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| **WC Logo.emf** | **Staff Report to the Weber County Commission**  *Weber County Planning Division* |
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****Synopsis****

****Application Information****

**Application Request:** A public hearing on an amendment to the Land Use Code Title 108 (Standards) Chapter 13 (Home Occupation; short Term Vendors; Temporary Outdoor Sales; Farmer Markets) to allow yurts as part of a ski operation to be used for short term vendors; removed yurts from Weber County Land Use Code Title 104 (Zones) Chapter 11 Commercial Valley Resort Recreation Zone (CVR-1) Conditional Uses; and amend Title 108 (Standards) Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards) Section 108-2-2; Definitions and moved to Title 101 General Provisions Chapter 1 Section 7 Definitions.

**Agenda Date: Tuesday, December 10, 2013**

**Applicant:** Powder Mountain

**File Number:** ZTA 2013-08

****Staff Information****

**Report Presenter:** Jim Gentry

jgentry@co.weber.ut.us

801-399-8767

**Report Reviewer:** SW

Applicable Ordinances

* Weber County Land Use Code Title 108 (Standards) Chapter 13 (Home Occupation; Short Term Vendors; Temporary Outdoor Sales; Farmer Markets)Section 3 Short-term vendors.
* Weber County Land Use Code Title 108 (Standards) Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
* Weber County Land Use Code Title 104 (Zones) Chapter 11 Commercial Valley Resort Recreation Zone (CVR-1)
* Weber County Land Use Code Title 101 General Provisions Chapter 1 Section 7 Definitions

Background

The purpose and intent of this chapter is to allow persons residing in dwellings in residential, forest, and agricultural zones, to provide a service, operate certain kinds of small businesses, or maintain a professional, or business office while not changing the character of the neighborhood. This chapter also addresses short term vendors, temporary outdoor sales, and farmers markets.

Powder Mountain wants temporary retail space that can be leased to different vendors during different events that are held at Powder Mountain throughout the year. Powder Mountain is proposing the follow changes:

Weber County Land Use Code Title 108 (Standards) Chapter 13 (Home Occupation; Short Term Vendors; Temporary Outdoor Sales; Farmer Markets)Section 3 Short-term vendors is hereby amended as follow:

(a) Short term vendor consists of the sales of goods and/or services from a trailer, *yurts,* mobile store, or kiosk on a commercially zoned property *or property located within a ski resort boundary.* Application for a short term vendor is subject to the following requirements:

(1) A design review application.

(2) Site plan.

(3) Required application fees. (Fees are the same for design review application for a home occupation with visiting clientele.)

(4) Water and sanitation facility plans to be approved by the health department.

(5) Signage plan.

(6) A building permit for temporary power.

(7) A land use permit shall be obtained for a short term vendor.

(b) A short term vendor's business license expires 120 consecutive days after the date of issuance.

The following section will be removed from Weber County Land Use Code Title 104 (Zones) Chapter 11 Commercial Valley Resort Recreation Zone (CVR-1)Conditional Uses.

~~(35) Yurt, as defined in title 108, chapter 2 (Ogden Valley Architectural, Landscape and Screening Standards) when used as a Ski School or other accessory building at a ski resort or tubing hill, the planning commission may limit the number of yurts allowed at any one resort, under this section.~~

Weber County Land Use Code Title 108 (Standards) Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards) Section108-2-2; Definitions is amended and moved toTitle 101 General Provisions Chapter 1 Section 7 Definitions.

*Yurt* means a circular structure ~~not more than 35 feet in diameter with a maximum building height of 20 feet,~~ which consists of a fabric cover, tension band, and wood frame that includes a lattice wall, radial rafters, and a framed door. Yurts are accessory to parks, single family dwellings, and ski resorts.

Weber County Land Use Code Title 108 (Standards) Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards) Section 108-2-3 Applicabilityis amended as follows:

(b) Yurts are exempt from the requirements of section 108-2-4(2), but shall meet all other requirements of this chapter. ~~Yurts shall only be allowed~~ ~~in zones wherein their use is provided for as a conditional use in accordance with chapter 4 of~~ ~~this title.~~

Summary of County Commission Considerations

* Are the proposed amendments consistent with the purpose and intent statement in the ordinance?
* Are the proposed amendments clear and reasonable?

Conformance to the General Plan

This is a legislative matter. The draft ordinance is consistent with the General Plan for Ogden Valley.

Planning Commission Recommendation

The Ogden Valley Planning Commission unanimously recommended approval of the proposed amendments as written on December 3, 2013.

Staff Recommendation

Staff recommends approval of the proposed amendments as written.

Exhibits

1. Draft Ordinance
2. Ordinance Summary