



Staff Report to the for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to renew approval of a temporary park and ride lot in Eden to provide shuttle service to Powder Mountain Ski Resort

Agenda Date: Wednesday, October 16, 2013

Applicant: Summit Mountain Holding Group, LLC

File Number: CUP 2011-01

Property Information

Approximate Address: 2628 North Highway 162

Project Area: Approximately 2.3 acres (100,000 square feet)

Zoning: Commercial Valley-2 Zone (CV-2)

Existing Land Use: Vacant lot

Proposed Land Use: Temporary park and ride lot

Parcel ID: 22-154-0001 & 0002

Township, Range, Section: T7N, R1E, NW ¼ of Section 34

Adjacent Land Use

North: Commercial	South: Commercial
East: Commercial	West: Commercial

Staff Information

Report Presenter: Sean Wilkinson
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Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 102 (Administration) Chapter 1 (General Provisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 21 (CV-2 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 (Standards) Chapter 8 (Parking Regulations)
- Weber County Land Use Code Title 110 (Signs) Chapter 2 (Ogden Valley Signs)

Type of Decision

Administrative Decisions: When the Planning Division Staff 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 if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of a two-year extension (through October 2015) to continue operating a temporary park and ride lot in Eden which provides parking for up to 200 cars and shuttle service to Powder Mountain Ski Resort. The Weber County Land Use Code allows a parking lot as a conditional use in the CV-2 Zone. The park and ride lot is located on Lot 2 and a portion of Lot 1 in Little Bear Subdivision, which is located directly south of the Elk Run commercial project. Access to the lot is from Highway 162. This use was approved on January 25, 2011 through October 2013 and an update from Powder Mountain was provided on December 6, 2011. The Ogden Valley Planning Commission directed the Planning Division Staff to make the determination regarding an extension beyond October 2013. Staff's determination will be presented to the Planning Commission as an informational item at the October 22, 2013 planning Commission meeting.

As part of this extension request the applicant has provided additional information for the Planning Division Staff to consider. For the 2012-2013 ski season Powder Mountain partnered with UTA and had 15,560 riders, with 57% beginning

their trip in Ogden. The park and ride provides a safe and accessible location for transportation to Powder Mountain and it reduces the amount of traffic on Powder Mountain Road. The Planning Division believes that it is important for the applicant to continue discussions with UTA, UDOT, and Weber County on a permanent park and ride solution. This issue will be part of the applicant's upcoming DRR-1 rezone application for the Summit at Powder Mountain development.

Prior to use for this ski season, the park and ride surface must be brought up to the approved standard which includes three-inch minus gravel, five inches deep, topped with road base and compacted. Without the compacted surface there is potential for mud to be tracked onto Highway 162. The parking lot needs to be maintained in accordance with the approved design standards or hard surface paving will be required to mitigate the problem. The previous approvals for signage and hours of operation remain in place. No lighting is approved for the park and ride location.

Summary of Planning Division Considerations

- Is a two-year time extension warranted?
- Does the proposed use meet the requirements of applicable County Codes?
- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

Title 102 Chapter 2 Section 1 (Administrative Authority) allows the Planning Director to grant administrative approval under certain conditions. The Ogden Valley Planning Commission authorized the Planning Division to review and approve a time extension, subject to existing requirements. Therefore, the Planning Division is authorized to act as the land use authority for this request.

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 park and ride lot meets these requirements.

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

Conditional uses shall be approved on a case-by-case basis and a Conditional Use Permit shall not be authorized 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. Compliance with the parking surface design standards will mitigate and reduce the potential for tracking mud onto the highway and for dust when the lot is not being used. There are no other detrimental effects that have been observed in the previous years of operation. Powder Mountain has reported that 15,560 customers rode the shuttles or UTA busses in 2012-2013 which helped to reduce traffic and increase safety on Powder Mountain Road.
2. The CV-2 Zone allows a parking lot as a conditional use. Title 108 Chapter 8 (Parking Regulations) allows temporary park and ride lots to be exempt from hard surface paving requirements. The criteria for this use have been met. However, Powder Mountain must continue working on a permanent location for a park and ride lot.

Conformance to the General Plan

The proposed use conforms to the General Plan by promoting safety and a reduction in traffic on roads, promoting safe and responsible recreation conduct in the Valley, and working to ensure that recreational activities do not harm the natural resources within the Valley.

Conditions of Approval

- Improving the parking surface to meet the design standards
- Requirements of the Weber County Engineering Division

Administrative Approval

A two-year time extension (through October 2015) for CUP 2011-01 is hereby approved this 16th day of October 2013. This recommendation is subject to the conditions listed above and the requirements of applicable review agencies.

Robert O. Scott
Weber County Planning Director

Exhibits

- A. Applicant time extension request and narrative
- B. Site plan information

Location Map

