

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)
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Property Owner Contact Information

Name of Property Owner(s) Skyline Mountain Base, LLC		Mailing Address of Property Owner(s) PO Box 689 Eden, UT 84310	
Phone 801-917-7654	Fax		
Email Address laurent.jouffray@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) James H. Coleman, Manager of NV Recreation LP "Tenant"		Mailing Address of Authorized Person PO Box 17000 Durango, CO 81302	
Phone 970-426-7242	Fax		
Email Address james@mcp.ski		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Lift 5 & Snowmaking Expansion Project	Total Acreage	Current Zoning
Approximate Address 3567 Nordic Valley Way Eden, UT 84310	Land Serial Number(s) 22-029-0010	

Proposed Use Ski Resort

Project Narrative

Nordic Valley would like to expand its snowmaking and lift network to include an additional aerial lift (Lift 5) and snowmaking coverage that will allow guests to access more moderate terrain on the eastern portion of the mountain. The proposed snowmaking expansion would include a 28,000 L.F. line that would allow coverage of up to 50 additional acres (see map exhibit attached).

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:

Through this project, the expansion of the Nordic Valley lift and terrain network will not only allow Nordic Valley to meet and increase its lift service demands, but also more efficiently balance its current uphill lift and downhill trail volumes...which will reflect favorably on the overall guest experience. And, with the addition of snowmaking coverage as depicted on the attached map, Nordic Valley will be able to minimize the impact of low natural snow falls and offer a more consistent product to its customers.

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:

The proposed project will allow for an improved guest experience for the surrounding communities and will compliment and improve the existing ski operations at Nordic Valley.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

The proposed project will comply with the regulations and conditions of the applicable ordinances for this site, including General Provisions, Zoning and Conditional Use Permit. Nordic Valley currently holds a conditional use permit with Weber County and is submitting this proposal as an amendment to the existing CUP. This improvement project fits well within the scope of normal ski resort activity.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

This project fits within the Weber County General Plan to pursue recreational development opportunities with existing and future recreation resorts in the Ogden Valley planning area.

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:

Nordic Valley will work to minimize and, when possible, avoid potential impacts to the surrounding area using BMP's and working with Weber County staff as appropriate.

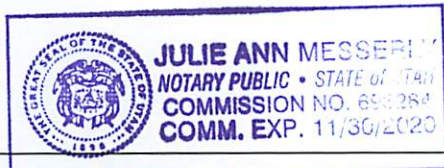
Property Owner Affidavit

I (We), SKYLINE MOUNTAIN BASE LLC, 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)

Laurent Joffray
(Property Owner)

Subscribed and sworn to me this 5 day of November, 20 19.



Julie Ann Messerly (Notary)

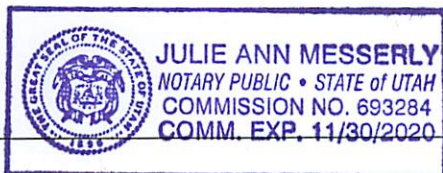
Authorized Representative Affidavit

I (We), SKYLINE MOUNTAIN BASE LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), James H. Coleman, 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)

Laurent Joffray
(Property Owner)

Dated this 5 day of November, 20 19, personally ^{known to} ~~appeared before~~ me Julie Ann Messerly, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Julie Ann Messerly (Notary)

JULIE ANN MESSERLY
NOTARY PUBLIC
COMMISSION NO. 11381000
COMM. EXP. 11/30/2020



JULIE ANN MESSERLY
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 11381000
COMM. EXP. 11/30/2020





Weber County Corporation

Weber County Planning
2380 Washington Blvd, Ste 240

Customer Receipt	
Receipt Number	121855

Receipt Date
11/14/19

Received From:
Nordic Valley Recrea

Time: 09:06:4
Clerk: amorby

Description	Comment	Amount
ENG SUBDIV FEES	Conditional Use Perm	\$50.00
ZONING FEES	Conditional Use Perm	\$200.00

Payment Type	Quantity	Ref	Amount
CHECK		1477	

AMT TENDERED: \$250.00
 AMT APPLIED: \$250.00
 CHANGE: \$0.00