



Weber County Planning Division

Amended Site Plan Administrative Approval

Site Plan Name: Snowbasin Parking Lot (Terrace A) Lighting
Date Submitted: July 11, 2011
Land Serial Number: 20-043-0005
Approximate Address: 3925 East Snowbasin Road
Planning Division Staff Review: Scott Mendoza

Background

Snowbasin Resort is requesting approval of an amendment to the existing base area's (Earl's Lodge) site plan. The Weber County portion of Snowbasin Resort lies within the Destination and Recreation Resort (DRR-1) Zone which lists a "ski area and its associated facilities" as a permitted use. Snowbasin's property consists of approximately 3800 acres, covering land in eight different sections; however the Resort's main base area is better described as being located in the NE ¼ of Section 32 (6N R1E) or at approximately 3925 East Snowbasin Road. The original site plan approval, for all buildings and the parking lot, was granted by the Planning Commission in 1999 (CUP 1993-03). Since the original approval, there have been no changes made to the site.

The proposed amendment to the site plan involves a lighting plan and subsequent installation of seventeen light fixtures which are intended to provide nighttime "event" lighting in the Earl's Lodge Plaza and Terrace A of the upper parking lot only. Seven of the fixtures will be located in the Plaza, have a maximum height of twelve feet and house one lamp. The remaining ten fixtures have a maximum height of twenty-five feet, will house two lamps (on opposing sides) and will be located on the periphery of Terrace A as stated above. See Exhibit A for fixture placement and photometric distribution.

The fixtures, according to the application, have a contemporary design, are finished in a dark bronze color, and are constructed of heavy duty, cast aluminum which forms each fixture's post, arm(s), and lamp housing. See Exhibits B, C, and D for the fixture illustrations and dimensional details.

Light emitted from the fixtures will be from 100 watt, high pressure sodium (HPS) lamps. The lamps are fully shielded but will not be required to have filtering lens, according to the Ogden Valley Lighting Ordinance.

Planning Division Review

- **Have the applicable requirements of the Weber County Zoning Ordinance been met?**

The Planning Division Staff has determined that Chapter 44 (Ogden Valley Destination and Recreation Resort Zone), Chapter 18C (Ogden Valley Architectural, Landscaping, and Screening Standards), Chapter 36 (Design Review), and Chapter 39 (Ogden Valley Lighting) apply to this site plan amendment. These ordinances have been complied with in the following ways:

- The Destination and Recreation Resort Zone lists a “ski area and its associated facilities” as a permitted use which allows Staff to administratively approve Snowbasin’s Lighting Plan due to its limited scale and scope. Improvements shown on the Lighting Plan cover an area that is less than one (1) acre as prescribed by Chapter 36.
 - Chapter 18C requires that all exposed metal materials are painted, stained, or anodized in a manner that leaves a non-reflective, natural, and muted earth-tone color. The proposed light fixtures will be finished in a dark bronze color which meets this requirement.
 - All requirements from Chapter 36 remain in compliance as demonstrated during the original approval.
 - The proposed fixtures meet the requirements of Chapter 39 by meeting the following:
 - Use of a permitted high pressure sodium (HPS) light source.
 - Use of an appropriate shielding devise.
 - Filtering is not required.
 - Location and use of a fixture and light source that will not emit light to or beyond any property line.
 - **Are review agency conditions and requirements complete?**
 - The Building Inspection Division will require an Electrical Permit prior to installation.
 - The Weber County Engineer’s Office has replied to the proposal with no engineering related concerns.
-

Planning Division Findings

- The application was submitted and deemed complete on July 8, 2011.
- The requirements of Chapters 44, 18C, 36, and 39 have been complied with as described above.
- The existing site plan remains in compliance.
- This amendment falls within the requirements for an administrative approval by the Planning Director.

Based upon the findings listed above, the site plan amendment (Snowbasin Lighting Plan) for the Earl's Lodge Plaza area and Parking Lot is hereby approved.

Date of Administrative Approval: July 15, 2011



Robert O. Scott
Weber County Planning Director

Exhibits

- A. Lighting Plan with Photometric Distribution.
- B. Illustration and Specifications for Fixtures in Plaza Area.
- C. Illustration and Specifications for Fixtures in Parking Lot Terrace A.
- D. Photo and Dimensional Details for Lamp Housing.

The exhibits are considered the approved documents associated with this Design Review Amendment.

PROPOSED SITE LIGHTING

snowbasin

snowbasin A SUN VALLEY RESORT

PRELIMINARY
FOR CONSTRUCTION
DATE:

Paul Sloops Associates
Architectural Lighting Design & Electrical Engineering

MAIN PARKING LOT
LIGHTING PLAN &
PHOTOMETRICS

DATE	2007.01.10
DESIGNER	PAUL SLOOPS
CHECKED	PAUL SLOOPS
SCALE	AS SHOWN
DATE	01.10.07
PROJECT	SNOWBASIN

L1

Sheet 1 of 2

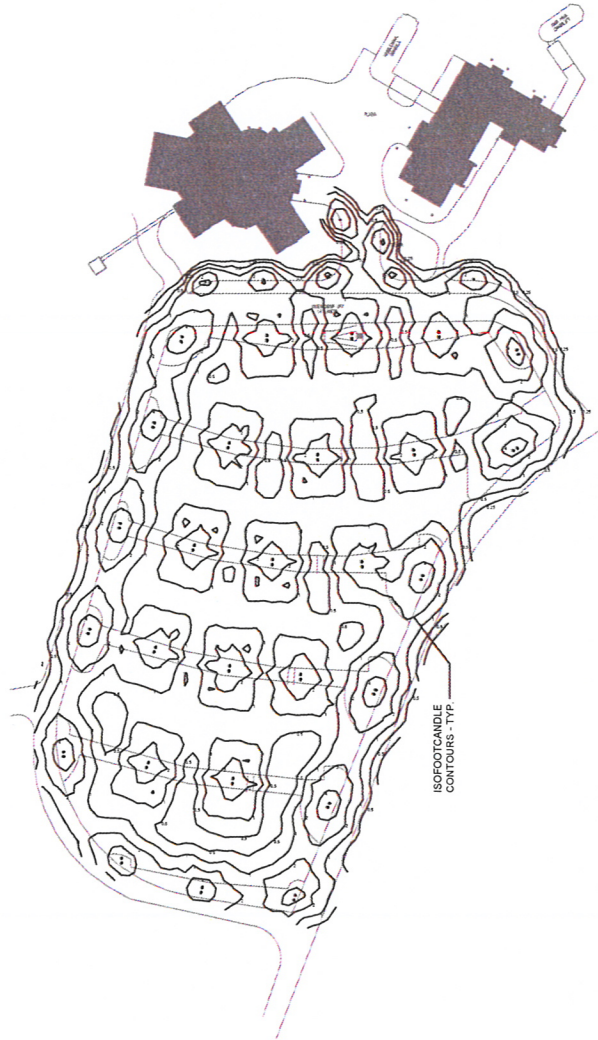
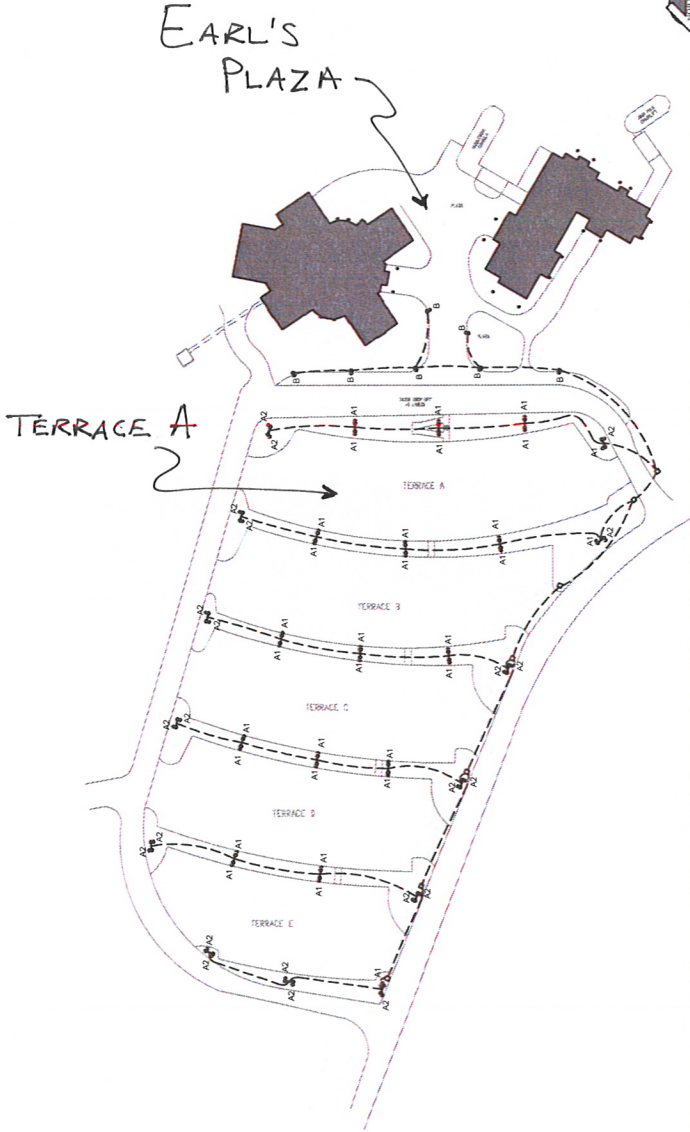
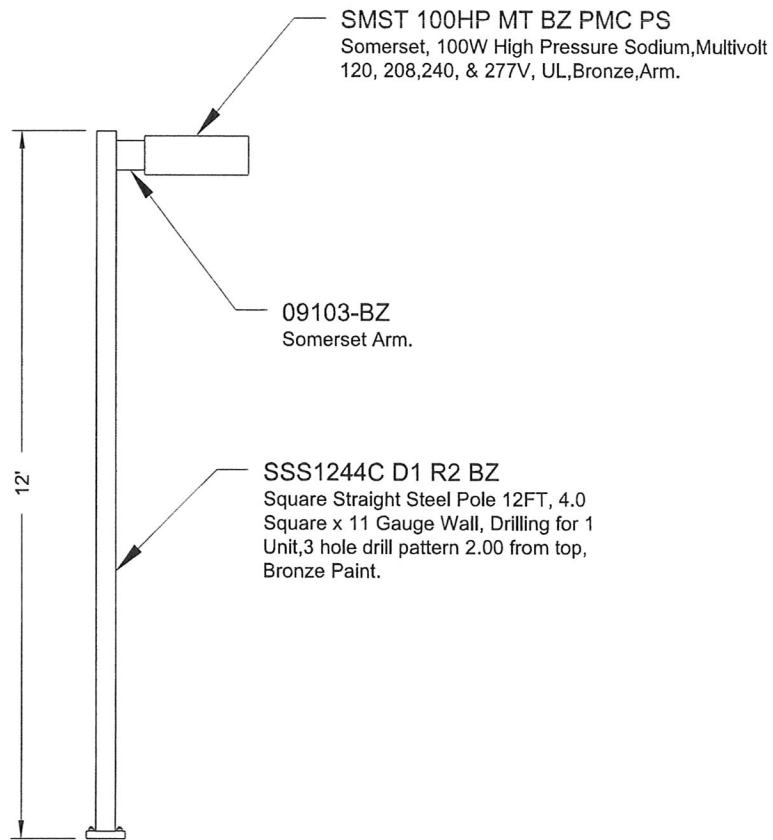


EXHIBIT B

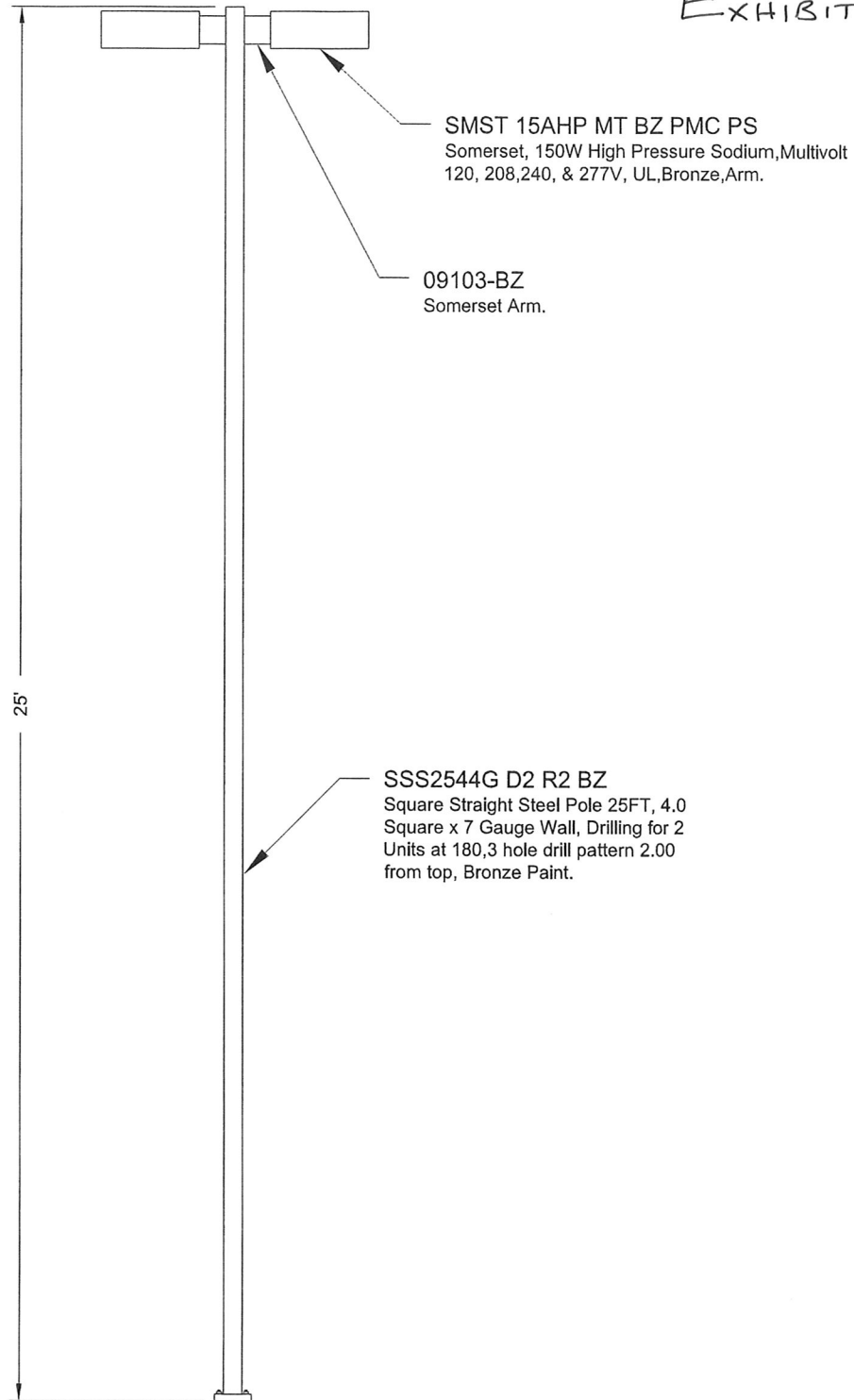


Sinclair Oil

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DRAWN: BGW	ORIGIN DATE: 5/10/11	PAGE: 1 of 2

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EXHIBIT C



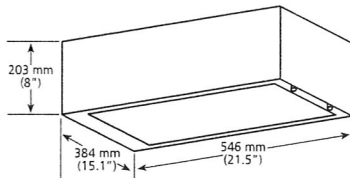
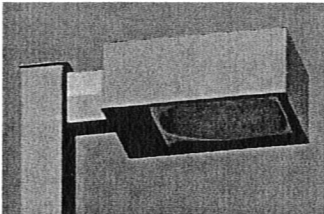
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ORDERING INFORMATION

DIMENSIONAL DETAILS



Maximum Weight: 16 kg. (36 lbs.)
Maximum EPA: 1.43

PERFORMANCE SPECIFICATIONS

Luminaire shall be Holophane Somerset series, catalog No. SMST _____. This fixture shall consist of mounting, optical, support, and electrical systems and will provide certain performance characteristics as follow:

The luminaire shall consist of a formed 1.3mm (18 ga.) aluminum housing with cast aluminum door frame bottom enclosure to hold prismatic lens or flat tempered glass.

All exposed surfaces shall receive a seven stage cleaning and pretreatment prior to painting. The finish shall be a fade resistant (color) polyester powder paint baked on to provide a hard durable coating.

Reflector shall be hydro-formed aluminum alloy #3002 reflector sheet, chemically brightened and anodized.

Mounting bolts, washers and nuts shall be zinc-plated steel. Electrical components (ballast, capacitor, fuses, starter board, etc.) shall be mounted to a single removable galvanized steel plate.

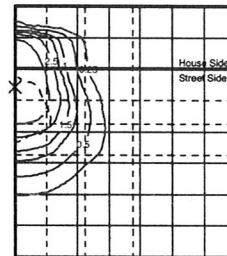
Socket wires shall have plug-in disconnect. Complete electrical assembly shall be removable by unplugging socket leads and primary leads and disengaging one quarter-turn faster.

Ballast area and door shall be fully gasketed with high-temperature, closed cell material.

The complete unit shall be UL listed "Suitable for Wet Locations" and CSA certified.

DISTRIBUTIONS

Forward Throw



Type III

