior signage must comply with LUC 110-2. Applicant has indicated there may be no exterior signage.
- *Outdoor lighting:*
 - *Applicant has indicated there will be no exterior lighting associated with this project.*
- *Building and site layout:*
 - The site plan shows that the project area is within an existing building footprint and is compliant with the following zoning site development standards:
Minimum lot area: None;
Minimum lot width: None;
Minimum front yard setback: None
Minimum side yard setback: None;
Minimum rear yard setback: None

The proposal is located adjacent to the mountain operations and maintenance building, near the John Paul Chairlift, well off of Snow Basin Road.
- *Outdoor parking:*
 - There are nine existing parking spaces directly adjacent to the clinic, in addition to the general parking for Snow Basin Ski Resort, located at the end of the existing foot path between the general parking lot and the clinic. Included in the nine parking spaces, there is one that is ADA accessible. The existing volume of parking spaces meets the minimum requirements for a clinic stated in LUC 108-8-4 – “Four spaces per professional staff plus one space per subordinate staff.”
- *Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:*
 - The proposal complies with the approved Snowbasin Master Plan and the applicable zoning development agreement.
 - All other standards and requirements have been considered under a previous design review application. See DR 2019-06.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by continuing commercial development within existing resort areas (pg. 25 Ogden Valley General Plan, Commercial Development Goal 1).

Staff Recommendation

The Planning Division recommends approval of file# DR 2019-15, subject to all review agency requirements and the following conditions:

1. Any proposed lighting must comply with the Ogden Valley Lighting requirements, as outlined in LUC§ 108-16.
2. Any proposed signage must comply with the Ogden Valley Sign Ordinance in LUC § 110-2.

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 Snowbasin Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.

Administrative Approval

Administrative approval of DR 2019-15 is granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: 10/4/2019


Rick Grover
Weber County Planning Director

Exhibits

- A. Site Plan.
- B. Images of Proposed Changes.

Area Map



Exhibit A - Site Plan

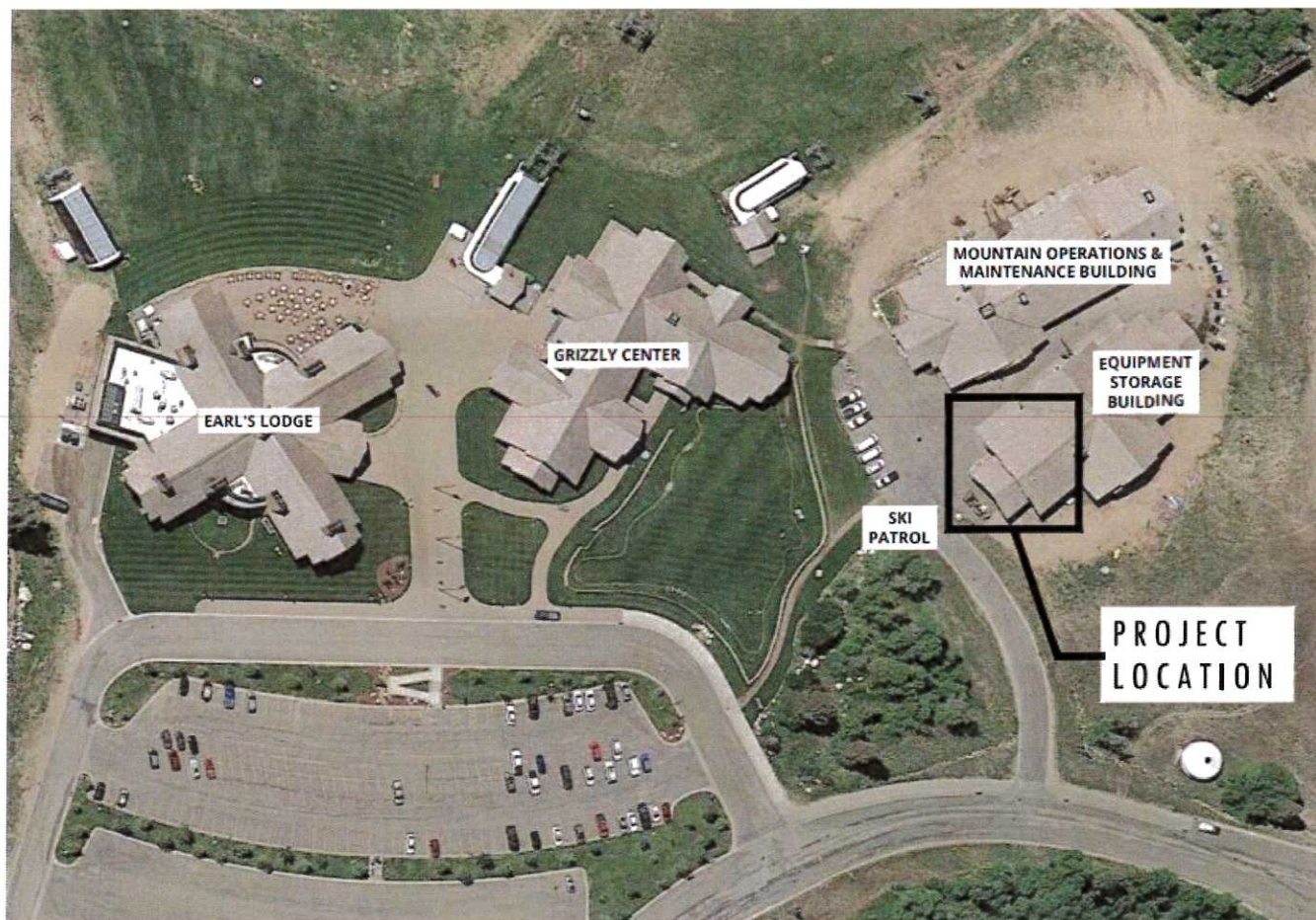
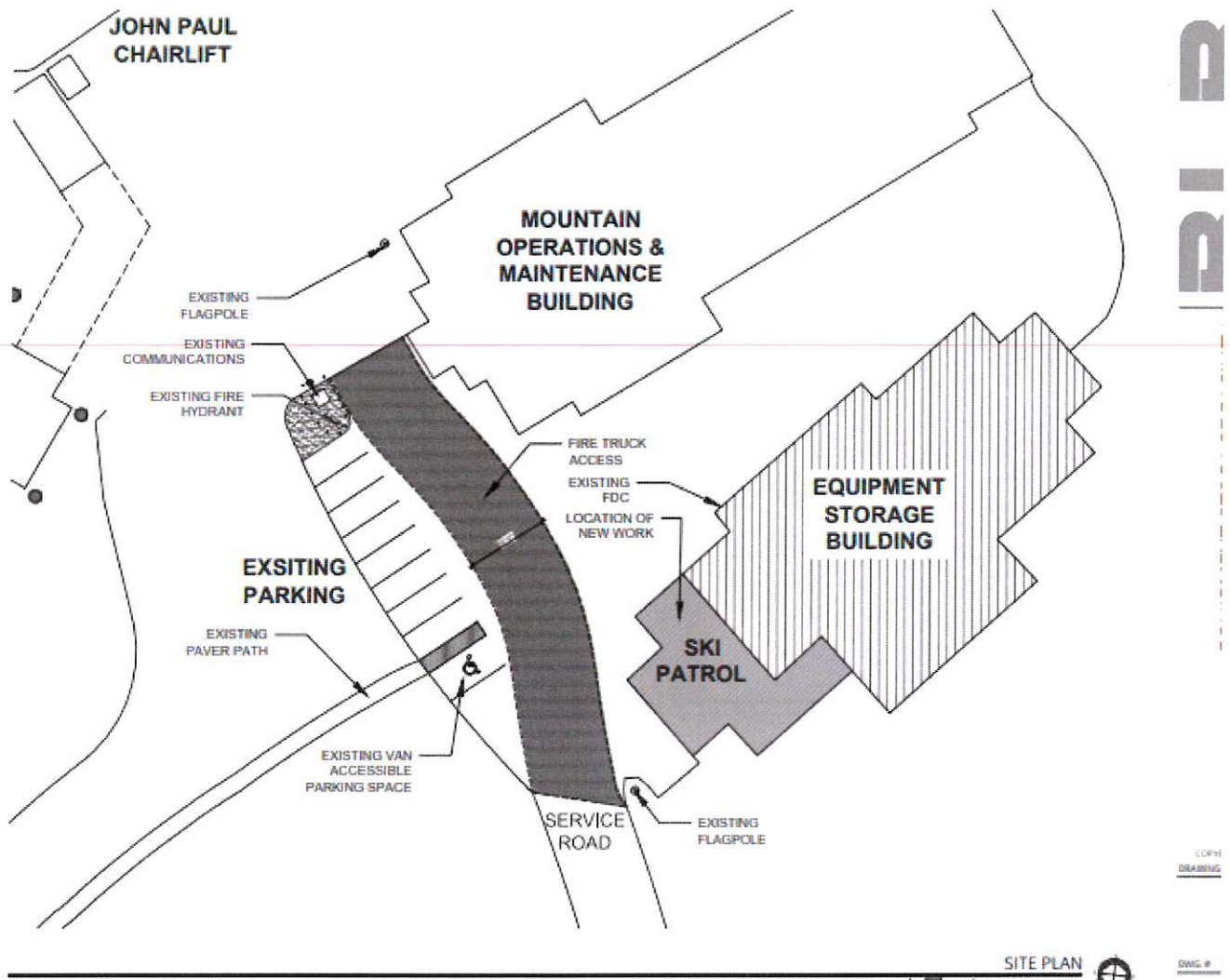
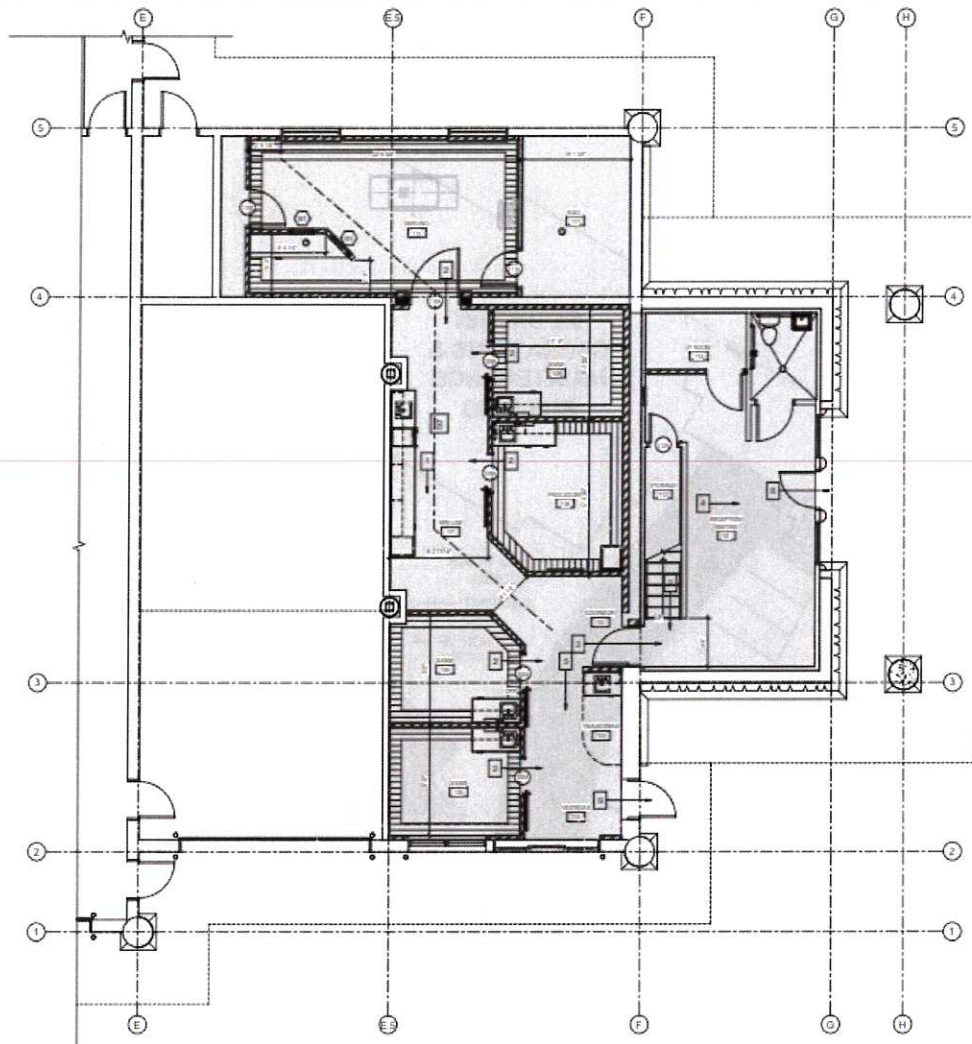


Exhibit B - Proposed Changes





1 FLOOR CODE ANALYSIS PLAN
 (G111) SCALE 1/8" = 1'-0"

