



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for administrative approval of a de minimis change to the Nordic Valley Recreation Subdivision Conditional Use Permit CUP 2020-03

**Type of Decision:** Administrative

**Applicant:** Pascal Begin, on behalf of James Coleman, property owner

**File Number:** DR 2022-05

### Property Information

**Approximate Address:** 3567 Nordic Valley Way, #689  
Eden, UT, 84310

**Project Area:** 12.29 acres

**Zoning:** CRV-1

**Existing Land Use:** Ski Resort, residential subdivision

**Proposed Land Use:** Ski Resort

**Parcel ID:** 220230086

**Township, Range, Section:** T7N, R1E, Section 29

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Bill Cobabe  
bcobabe@webercountyutah.gov  
801-399-8766

**Report Reviewer:** RG

## Applicable Ordinances

- Weber County Land Use Code Title 108 - Standards, Chapter 4 - Conditional Uses

## Background and Summary

The applicant is requesting approval of a de minimis change to the Nordic Valley Recreation Subdivision Conditional Use Permit CUP 2020-03. The proposed changes outlined in this staff report are determined to be de minimis revisions to the existing Conditional Use Permit and do not require approvals from the Planning Commission and County Commission. As stated in the Weber County Land Use Code (LUC) Section 108-4-3(2)(b)7, "De minimis revisions to a previously approved conditional use permit may be approved by the planning director provided it can be determined that the changes are slight, inconsequential, and not in violation of any substantive provision of this Code." The requested revisions include an additional two yurts. The renderings and site plan for the yurts are included as Exhibit A.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

**Zoning:** The original conditional use permit allowing for the construction of one yurt was granted in 2020.

**Additional Design Standards:** The current conditional use requirements as listed in LUC Section 108-1-3, design review is incorporated in the conditional use permit approval and need not be a separate application provided the requirements of the Code are met. This de minimis change appears to meet all of the requirements set forth in the Code and the previously approved conditional use permit.

## Staff Recommendations

Staff recommends approval of the proposed de minimis changes to CUP 2020-03, including the additional two yurts included as exhibit A, subject to the following conditions:

1. The owner has until October 1, 2024 to bring the site into compliance with outdoor lighting requirements.

This recommendation is based on the following findings:

2. The proposed use conforms to the Ogden Valley General Plan.
3. The proposed change complies with applicable county ordinances.

### Administrative Approval

Administrative final approval of the de minimis change to include an additional two yurts within the Nordic Valley Recreation Subdivision, as shown in Exhibit A, is hereby 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: 10/12/22

  
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Rick Grover  
Weber County Planning Director

### Exhibits

- A. Proposed site plan and building elevations