



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a 3-year time extension for the temporary trailer for the Powder Mountain Kids Ski school and an addendum to extend a site plan development agreement and escrow certificate in the amount of \$8,000 for the Powder Mountain Kids Ski School Trailer

**Agenda Date:** Tuesday, June 24, 2014

**Applicant:** Angela Illum for SMHG Management LLC

**File Number:** CUP 13-2014

### Property Information

**Approximate Address:** Powder Mountain Ski Resort

**Project Area:** 1,440 square feet

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

**Existing Land Use:** Ski Resort

**Proposed Land Use:** Temporary trailer used for ski school

**Parcel ID:** 22-001-0006

**Township, Range, Section:** T7N, R1E, Section 1

### 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:** Jim Gentry  
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801-399-8767

**Report Reviewer:** SW

## Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 14 (Forest Valley FV-3)
- Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)

## Background

In 2008, the Planning Commission approved CUP 2008-21 allowing the use of a temporary trailer for the Powder Mountain Kids Ski School for one year. In November 2009, the Planning Commission approved a two year time extension and in June 2011, they approved an additional three years for this use, through the 2013-2014 ski season. The applicant is now requesting an additional three year time extension through the 2018 ski season.

As part of the previous approvals, the Planning Commission required an escrow to be established for removal of the trailer when a permanent structure is built. The County Commission accepted this escrow and approved a site plan development agreement for this use on January 26, 2009. The addendum allowed the site plan development agreement and the escrow certificate to be extended through the 2013-2014 ski season, without going through the process of creating a new agreement. If a time extension is granted then the addendum will need to be modified to extend the financial guarantee for three additional years. The escrow amount is still sufficient to cover the cost of removing the trailer.

## Summary of County Commission Considerations

- Are the existing site plan and escrow certificate sufficient?

## Staff Recommendation

Staff recommends approval of the time extension and the extension of the financial guarantee agreement addendum through the 2017-2018 ski seasons.

## Exhibits

A. Previously approved site plan and photos

## Map 1

