



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on de minimus changes to allow yurt glamping at Snowbasin Resort, located at 3925 E Snowbasin Road, Huntsville, Utah, 84317

Type of Decision: Administrative

Applicant: Snowbasin Resort Company

Authorized Agent: Libby Watson

File Number: CUP 2021-21

Property Information

Approximate Address: 3925 E Snowbasin Rd, Huntsville, UT, 84317

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

Zoning: Destination Recreation Resort (DRR-1)

Existing Land Use: Ski Resort

Proposed Land Use: Ski Resort

Parcel ID: 20-043-0005

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

Adjacent Land Use

North:	U.S. Forest Service Land	South:	U.S. Forest Service Land
East:	Ski Resort/Snowbasin Road	West:	Ski Resort

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 29 (Destination and Recreation Resort Zone - DRR-1, Conditional Uses)

Summary and Background

Snowbasin has submitted a proposal that includes year-round yurt-camping. The proposal includes improvement to an access road and turn-around, connection to existing on-site sewer, water, and utility infrastructure.

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 DRR-1 Zone. The purpose and intent of this zone is as follows:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan."

Under LUC 104-29-8 Yurts are a permitted use in the DRR-1 zone.

Development Standards: The following site development standards per the requirements in the DRR-1 Zone:

- (1) Lot area and lot width: None (LUC §104-29-2).
- (2) Front yard setback: None.
- (3) Side yard setback: None.
- (4) Rear yard setback: None.

Parking for use of the yurts will be in a designated, existing parking lot located to the north of this proposed project area.

This proposal meets all of the site development standards stated in §104-29-2 (DRR-1 Zone). The exhibits show the project area well within standards.

Conditional Use Review: The existing ski resort is allowed as a conditional use within the DRR-1 Zone. Yurts are a permitted use in this zone. Per §108-1-11, "The planning director may approve revisions to an approved design review plan that he/she determines are de minimis. Proposed revisions shall be considered de minimis if the planning director determines the changes to be slight, inconsequential, and not in violation of any substantive provision of this Code."

Public Safety and Health: The applicant is currently working with the County Engineer, with a county SWPPP. Weber Fire District has issued approval of this project.

Tax Clearance: The 2020 taxes are paid in full. The 2021 taxes are not due until November 30, 2021.

Staff Recommendation

The Planning Division recommends approval of de minimus changes to the ski resort facility, specifically installation of five, year-round yurts and their connection to existing, on-site infrastructure, located at approximately 3925 E Snowbasin 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: 11/19/21



Rick Grover

Exhibits

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

Area Map



Exhibit A - Application

Application Documents 16 Comments 3 Reviews 3 Followers 7 Status Notifications Payments 1

Application

+ Add Building + Add Parcel + Add a Contractor Edit Application

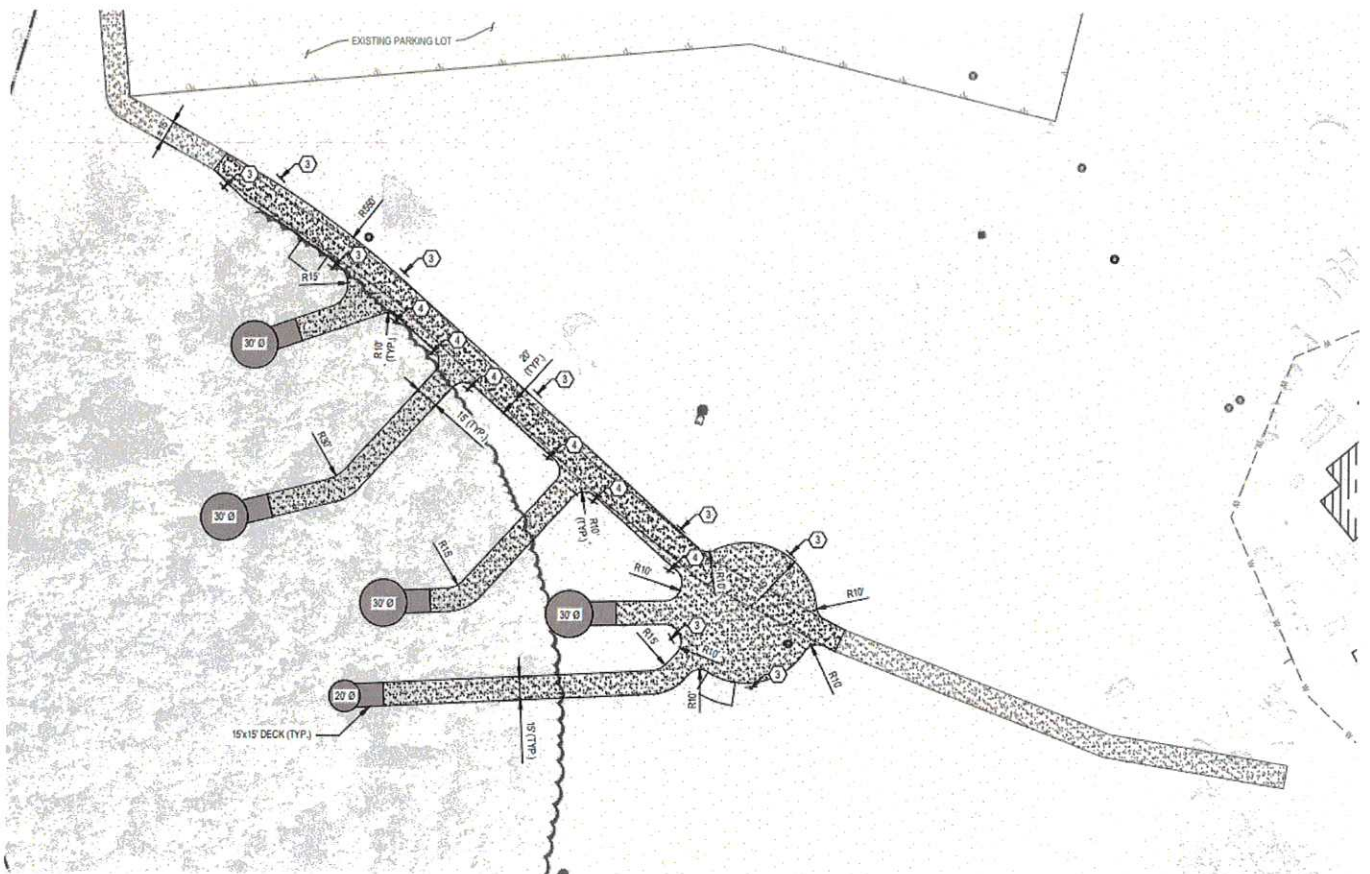
Project Description	A village of private yurts tucked in the trees for temporary lodging for guests to rent for short periods of time. Hotel/AirB&B style.
Property Address	3925 E Snowbasin Rd Huntsville, UT, 84317
Property Owner	Davy Ratchford 801-620-1000 dratchford@snowbasin.com
Representative	Libby Watson 801-624-0194 libby.watson@snowbasin.com
Accessory Dwelling Unit	False
Current Zoning	F-40
Subdivision Name	
Number of Lots	
Lot Number	
Lot Size	
Frontage	
Culinary Water Authority	Not Applicable
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Not Applicable
Nearest Hydrant Address	3925 E Snowbasin Rd
Signed By	Representative, Libby Watson

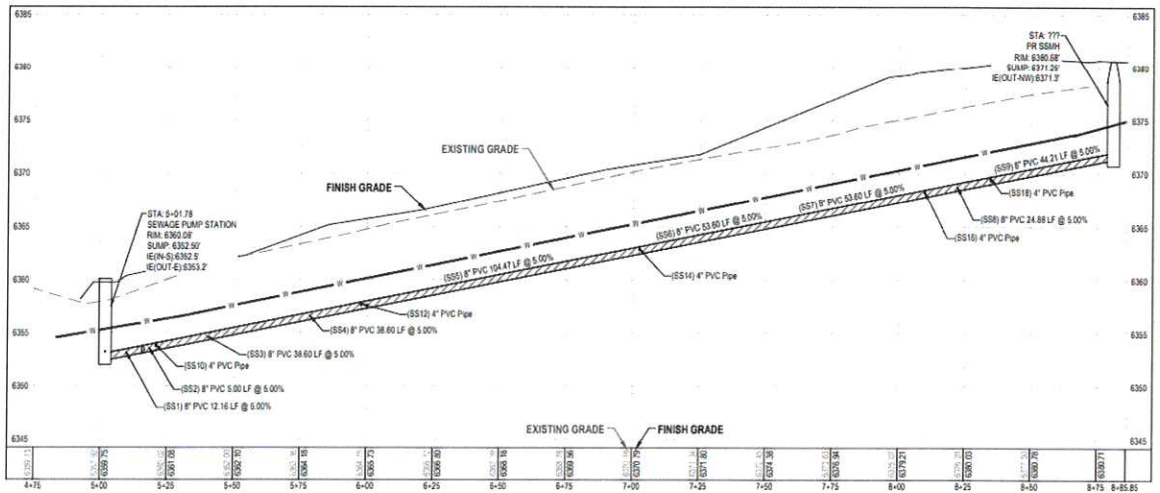
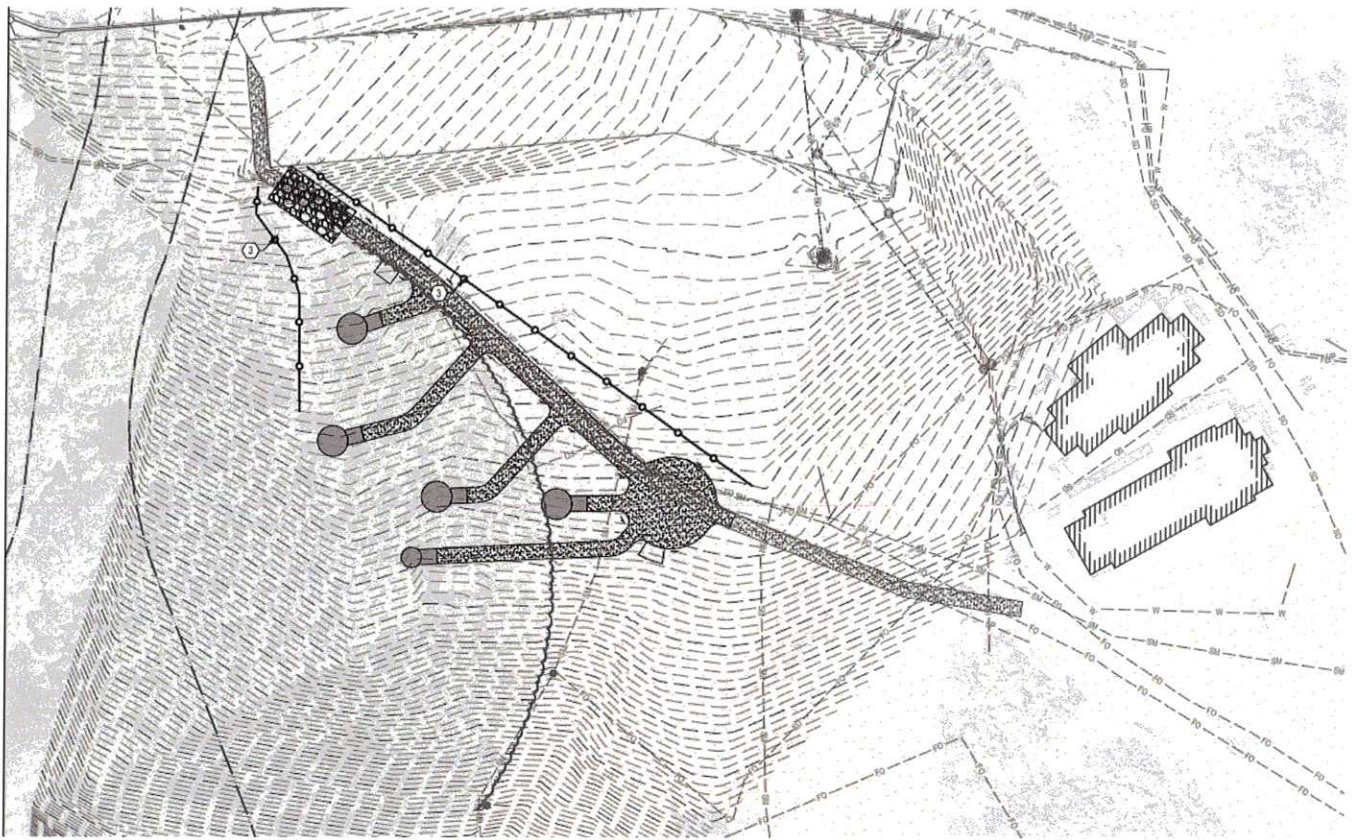
Parcel Number

[✖ Remove](#) 200430005 - [County Map](#)

Exhibit B - Project Narrative/Site and Utility Plans

The applicant is requesting an administrative design review approval of 5 yurts to rent for overnight use. The yurts will be rented during the summer and winter months. The yurts will have bathrooms that will connect to the resort sewer system and use water from the resort's culinary water supply. Parking for the yurts will be in the parking lot to the north of the yurt and users will have access to the yurts via an existing dirt road and trails leading to each yurt. Yurts will be supplied with electricity for lights, outlets and heat.





SEWER PROFILE
 HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 10'

