



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for de minimis design review approval of an amended signage plan to include replacement of a guidance/informational sign at the Sundown lift area at Powder Mountain. Approximate address is 6500 Powder Mountain Rd., Eden, UT, 84310.

Type of Decision: Administrative

Applicant: Summit Mountain Holding Group LLC

File Number: DR# 2024-07

Property Information

Approximate Address: 6500 Powder Mountain Road, Eden, UT 84310

Project Area: 850 square feet

Zoning: DRR-1

Existing Land Use: Resort

Proposed Land Use: Resort

Parcel ID: 20-043-0005

Township, Range, Section: Township 6 North, Range 1 East, Section 32 NE

Adjacent Land Use

North: Resort	South: Resort
East: Powder Mountain Road.	West: Resort

Staff Information

Report Presenter: Tammy Aydelotte
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Report Reviewer: RG

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 110, Chapter 2 - Ogden Valley Signs

Summary and Background

The applicant is requesting approval of a de minimis change to a design review approval, with the replacement of an existing guidance/trail sign at the Sundown Lift area at Powder Mountain. Upon request of the applicant, modifications in the approved plan may be made by the planning commission or the planning director.

“De minimis revisions. The planning director may approve revisions to an approved design review plan that he/she determines are de minimis. Proposed revisions shall be considered de minimis if the planning director determines the changes to be slight, inconsequential, and not in violation of any substantive provision of this Code. The planning director's written approval of a de minimis revision(s) shall be appended to the written decision of the planning commission. Revisions that are de minimis shall not require public notice.”

Analysis

Design Review: Design review approval for a master sign plan was granted by the Ogden Valley Planning Commission on February 24, 2015 (DR 2014-13). This request includes replacing an existing sign.

- *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 Master sign Plan and the applicable zoning development agreement.

Guidance signs and other informational signs authorized by the Utah Department of Transportation or other governmental agency are permitted in all zoning districts in the Ogden Valley, Guidance signs are exempt from all of the standards of section 110-2-12 (Weber County LUC 110-2-9(b)(5)). These standards include sign material standards, illumination standards, and landscaping standards.

The following are conditions of approval for the Master Sign Plan approved in 2015:

1. All proposed signs are permitted by the Ogden Valley Sign Code.
2. All signs meet size standards as regulated by the Ogden Valley Sign Code.
3. All signs meet the material, display, and setback standards found in Section 110-2-12 of the Ogden Valley Sign Code.
4. Previously approved site and landscape plans will not be changed.
5. No new lighting has been proposed.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by enhancing existing recreation use within existing resort areas (pg. 25 Ogden Valley General Plan, Commercial Development Goal 1).

Staff Recommendation

The Planning Division recommends approval of file# DR 2024-07, subject to all review agency requirements and the following conditions:

1. Any proposed lighting must comply with the Ogden Valley Lighting requirements, as outlined in LUC§ 108-16.
2. Any proposed signage must comply with the Ogden Valley Sign Ordinance in LUC § 110-2.

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.

Administrative Approval

Administrative approval of DR 2024-07 is granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: 11/14/24


Rick Grover
Weber County Planning Director

Exhibits

- A. Site Plan.
- B. Images of Proposed Sign.

Area Map



Exhibit A - Site Plan



Current Map



New Map & Display

