



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative design review approval to replace the Wildcat chairlift at Snowbasin Resort. The project is located at approximately 3925 East Snowbasin Road, Huntsville, Utah.

Type of Decision: Administrative

Applicant: Snowbasin Resort Company

Authorized Agent: John Loomis

File Number: DR# 2017-06

Property Information

Approximate Address: 3925 East Snowbasin Road, Huntsville, Utah

Project Area: NA

Zoning: Destination & Recreation Resort-1 (DRR-1) Zone

Existing Land Use: Destination Resort

Proposed Land Use: Destination Resort

Parcel ID: 200430005

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

Adjacent Land Use

North:	Recreation	South:	Recreation
East:	Recreation	West:	Recreation

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 - Destination & Recreation Resort-1 (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 2 - Ogden Valley Architectural, Landscape and Screening Design Standards
- Weber County LUC Section 108-7-5 - Exceptions to height limitations
- Weber County LUC Section 108-7-12 - Towers

Summary and Background

The applicant is requesting an administrative design review approval to replace the Wildcat chairlift at Snowbasin Resort. The replacement will be a 6 passenger detachable chairlift designed and manufactured by Doppelmayr. There will be 17 towers associated with the new lift, with an average tower height of 40.50 feet. The new lift will have a carrying capacity of 2,400 people per hour. The lift will have a vertical rise of 1,395 feet, a horizontal length of 4,832, and a slope length of 5,056 feet. Tower color is a non-reflective galvanized gray. See Exhibit A for application and project description, Exhibit B for site plan. Exhibit C for construction drawings and general specifications, and Exhibit D for example images. Although the majority of the construction of the lift will be on land owned by the Forest Service, the bottom terminal and several towers will be located on Snowbasin's property.

Snowbasin made application in 2010, and received an approval to become the Ogden Valley Destination and Recreation Resort Zone on January 11, 2011. The resort, as a result of the rezone, is subject to Weber County Zoning Development Agreement #C2011-05 (E#2511941), dated January 19, 2011.

Analysis

Design Review: The DRR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood.

In addition, the DRR-1 Zone allows the Planning Director the administrative authority to approve commercial development when the request involves structures that occupy a footprint of less than 75,000 square feet and are located at an elevation of at least 6,200 feet above sea level.

As part of a design review, the Planning Director shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- *Traffic safety and traffic congestion:*
 - The project will not affect traffic safety for congestion.
- *Outdoor advertising:*
 - The addition of the lifts does not include advertising.
- *Landscaping:*
 - The project does not include new formal landscaping. Re-vegetation of disturbed areas will take place as part of the required Storm Water Pollution Prevention Plan (SWPPP).
- *Building and site layout:*
 - The new bottom terminal will be located approximately 120 feet to the north of the existing bottom terminal and the new top terminal will be in the same location as the existing top terminal. As a result of the change in location of the bottom terminal, the towers located within Snowbasin's property will also be located approximately 120 feet to the north of the existing towers.
- *Utility easements, drainage, and other engineering questions:*
 - The project will not be located within a public utility or drainage easement associated with Parcel 20-043-0005.
 - The County Engineer's Office has reviewed the proposed project and has responded with the following comments:
 - Section 104-28-2 "Stream Corridors" needs to be addressed.
 - A SWPPP has been submitted to our office, reviewed and approved. The NOI needs to be signed for the official copy.
 - A Storm Water Activity Permit will need to be obtained through our office before construction begins.
- *Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:*
 - The proposed project complies with the previously approved Snowbasin Master Plan and the applicable zoning development agreement.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by continuing development and improvements to Snowbasin Resort (pg. 44 Ogden Valley General Plan Parks and Recreation Implementation 1.2.2).

Staff Recommendation

The Planning Division recommends approval of file# DR 2017-06. This recommendation for approval is subject to all review agency requirements and is based on the following findings:

1. The Planning Director has the administrative authority to approve the proposed project as described in LUC §108-1-2.
2. The proposed project complies with applicable County codes.
3. The proposed project complies with the applicable Zoning Development Agreement and approved Snowbasin Master Plan.
4. The proposed project conforms to the Ogden Valley General Plan.
5. The proposed project will not negatively affect public health, safety, or welfare.

- The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Based upon the findings listed above, administrative approval for DR#2017-06 is hereby granted this 21 day of June, 2017.

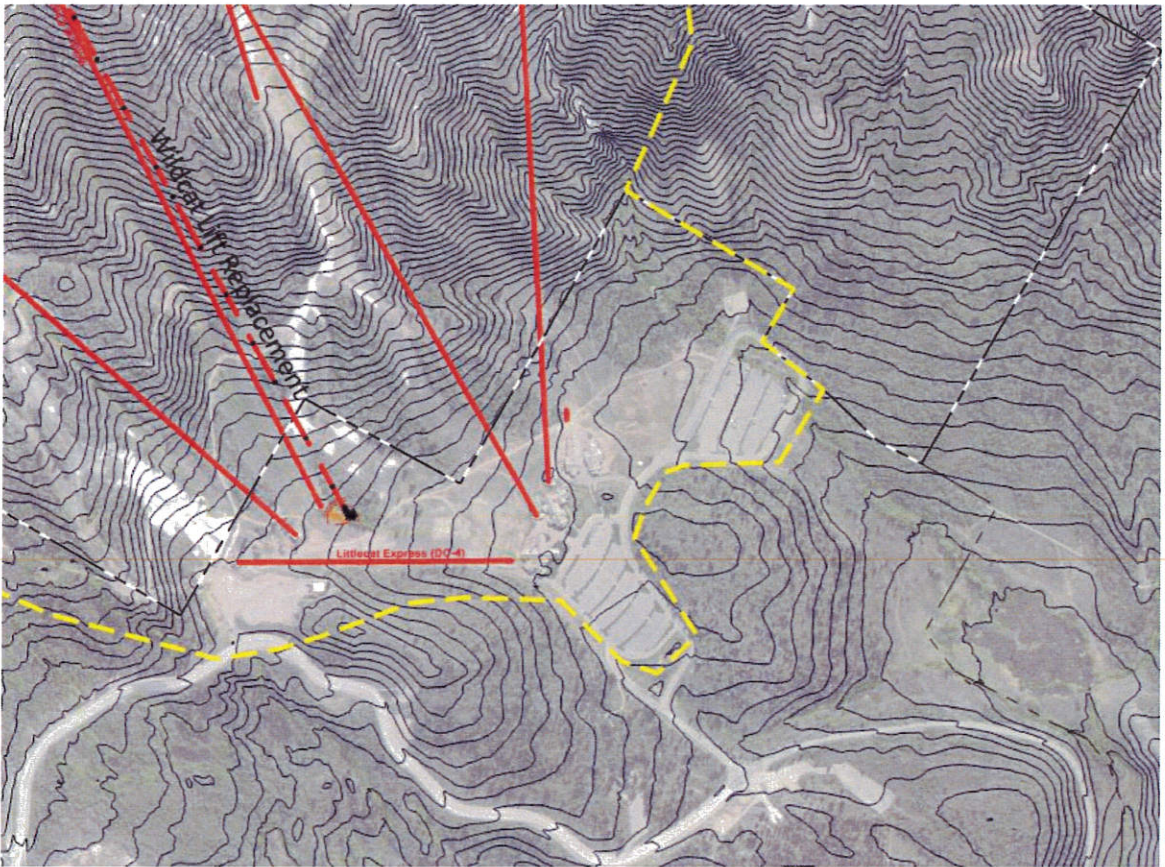


Rick V. Grover, Director
Weber County Planning Division

Exhibits

- Design review application and narrative.
- Site Plan.
- Example images.

Vicinity Map



Weber County Design Review 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) Snowbasin Resort Company		Mailing Address of Property Owner(s) 3925 East Snowbasin Road Huntsville Utah 84317	
Phone 801 620 1018	Fax 801 620 1314	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) jloomis@snowbasin.com			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) John Loomis		Mailing Address of Authorized Person 3925 East Snowbasin Road Huntsville Utah 84317	
Phone 801 620 1018	Fax 801 620 1314	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address jloomis@snowbasin.com			

Property Information

Project Name Wildcat Chair lift Replacement	Current Zoning DDR-1	Total Acreage Approximately .5 acres
Approximate Address 3925 East Snowbasin Road Huntsville Utah 84317	Land Serial Number(s) <i>Parcel # 200430005</i>	

Proposed Use
Recreation

Project Narrative
Snowbasin Resort is proposing to replace the existing Wildcat chairlift with a new 6-passenger detachable Doppelmayr chairlift. The existing fixed grip triple chairlift, originally constructed in 1973 will be removed and replaced with the new lift. The new bottom terminal will be approximately 120' to the north of the existing bottom terminal and the top terminal will be in the same location as the existing top terminal. There will be 17 towers associated with the new lift. The new lift will have a carrying capacity of 2400 people/hr. It will have a vertical rise of 1395 feet, a horizontal length of 4832 feet and a slope length of 5056 feet. The majority of the construction of the lift will be on land owned by the United States Forest Service and covered under Snowbasin Resort's Special Use Permit. The Weber County/Forest Service boundary is shown in the attached document.

Exhibit B

Wildcat Lift Replacement

USFS Private

Revised Clear (C-3)

Wildcat Clear (C-3)

Lighthouse Express (DC-4)

Washburn Corridor

John Paul Express (DC-4)



snowbasin

Wildcat Lift Replacement Plan Base Detail

Prepared by
SE GROUP

LEGEND

-  Existing Lift
-  Special Use Permit
-  Ski Area Boundary
-  Boundaries

57 Contours

