



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on the removal and replacement of the existing Sundown ski lift at Powder Mountain Ski Resort.
Agenda Date:	Tuesday, August 26, 2014
Applicant:	Summit Mountain Holding Group (SMHG)
File Number:	CUP 2014-19

Property Information

Approximate Address:	Powder Mountain Ski Resort
Project Area:	N/A
Zoning:	Forest-40 (F-40)
Existing Land Use:	Ski Resort
Proposed Land Use:	Upgrading the Sundown Ski Lift
Parcel ID:	220010026
Township, Range, Section:	T7N, R1E, Section 1

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

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 104 Zones Chapter 9 Forest Zones F-5, F-10, and F-40 (F-40 Zone)
- Weber County Land Use Code Title 108 Standards Chapter 4 (Conditional Use)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The Weber County Planning Division has received an application for a Conditional Use Permit to allow the removal and replacement of the existing Sundown ski lift at Powder Mountain Ski Resort. The ski lift lies within the Forest-40 (F-40) Zone which conditionally allows ski resorts, infrastructure, equipment, and related facilities.

The intent of the conditional use is to replace and update Sundown ski lift, and alleviate base area congestion by moving the base alignment and equipment approximately forty feet and up the hill to a spot that is 10 feet higher in elevation than the present location. The realignment will move the ski lift from the drainage area, which receives water during the spring runoff. The new towers will be about 4 feet taller because of the safety equipment that is installed at the top. Some of the new ski lift towers will have light for the night skiing that is done in this area. The ski resort is working on a new lighting plan for the night skiing. The Sundown ski lift was installed at Powder Mountain in 1971. The lift has operated for approximately 61,000 hours, and has exceeded its mechanical life expectancy. The ski lift is a safety concern. The proposed lift will provide an increase in capacity and guest experience.

Demolition of the lift has already taken place and they would like to start construction immediately in order to have the ski lift ready for operation this ski season. Minor grading and re-seeding will take place after construction of the new lift and

removal of the existing lift is complete. A financial guarantee can be given if Powder Mountain requests a Certificate of Occupancy prior to finishing the final grading and re-seeding.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable Land Use Codes?
- Are there any potentially detrimental effects that can be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed use meets these requirements.

Sec. 108-4-4 Criteria for issuance of conditional use permit:

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a conditional use permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. The Sundown ski lift has operated since 1971 and the new lift will not add any new detrimental effects.
2. Ski Resorts are listed in the Forest Zones as a conditional use. There are no standards listed in Forest Zones for ski resorts or ski lifts. The Ogden Valley Architectural, Landscape, and Screening Design Standards, code would not apply as no new buildings are being proposed. The existing ski lift is being replaced with modern lift equipment. The new ski lift alignment is being adjusted slightly and shortened. There will be no change in the existing parking area so the Parking and Loading Space Vehicle Traffic and Access Regulations would not apply. This is the area where night skiing takes place. Some of the new ski lift towers will have lights located on them.

Conformance to the General Plan

The proposed use complies with applicable Land Use Codes and the Ogden Valley General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division

Staff Recommendation

Staff recommends approval of CUP 2014-19 for the removal and replacement of the existing Sundown ski lift at Powder Mountain Ski Resort, subject to staff and review agency requirements. This recommendation is based on the proposal complying with applicable Land Use Code standards as listed in this staff report.

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the written decision of the Planning Commission.

Exhibits

- A. Site Plan
- B. Narrative