

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Skyline Mountain Base, LLC		Mailing Address of Property Owner(s) 3567 N Nordic Valley Way Eden UT 84310	
Phone 435-210-1910	Fax		
Email Address jrichards@nordicvalley.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Greg Jensen		Mailing Address of Authorized Person 1391 N 5900 E Eden UT 84310	
Phone 801-791-9104	Fax		
Email Address gjensen@nordicvalley.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Pine Canyon Lodge	Total Acreage	Current Zoning CVR-1
Approximate Address 3497 N Nordic Valley Way Eden UT 84310	Land Serial Number(s) 22-023-0086	

Proposed Use
Condominiums & Commercial

Project Narrative

This is a 54 unit condo project with lockout rooms, underground parking, office space and swimming pool. We are seeking a Conditional Use Permit for our building whereas the building's height requires a Conditional Use Permit. The building we are proposing has a total height of 64 feet with a maximum of 54 feet to finished grade.

The building pales to the 3000 ft backdrop of the mountain in the background. In addition, the buiding is in fact small compared to it's counterparts at any other ski area in the state which has developed the necessary element of residential real estate. The building is in harmony with the overall community in relation to other resorts and in relation to it's surroundings.

The building will be a beautiful structure created in cooperation with several mult-million dollar home designers. The building has been inspired by the best architecture in Deer Valley and Jackson Hole. The building's exterior is a combination of natural wood and stone with no use of visible synthetic material with the exeption of use of materials found most friendly to the enviroment.

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

Nordic Valley Ski Resort has long been an Ogden Valley Icon. It has the potential to become one of the best ski areas in the state and a crown jewel of Weber County. Nordic Valley hires over 220 seasonally and 50 people year round with the average job annual position paying over \$50K per year with benefits. With events sponsored by Nordic Valley, such as the Balloon Festival, it has been a major factor in community business support, jobs, tourism, recreation and the like, all bringing in much needed revenue to local business while supporting our community in jobs and economic dollars.

Nordic Valley is not fiscally sound which creates a danger to the job base in the community as well as a potential eyesore in the shape of a potential abandon ski area. In order to continue operation, the Ski Area needs the complement of basic development. Not unlike Alta or Park City, Nordic Valley does not make its revenue on ski passes. In the past several years, the resort has not made a profit, and has in fact lost hundreds of thousands of dollars while struggling to stay open. This is evidenced by bankruptcies and bank ownership. Like other ski resorts in the state and all over the world, what we are proposing to do at Nordic Valley is not out of the norm, in fact it is out of the norm to have a ski area with no commercial or residential development. Real estate and commercial development is the economic engine of ski areas, and those elements create jobs for the community, revenue for the community, and security for the long term health of the development and the communities that surround it.

Our request for conditional use for Pine Canyon Lodge helps to ensure the security and longevity at Nordic Valley Ski Resort, thus securing hundreds of local jobs, and in fact creating even more full time non-seasonal jobs in the area. The request for CUP also ensures that seasonal and other year round events the community has enjoyed, will continue. Pine Canyon Lodge will bring a permanent customer base to Nordic Valley and help ensure it's future for decades to come. This is a foundation that is not experimental, but proven at ski areas all over the world.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

Whereas we have not requested anything that is out of the norm for a ski area other than the height of our proposed building is much lower than that of a typical residential building at a ski area, and whereas we are not blocking the views of surrounding properties, and whereas creating such building replaces much older structures and a utility yard, the proposed building is a huge improvement to that which currently exists on the same property. It is proven that such structures are in no way detrimental to the safety or general welfare of the community, but in fact provide additional fire suppression, a security element from both natural and man made hazards, and an attentive general population to assists in monitoring the surrounding areas. This building will also have a commercial element open the the public for restroom use, emergency communication and the like.

Whereas this will be located at a ski area, it is common and traditional to have such structures to compliment the existing business and therefor the surrounding uses. The building is located at the base of a 3000 vertical foot backdrop (the mountain) which causes the proposed building to pail in comparison to its surroundings. The lodge style is complimentary to its location and the landscaping which exists and will be added to further compliment the building and blend it into the natural surroundings.

The parking for the structure will be underground and will pose no visual impact, the traffic generated by this building will be largely seasonal and with only 54 residence hardly noticeable whereas the traffic becomes stationary once the residence is occupied. In comparison with the existing traffic during the ski season, the full time parking for the residence will ease the burden of traffic coming and going to the resort.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

The proposed building and use is in harmony with the regulations and conditions specified. We have retained the services of Reeve and Associates to assure that this use will comply with all regulations allowed within the conditional use guidelines.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

By developing this structure, we begin the process of beautifying the surrounding area and creating a true destination in Weber County which is in direct correlation with the general plan. This will be the first ski area in Weber County to offer an overnight stay to its customers and thus we become a destination "town center" style project in an area (Nordic Valley) which has been identified as an ideal location to create such a center.

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

The proposed project and use will reverse several decades of neglect to the surrounding environment and the ecology in the general area. The project will introduce large amounts of new living landscape and put measures in place that better control water runoff, retention, and the like. In addition, with the development of this building, we also develop a complimentary complete sewer line stretching all the way to the Wolf Creek Sewer District. With this line in place, we will also connect the existing structures at the ski area as well as several surrounding homes thus removing several septic systems in the area, which systems have been identified by the state and the county as detrimental to the nitrate levels in Pineview and the surrounding area. Thus by approving this CUP the County begins the process of reducing nitrate levels contributed in the immediate vicinity and to the community as a whole, ensuring better storm water control, and creating accountability in the area over such.

As said, the building will be a beautiful structure created in cooperation with several multi million dollar home designers. Please note the accompanying rendering of the building on location. The building has been inspired by successful projects in the French alps, the best architecture in Deer Valley and Jackson Hole. The building exterior nearly 100% natural with a combination of natural wood and stone with no use of visible synthetic material with exception of use of materials found most friendly to the environment and visually pleasing.

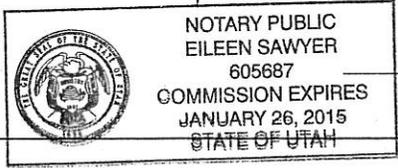
Property Owner Affidavit

I (We), Joshua Richards, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 23 day of Oct, 2014



[Signature]
(Notary)

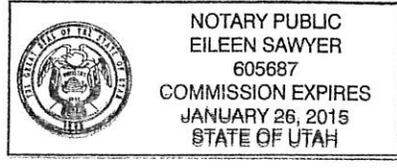
Authorized Representative Affidavit

I (We), Joshua Richards, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Cecily Jensen, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

(Property Owner)

Dated this 23 day of Oct, 2014, personally appeared before me Joshua Richard, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
(Notary)



Conditional Use Permit Application

A conditional use application is required for conditional uses listed in the Weber County Zoning Ordinance zone regulations. This Conditional Use application identifies submittal requirements and processes for each desired conditional use.

22C-2. Conditional Use Permit

A Conditional Use Permit shall be required for all uses listed as Conditional Uses in the zoning regulations.

The applicant of a conditional use proposal shall be the recorded owner(s) or an authorized agent. The applicant must demonstrate that the contemplated use is compatible with the zoning ordinance standards and that the use would be essential or desirable to the public convenience or welfare in that area, that it will not impair the integrity and character of the surrounding property, or that the use can be made compatible by imposing conditions. These conditions may include, but are not limited to, the size, shape, location and topography of the site, the hours and days of operation, how to minimize environmental impacts such as noise and air pollution, location of vehicle access points, outdoor lighting, landscaping standards, fencing, water and wildlife protection, etc.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: _____ Time: _____

- **Staff member assigned to process application:** _____

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesday of the month.

Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.

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