



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application (Design Review 2013-07) for temporary gravel excavation and rock crushing operation at Powder Mountain Ski Resort

**Agenda Date:** Tuesday, July 30, 2013

**Applicant:** Russ Watts, Representative for Summit Mountain Holding Group, LLC

**File Number:** DR 2013-07

### Property Information

**Approximate Address:** Powder Mountain Ski Resort

**Project Area:** N/A

**Zoning:** Forest Valley-3 (FV-3)

**Existing Land Use:** Ski Resort

**Proposed Land Use:** Temporary gravel excavation and rock crushing operation

**Parcel ID:** 23-012-0068

**Township, Range, Section:** T7N, R2E, Section 6

### Adjacent Land Use

<b>North:</b> Ski Resort	<b>South:</b> Ski Resort
<b>East:</b> Ski Resort	<b>West:</b> Ski Resort

### Staff Information

**Report Presenter:** Sean Wilkinson  
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**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 1 (Design Review)

## Background

The applicant is requesting approval to conduct a gravel excavation and rock crushing operation on a temporary basis at Powder Mountain Ski Resort. The purpose of the excavation and crushing operation is to provide material for use in road construction within future phases of the Summit at Powder Mountain Development. Rock crushing will be allowed only for material harvested on-site. No off-site material may be brought in for crushing, and no on-site material may be crushed and then exported to other locations.

This project is located in the FV-3 Zone where development of single-family dwellings is permitted, and uses customarily incidental to permitted uses are also permitted. Staff has determined that a temporary gravel excavation and rock crushing operation is a use which is customarily incidental to the construction of infrastructure in a subdivision for single-family dwellings, and is, therefore, a permitted use in the FV-3 Zone. This use is consistent with and very similar to a rock crushing operation approved by the Planning Commission in 2009 (DR 2009-01) for Eagle Ridge Subdivision.

The gravel excavation and rock crushing operation will be located approximately 1900 feet south of and uphill from the Timberline Lodge, in an area formerly used as a gravel excavation site. The excavation site is approximately 1,200 feet by 200 feet with an estimated 400 tons of material to be harvested. The nearest dwelling units are the Powder Ridge Condominiums located approximately 1,900 feet from the southern-most portion of the site. Noise mitigation is tied to the distance from the Powder Ridge Condominiums. Water trucks will be on site to mitigate potential problems with dust. There is limited vegetation at the operation site, but the vegetation that is disturbed will be re-vegetated with native grasses. The Weber County Engineering Division is requiring a Storm Water Pollution Prevention Plan (SWPPP) to be submitted for the operation along with obtaining a Storm Water Activity Permit.

Road construction is expected to take at least two building seasons (through Fall 2014) and the operation is intended to remain until construction is complete or until the material is gone. However, the operation will not operate during the winter months and all of the equipment will be removed in the fall and replaced in the spring. The operation will run during daylight hours up to seven days per week as necessary. The applicant has estimated that between 10,000 and 15,000 round trips for dump trucks travelling up and down Powder Mountain Road and through the Ogden Valley can be eliminated by using the material harvested on-site.

### Summary of Planning Commission Considerations

- Are the proposed noise and dust mitigation measures adequate?
- Should the operation be approved through the fall of 2014 or until road construction is complete?
- Are there other potential impacts that have not been addressed?

### Conformance to the General Plan

The proposed use is customarily incidental to the construction of the Summit at Powder Mountain development, and is, therefore, a permitted use that meets the requirements of the FV-3 Zone and conforms to the Ogden Valley General Plan.

### Conditions of Approval

- Requirements of the Weber County Engineering Division.
- Requirements of the Weber-Morgan Health Department.
- Crushing will be allowed only for on-site material to be used in Phase 1 of The Summit at Powder Mountain Development (CUP 2013-03, 154 Unit PRUD). No off-site material may be brought in for crushing and no on-site material may be crushed and then exported to other locations.
- The site plan, hours of operation, and mitigation controls must be followed as approved by the Planning Commission.

### Staff Recommendation

Staff recommends approval of a temporary gravel excavation and rock crushing operation through the completion of road construction for Phase 1 of the Summit at Powder Mountain development (CUP 2013-03, 154 Unit PRUD) based on the following information:

- The operation is an accessory use that is customarily incidental to the construction of a subdivision and is permitted in the FV-3 Zone.
- The operation will significantly eliminate the number of truck trips used to haul material to this site, thus improving safety and decreasing road damage in the Ogden Valley.
- The applicant has proposed ways to mitigate potential negative impacts.

### Exhibits

- A. Project Narrative
- B. Site Plan Description
- C. Site Plan Pictures

# Map 1

