



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for design review approval of a temporary yurt associated with the cat skiing operation at Powder Mountain.

Type of Decision: Administrative

Applicant: SMHG Village Development LLC

File Number: DR# 2019-04

Property Information

Approximate Address: 5788 N Daybreak Ridge, Eden

Project Area: 0.32

Zoning: DRR-1

Existing Land Use: Resort

Proposed Land Use: Resort

Parcel ID: 23-138-0003

Township, Range, Section: Township 7 North, Range 2 East, Section 08

Adjacent Land Use

North: Resort	South: Resort
East: Resort	West: Resort

Staff Information

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

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 108, Chapter 2 - Ogden Valley Architectural, Landscape and Screening Design Standards

Summary and Background

The applicant is requesting an administrative design review approval of a temporary yurt associated with the existing cat skiing operation at Powder Mountain. The yurt is a 30' diameter round building with a footprint of 706 square feet. The proposed hours of operation are from 7 AM to 6 PM and will be in use from November 1st to May 1st each year until development of the site occurs. The applicant's site plan indicates that 19 on-site parking stalls will be provided for guests.

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. LUC §108-1-2 states that design review applications for buildings in the DRR-1 zone with a footprint of less than 75,000 square feet may be reviewed and approved by the Planning Director.

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 proposal is not anticipated to increase traffic or to cause any traffic safety hazards. The applicant anticipates 3 groups of 6 people to use the yurt and is proposing one parking stall per person. The parking area and yurt are approximately 60 feet from Summit Pass Road.
- *Outdoor advertising:*
 - The proposal will not include any outdoor advertising.

- *Landscaping:*
 - The site maintains the landscaping requirements outlined in LUC §108-2-5 through existing natural landscaping.
- *Building and site layout:*
 - The applicant has included an image of the yurt (Exhibit B) as part of the application. LUC §108-2-3(b) states that yurts are exempt from the requirements of the minimum architectural standards. The site plan shows that the yurt is compliant with the following zoning site development standards:
 - Minimum lot area: None;
 - Minimum lot width: None;
 - Minimum front yard setback: None
 - Minimum side yard setback: None;
 - Minimum rear yard setback: None

The yurt is approximately 60 feet from Summit Pass Road.
- *Utility easements, drainage, and other engineering questions:*
 - The proposal must meet all review agency requirements, including the requirements outlined in the Engineering Division's review.
- *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 Plan and the applicable zoning development agreement.

Conformance to the General Plan

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

Staff Recommendation

The Planning Division recommends approval of file# DR 2019-04, 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. The yurt shall only be located on the property from November 1st to May 1st of each year.
3. Once development of this site occurs the yurt shall no longer be located on the property.
4. The applicant shall ensure that the hours of operation are from 7 AM to 6 PM.

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 2019-04 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: 3/19/19


 Rick Grover
 Weber County Planning Director

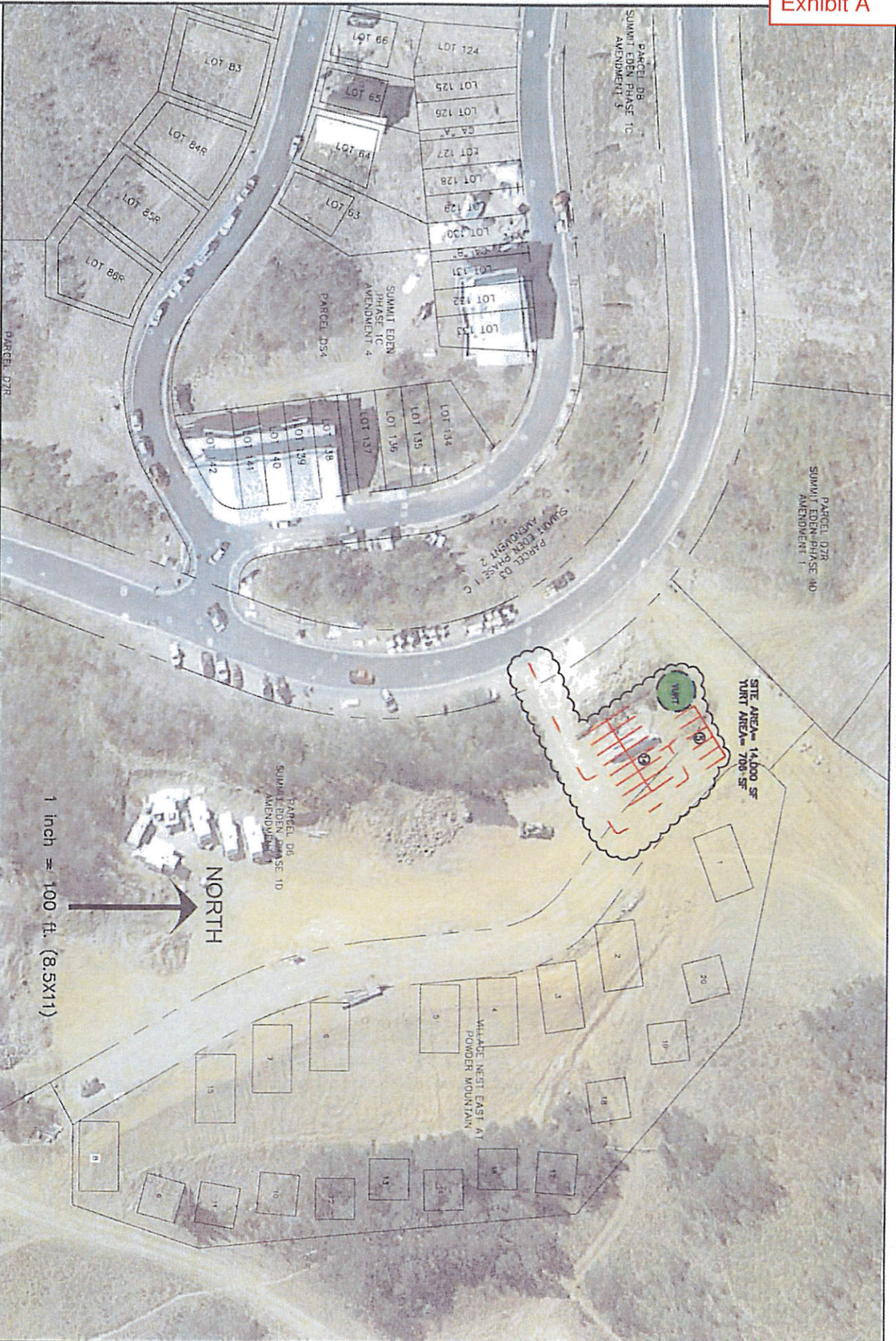
Exhibits

- A. Site Plan.
- B. Picture of existing yurt.

Vicinity Map



SITE PLAN



PREPARED FOR: SUMMIT POWDER MOUNTAIN

DATE SUBMITTED: 02/26/2019

