



Staff Report to Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: DR2023-05 – A Request for design review approval for the placement of a Yurt to complement winter activities at the Power Mountain Ski Resort. The yurt location is planned for the Summit Pass Road terminus.

Meeting Date: Tuesday, August 16, 2023

Type of Decision: Administrative

Applicant: Rick Everson

Owner: Summit Mountain Holding Group

Property Information

Approximate Address: 5800 North Summit Pass Rd, Eden, UT, 84310

Project Area: Approximately 14.00 acres

Zoning: DRR-1

Existing Land Use: Resort

Proposed Land Use: Resort

Parcel ID: 23-012-0186

Township, Range, Section: Township 7 North, Range 2 East, Section 06 SE

Adjacent Land Use

North: Resort/Cache County	South: North Powder Ridge Rd/Summit Pass Rd
East: Resort	West: Residential

Staff Information

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 - Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 16 – Ogden Valley Outdoor Lighting
- Weber County LUC Title 108, Chapter 2 – Ogden Valley Signs

Summary and Background

The applicant is requesting design review approval for a yurt that will complement the powder mountain operations. The 30-foot yurt will be built upon a raised wooden deck. Winter mountain guests will have access to the structure for the purpose of various tours and winter activities. The site includes the placement of two 8’X40’ storage containers that will house electric snowmobiles and electric snow bikes. The resort would also like to provide patrons with one mobile restroom trailer facility.

Electrical power will be run through a dug trench from the Village Ski Lift to the Powder Mountain Yurt.

The applicant has provided a narrative, sample photos of the yurt, mobile restroom, and storage containers in exhibit A.

Analysis

Design Review: The DRR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings are orderly and harmonious with the surrounding neighborhood.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. This review will address the following standards outlined in LUC 108-1-4:

- **Considerations relating to traffic safety and traffic congestion:**

- Considering that the Summit Pass road terminates at this location. The planning division requires that access to this winter facility is available in the event of an emergency. This area will be groomed and accessible by the Mountain Operations.
- Preparations for the parking are limited to grading and gravel stabilization. LUC 108-8-7 (b) provides an exception to the concrete or asphalt parking surface requirement. The planning staff's recommendation is that the exception to this rule may apply because this is a seasonal operation and that visitor parking will be at the Timberline Parking Lot where visitors will ride a shuttle to the end of the road for drop-off. Visitors may also ski in and snowmobile to the yurt.

Sec. 108-8-13 Ogden Valley Destination and Recreation Resort Zone.

Within the Ogden Valley Destination and Recreation Resort Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by the planning commission, the land use authority may modify the applicability of any provision of this chapter by approving a parking plan created by the developer if the land use authority determines that the plan is consistent with the approved master plan. Such plan shall include provisions applying sufficient mitigation for parking and will provide a mechanism for revocation where the plan is not operating as presented.

- Visitors of these new facilities will be connected to the larger resort area via a 20' ski path.
- **Considerations relating to outdoor advertising:**
 - Improvement related to the use includes the placement of one 1.5 square foot sign that is attached to the front of the yurt. The sign plan is attached as Exhibit C.
- **Considerations relating to building and site layout:**
 - The site plan (**Exhibit B**) shows that the project area is compliant with the minimum zoning site development standards:
 - The restrooms and the storage containers will be placed in a location that is in close proximity to the yurt.
- **Considerations relating to landscaping:**
 - There is no landscaping planned for the site. Site preparations are limited to some small-scale grading and soil stabilization for the approach and the yurt activity area.
- **Considerations relating to prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:**
 - The proposal complies with the approved Powder Mountain (Summit) Master Plan, specifically The Recreation Plan Development Area that shows walking, hiking, cross-country skiing, and an adventure course.
- **Considerations relating to utility easements, drainage, and other engineering questions:**
 - There are currently no utility easements on the property. The County Engineering Department has no concerns or comments related to the proposal.
- **Other considerations:**
 - The Weber Fire District approves of this, with the condition that extinguishers are in place and an emergency access plan is in place with ski patrol and mountain operations. The Planning Division will require that snow management be conducted in a fashion that ensures safety for patrons and that the use of mobile restrooms is limited to the winter ski season only. The County Engineering Department has posted comments to this proposal which have been addressed by the applicant.

Conformance to the General Plan

Page 25, Development Goal #1 of The Ogden Valley General Plan supports this use within existing resort areas.

Staff Recommendation

The Planning Division recommends approval of the Powder Mountain Yurt located at the terminus of the Summit Pass Road. Approval of file# DR 2023-05 is subject to all review agency requirements, and the following conditions:

1. A design review amendment is necessary for all site expansions and additions.
2. The snow management is done by Mountain Operations to maintain access for ski patrol and Powder Mountain Emergency Services.
3. The proper permitting is obtained from the Weber County Building Department.
4. The yurt and associated structures shall receive Health Department approval before a land use permit is issued.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project complies with the applicable Zoning Development Agreement and approved Powder Mountain/Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.

Exhibits

- A. Narrative
- B. Site Plan
- C. Sign Plan

Area Map

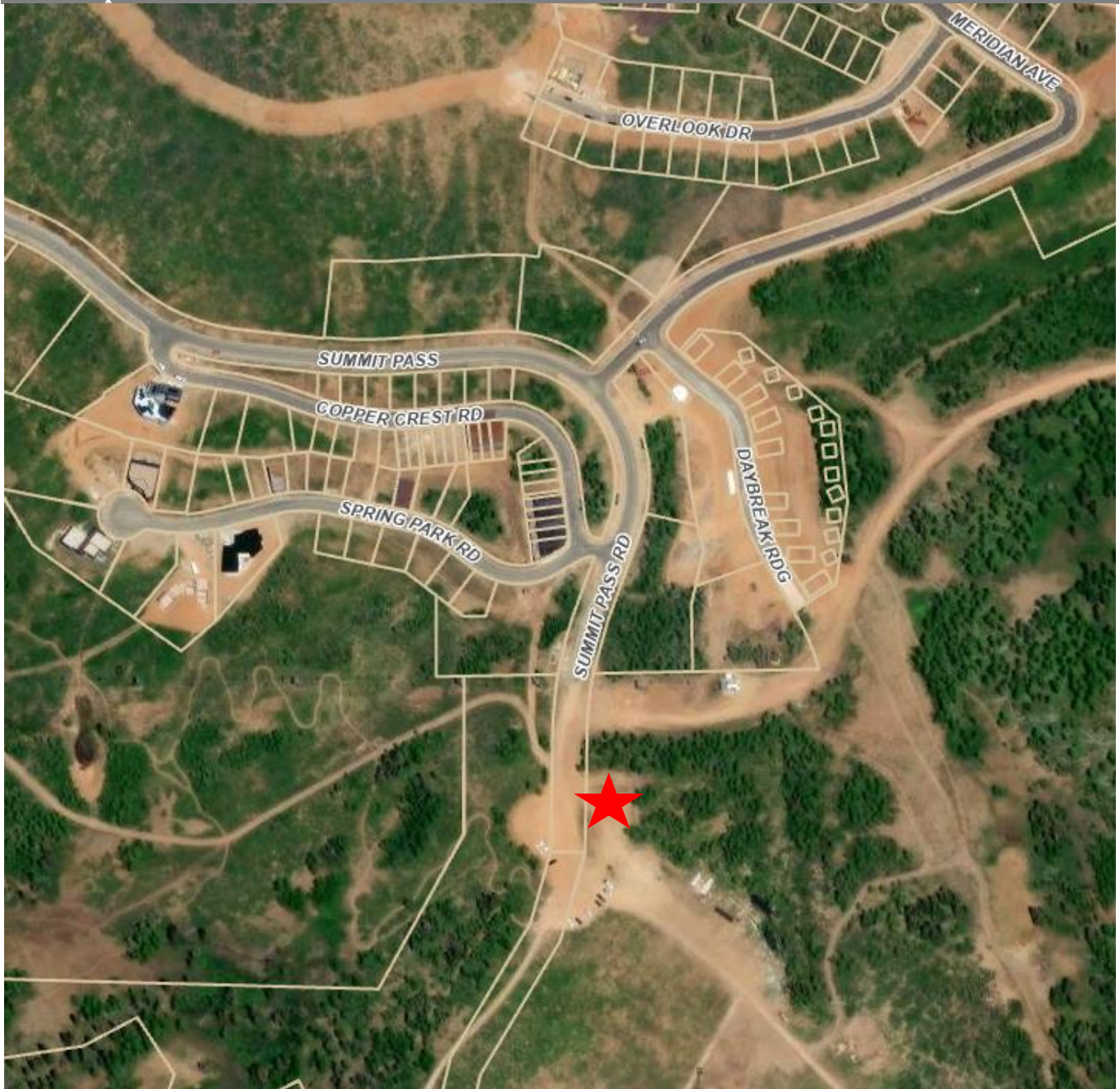


Exhibit A

Narrative: Yurt Project at Powder Mountain

Summit Mountain Holding Group, LLC ("SMHG") is hereby making application for a design review for a yurt to be used for winter activities. The location of the yurt is near the end of the Summit Pass right of way, just south of the top of the Village Lift.



Picture above: vicinity map of proposed project location

The proposed yurt is a 30' diameter structure to be built on a circular, raised deck. This will be used as a starting/finishing location for snowmobile tours, snowshoe tours, cross country skiing, and snowbike tours.

Next to the yurt, we plan to install (2) Conex storage containers that will be used for storing and charging electric snowmobiles and electric snowbikes.

Lastly, a mobile restroom trailer will be stationed near the yurt for patrons use. This trailer is fully serviced by the third party provider.

The site is located in an area that requires very little disturbance. It is in an area that is already cleared and stabilized with gravel. Minor leveling might be necessary for the structures. An electrical trench will be needed that will go in the existing ski run, then turn through the trees where a small ski access will be created for access directly from the village ski lift.

Exhibit A



Picture above: example of proposed yurt

Picture below: example of mobile restroom trailer



Exhibit A



Picture above: example Conex storage container

Exhibit B

YURT SITE PLAN

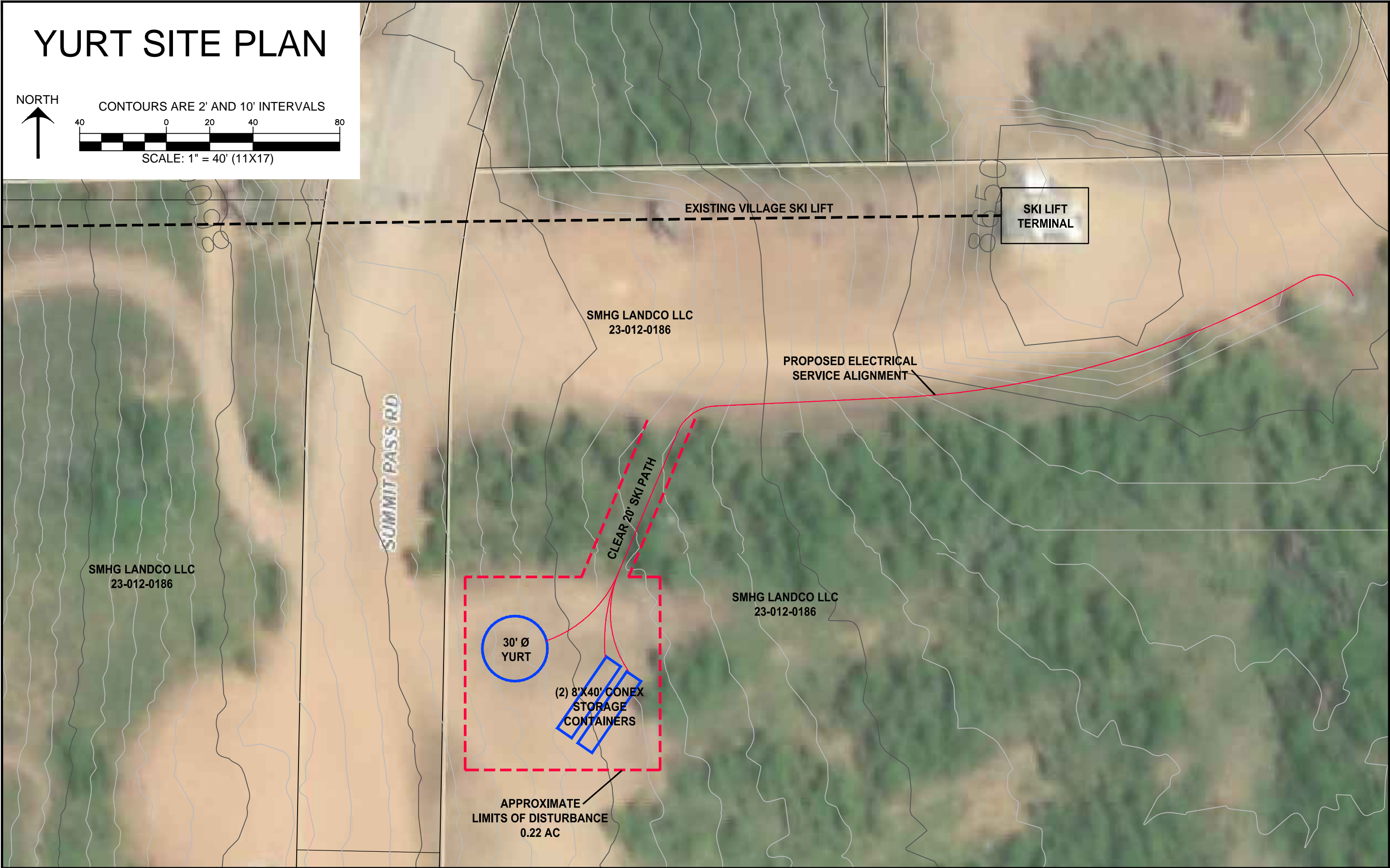
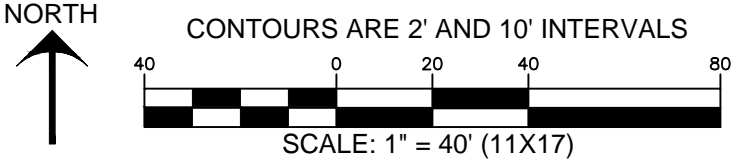


Exhibit C

