

Planning Commission Land Use Permit

Permit Number: LUP207-2014

Applicant

Name: Snowbasin
Address: PO Box 460
Phone: 801-624-1000

Owner

Name: SINCLAIR OIL CORPORATION
Address: 550 E SOUTH TEMPLE
Phone:

Parcel

Parcel Number: 200430005
Total Parcel Area: 1308.74
Address: 3925 E Snowbasin Road
Huntsville, UT 84317

Zoning: DRR-1
*(*If Zoned S-1, See Specific Height Requirements)*

****See Diagram on Back Side for Setbacks**

Section: 28, 29, **Township:** 6 North **Range:** 1 East

Subdivision: **Lot(s):**

Proposed Structure: Sign

Structure Area Used:

Is Structure > 1,000 Sq. Ft.? False *If True, Need Certif. Statement

of Dwelling Units: **# of Accessory Bldgs:** **# Off-Street Parking Req'd:**

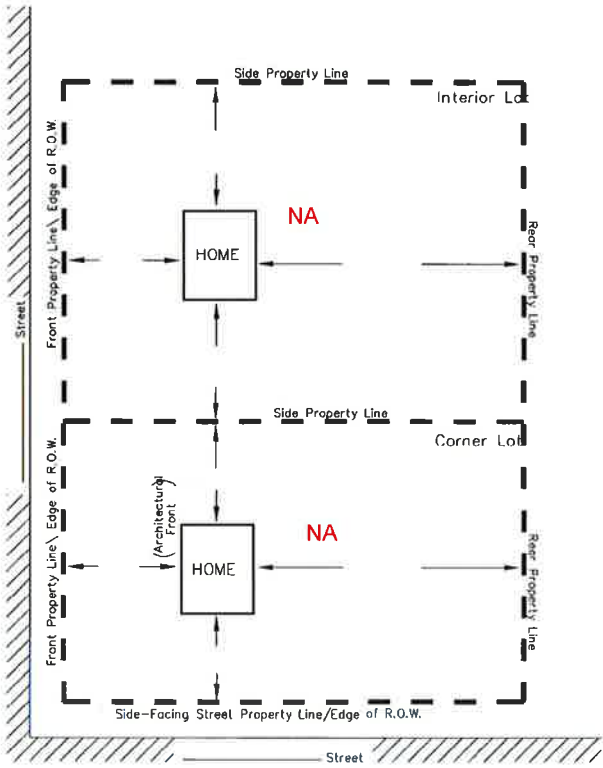


Permit Checklist:

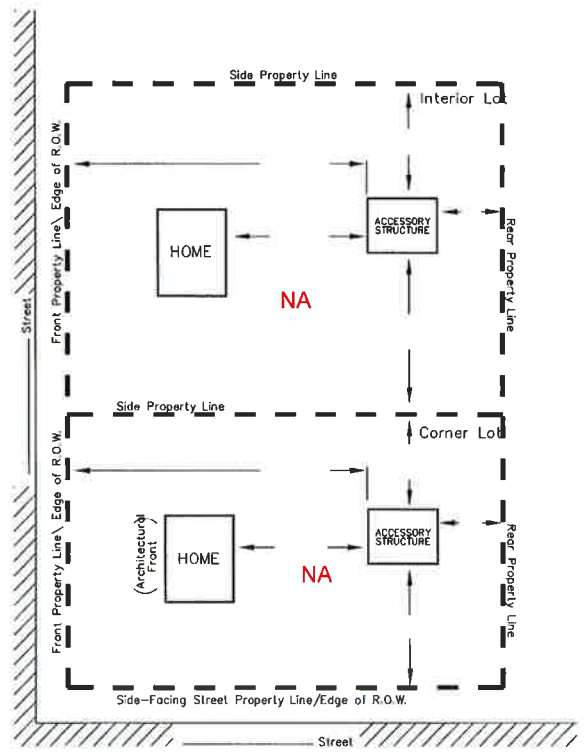
Public by/Right of Use Road?			
> 200 ft. from Paved Road?	<u>NA</u>		
< 4218 ft. above Sea Level?	<u>NA</u>	Wetlands/Flood Zone?	<u>NA</u>
Culvert Required?	<u>NA</u>	If Yes, Culvert Size:	
*Any Work in the Right of Way requires an Excavation Permit			
Additional Frontage Req'd.?	<u>No</u>	OR Special Exception?	Case #
Meet Zone Area & Frontage?		Hillside Review Req'd.?	NA Case #
Culinary Water District:	<u>Snowbasin</u>	Waste Water System:	<u>Snowbasin</u>

Comments: Approval is subject to the findings and conditions of the approval letter dated October 21, 2014, as found on Miradi.

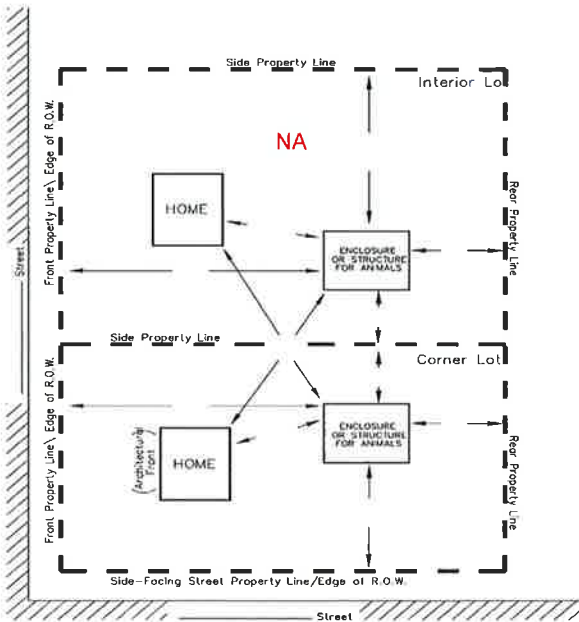
Structure Setback Graphic: Storage Shed, DetachedGarage,etc



MINIMUM YARD SETBACKS
New Dwelling, Addition, Etc.



MINIMUM YARD SETBACKS
Storage Shed, Detached Garage, Etc.



MINIMUM YARD SETBACKS
Barn, Corral, or Stable

NOTICE FOR APPLICANT (Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by the Weber County Health Department prior to installation.

[Signature]

10/21/2014

Planning Dept. Signature of Approval Date

This permit becomes null and void if use or construction authorized has not commenced within 180 days or if there is a zone change affecting this property. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

[Signature]

10.24.14

Contractor/Owner Signature of Approval Date



Weber County Planning Division

October 21, 2014

Snowbasin
PO Box 460
Huntsville, UT 84317

Dear Mr. Loomis,

Weber County Planning Division has completed a review of the proposed Snowbasin Resort Master Sign Plan. We find that it is in conformance with the Weber County Land Use Code (LUC) §110, and hereby grant approval based on the findings and conditions below:

Findings:

1. All five proposed signs are being proposed on parcel #20-043-0005, a 1,369.3 acre parcel.
2. All five proposed signs are designed as *guidance signs*, as defined by LUC §101-1-7, and are permitted as hereby authorized by Weber County in accordance with LUC §110-2-9(7).
3. No specific lighting plans have been presented, and therefore none are approved.
4. The landscaping plan, as proposed by the applicant, is to maintain existing native vegetation. No other landscaping plan was proposed and therefore none is approved.
5. The building official has indicated that no building permit will be required for these sign types.
6. The proposal does not appear to cause harm to the health, safety, or welfare of the public, and is in compliance with adopted sign regulations.

Conditions:

1. Land use approval is based on the application, as amended, and supporting site plan and signage detail therewith. Any changes or modifications to the plan, or signage on the site, shall be submitted to the County for re-review and amendment of this Master Sign Plan.
2. All signs shall be erected wholly within the property. There shall be no projection or encroachment into the public right-of-way.
3. Natural landscaping removed during sign installation shall be restored in a manner that blends well with surrounding vegetation. No other landscaping may be installed or maintained around the signage unless otherwise permitted in compliance with the LUC, as may be applicable.
4. No lighting shall be installed unless otherwise permitted in compliance with the LUC, as may be applicable.
5. Prior to construction of guidance sign #1, as identified on the site plan, the applicant shall confer with UDOT to determine if additional permitting is required.
6. The signs shall be constructed in a manner that observes all relevant building codes, engineering standards, and best construction practices. They shall be constructed so as not to pose a hazard to persons or property.

Should any of the information submitted in the sign plan application or the findings or conditions herein be inaccurate or otherwise in need of changing please notify us as soon as possible for re-review and reconsideration.

Respectfully,

Charles Ewert, AICP
Principal Planner