



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 the Pioneer Cabin lodge located in the Horizon Neighborhood within the Powder Mountain master planned community.

Type of Decision: Administrative

Applicant: SMHG Village Development LLC

File Number: DR# 2019-12

Property Information

Approximate Address: 7860 E Horizon Run

Project Area: 4.96 acres

Zoning: DRR-1

Existing Land Use: Resort

Proposed Land Use: Resort

Parcel ID: 23-151-0031

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 - Architectural, Landscape and Screening Design Standards

Summary and Background

The applicant is requesting an administrative design review approval of the pioneer cabin, a lodge amenity within the Horizon Neighborhood PRUD at Powder Mountain. The lodge consists of a lounge, ski storage lockers, showers/changing area, gym, and a child play area. During approval of the original PRUD, a condition of approval was that the lodge receive design review approval prior to receiving a building permit. The site plan, elevations, and floor plan of the lodge are included as exhibit A.

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 Horizon Neighborhood has separate parking garages for the lot owners within the development. The lodge will be for the use of the owners within the Horizon Neighborhood.
- *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 exterior materials of the lodge will match the units within the horizon neighborhood including cedar shingles, anodized aluminum window caps, and scandinavian outdoor wall system. The building height is 33 feet, complying with the zoning requirement. The site plan shows that the lodge 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
- *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

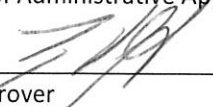
The Planning Division recommends approval of file# DR 2019-12, subject to all review agency requirements and is based on the following findings:

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 2019-12 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.

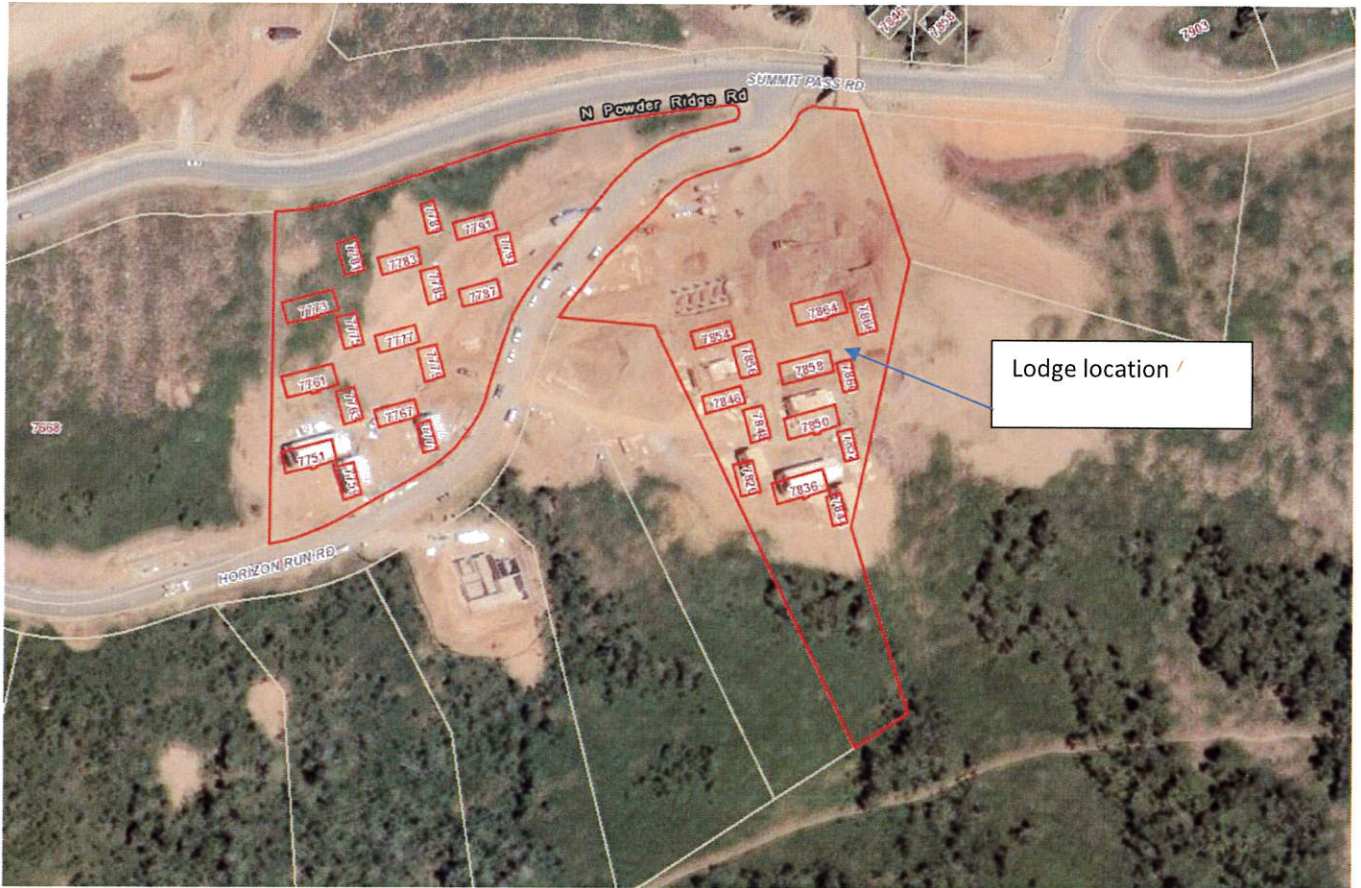
Date of Administrative Approval: 8/16/19

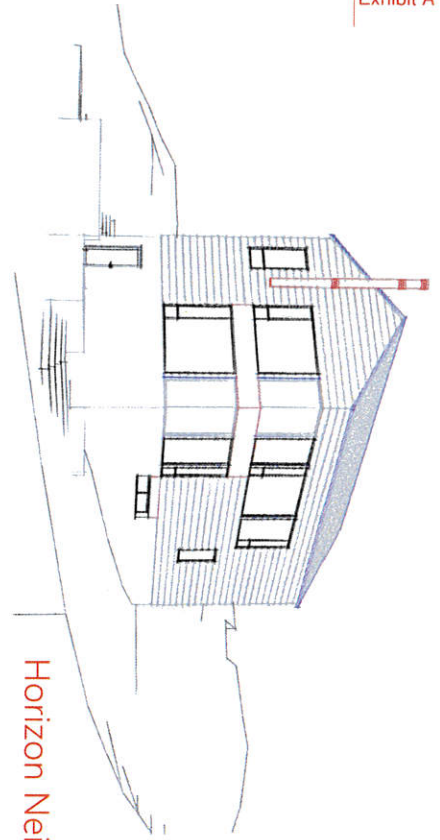

 Rick Grover
 Weber County Planning Director

Exhibits

- A. Site Plan.

Vicinity Map





PIONEER CABIN

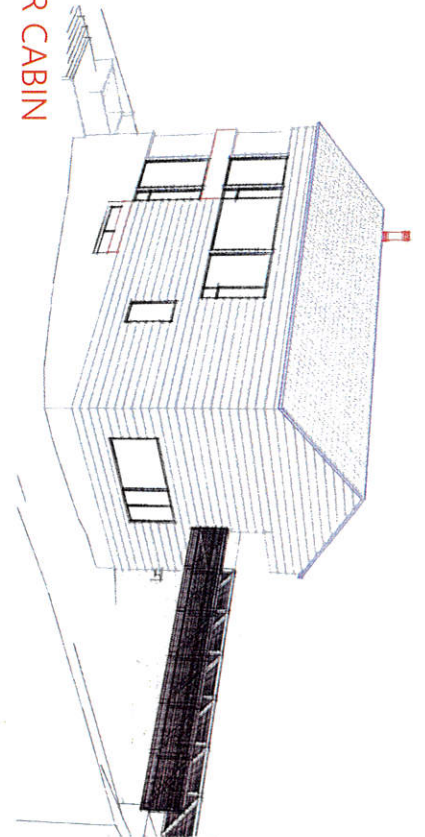
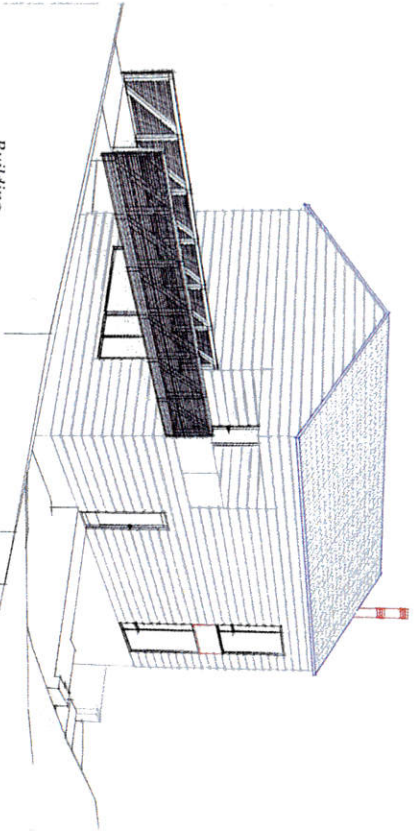
Horizon Neighborhood, Summit Powder Mountain
Horizon Run Road,
Eden, Utah

Build by:
Scandinavian LLC

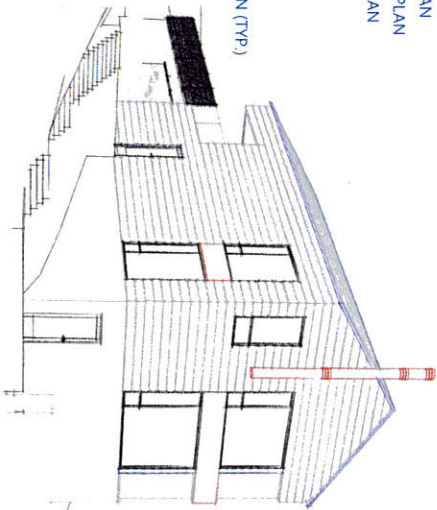
DRAWING INDEX:

- 1.0 COVER SHEET
- 1.1 SITE PLAN
- 2.1 MAIN LEVEL FLOOR PLAN + LOWER LEVEL FLOOR PLAN
- 2.2 UPPER LEVEL FLOOR PLAN
- 3.1 BUILDING ELEVATIONS
- 4.1 BUILDING SECTIONS
- 5.0 STRUCTURAL NOTES
- S1 FOOTING AND FOUNDATION PLAN
- S2 LOWER LEVEL FLOOR FRAMING PLAN
- S3 MAIN LEVEL FLOOR FRAMING PLAN
- S4 ROOF FRAMING PLAN
- S300 FOUNDATION DETAILS
- S301-S302 DETAILS
- S303 RAMP DETAILS
- S304 SCANDINAVIAN WALL SECTION (TYP)

Building
dreams into
legacies



SCANDINAVIA N
LLC



PIONEER CABIN
HORIZON NEIGHBORHOOD

Summit Powder Mountain
Horizon Run Road, Eden, Utah

Designer:
Mackay Lyons
Sweatapple
Architects Ltd.

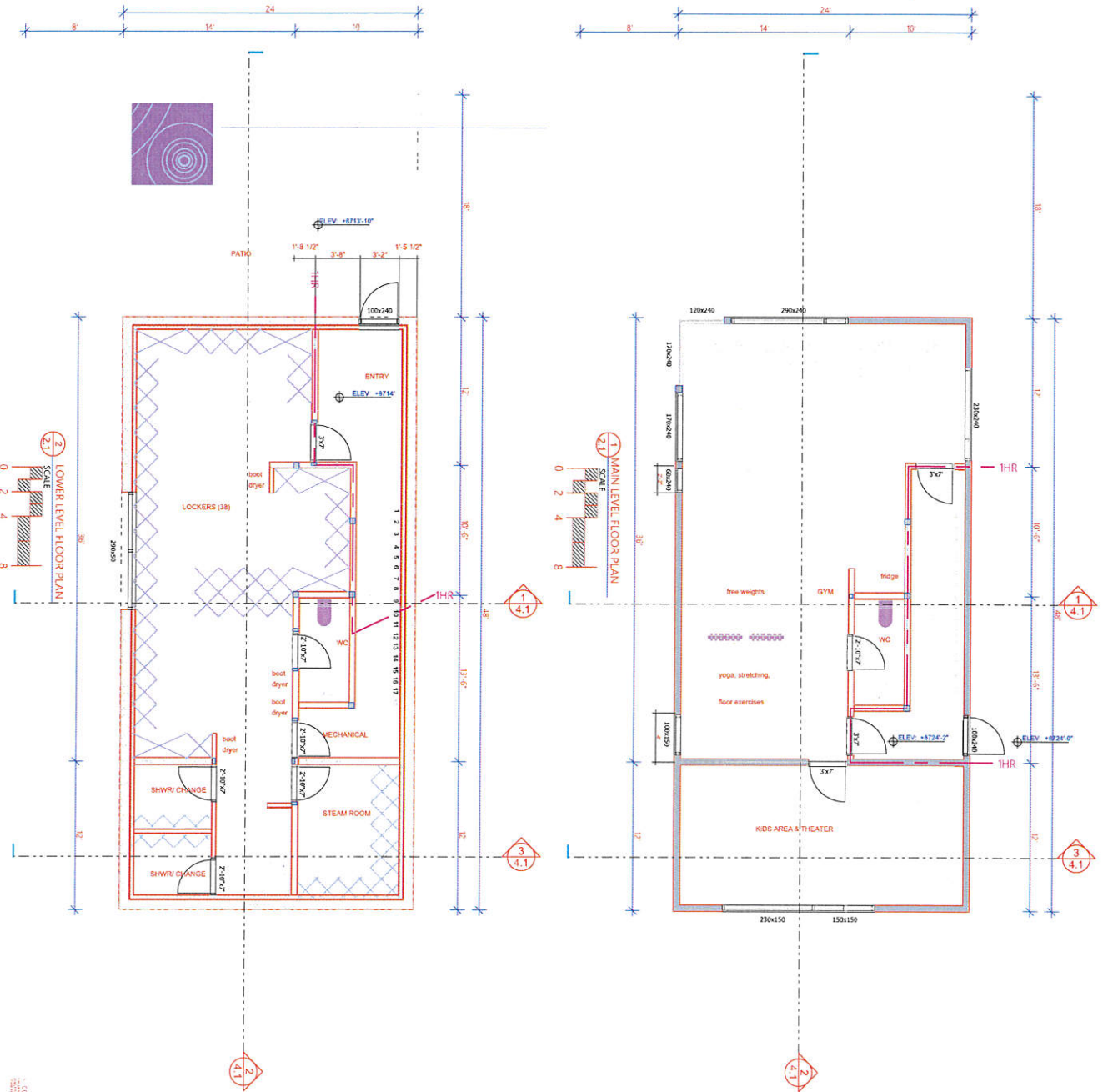


COVER SHEET

Exhibit A

NOTE:
 ROOM WALLS SHOWN BELOW
 ARE FINISHED SURF AS SHOWN
 ALL FINISHES SHOWN ARE 1/2"
 WALL UPGRADE

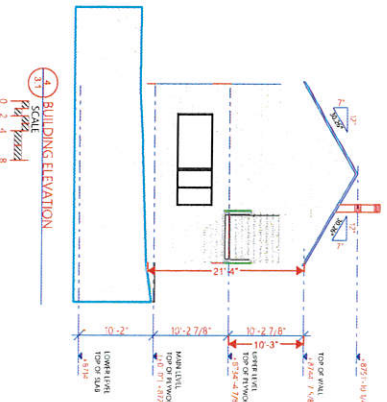
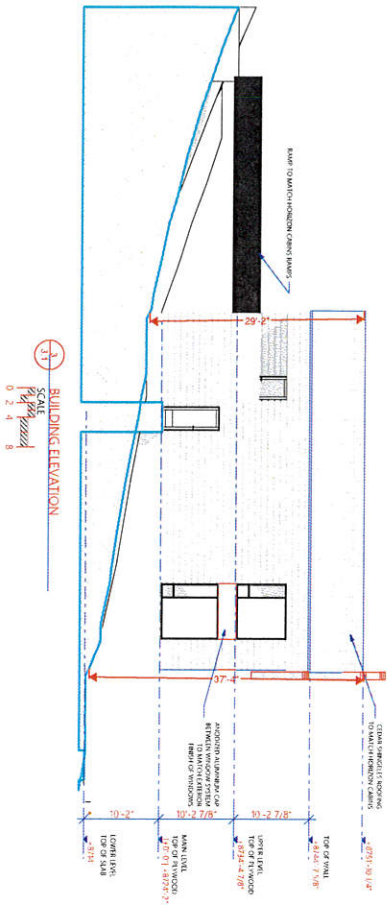
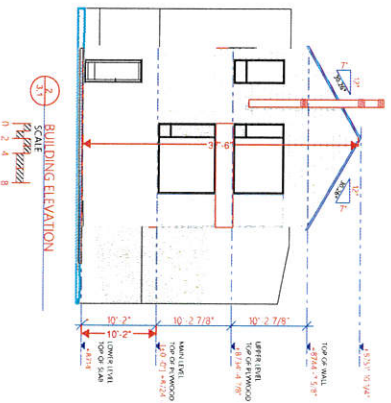
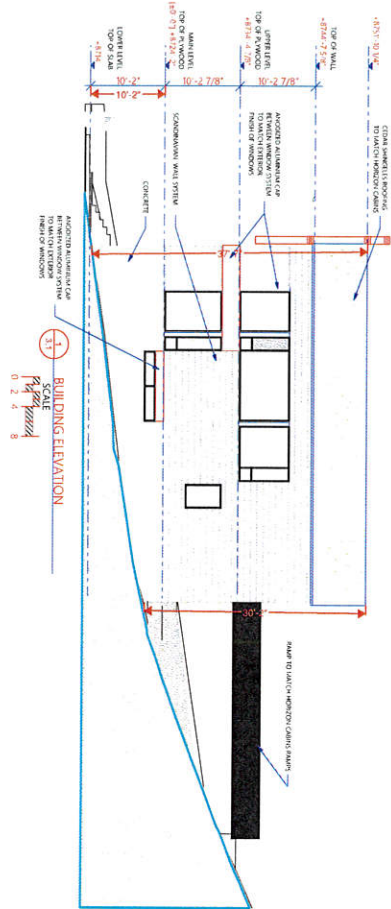
- WALL 1: RECTANGULAR LAMINATED PLYWOOD WALL 5/8" FINISH
- WALL 2: RETAINING & UNFINISHED PROFILE WALL 5/8" FINISH
- WALL 3: 2" x 4" STUD WALL WITH 2" x 4" STUD INSULATION (INSULATION) OVER 1/2" GYP BOARD 1/2" OVER 1/2" BOARD
- WALL 4: 1/2" CONCRETE WALL
- WALL 5: 1/2" CONCRETE WALL
- WALL 6: 1/2" CONCRETE WALL
- WALL 7: 1/2" CONCRETE WALL
- WALL 8: 1/2" CONCRETE WALL
- WALL 9: 1/2" CONCRETE WALL



Designer:
 MacKay-Lyons
 Sweetapple
 Architects Ltd.
 Scandinavian

PIONEER CABIN
 HORIZON NEIGHBORHOOD
 Summit Powder Mountain
 Horizon Run Road, Eden, Utah

SCANDINAVIA N
 LLC



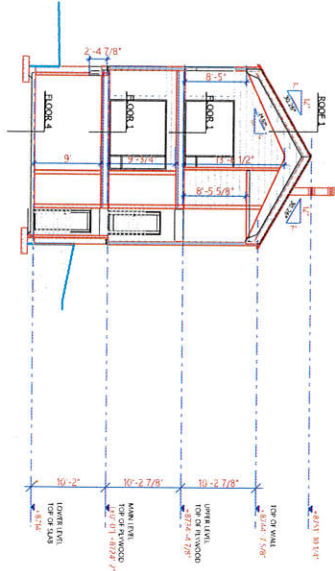
COMPARISON
 1. 1/8" = 1'-0"
 2. 1/4" = 1'-0"
 3. 1/2" = 1'-0"
 4. 3/4" = 1'-0"
 5. 1" = 1'-0"



Designer
 Mackay-Lyons
 Sweetapple
 Architects Ltd.

SCANDINAVIA N
 LLC

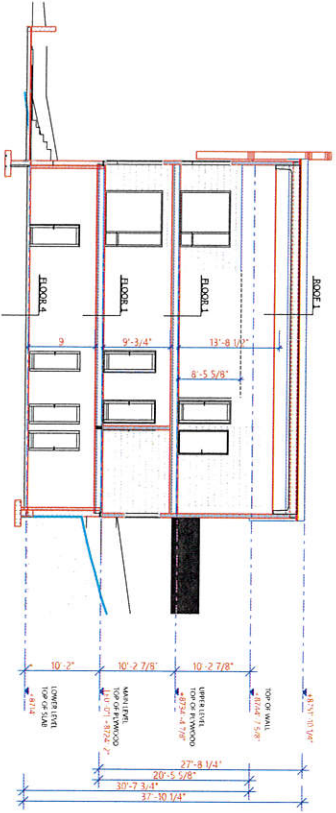
PIONEER CABIN
 HORIZON NEIGHBORHOOD
 Summit Powder Mountain
 Horizon Run Road, Eden, Utah



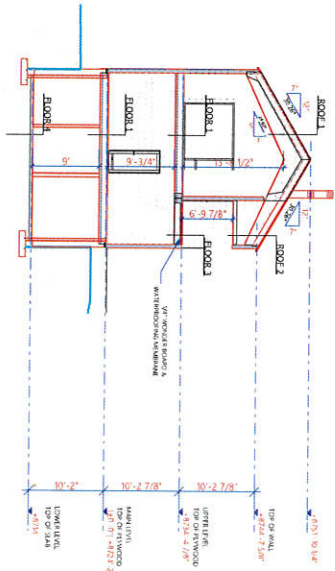
- FLOOR 1**
- TREATED CEDAR SHINGLES ROOFING
 - SELF-ADHERING SHEET ROOF
 - 1/2" OSB SHEATHING
 - 1" WOOD 2X8 JOIST
 - TRUSSES 8"X10" C (16' @ 12')
 - 2X4 CEILING
 - 2X4 WALL SHEATHING
 - 2X4 SHIP-LAP WOOD CLADDING
- FLOOR 2**
- TREATED CEDAR SHINGLES ROOFING
 - SELF-ADHERING SHEET ROOF
 - 1/2" OSB SHEATHING
 - 1" WOOD 2X8 JOIST
 - TRUSSES 8"X10" C (16' @ 12')
 - 2X4 CEILING
 - 2X4 WALL SHEATHING
 - 2X4 SHIP-LAP WOOD CLADDING

- FLOOR 3**
- MULTILAYERED WOOD ROOF SYSTEM
 - 1/2" OSB SHEATHING
 - 1" WOOD 2X8 JOIST
 - TRUSSES 8"X10" C (16' @ 12')
 - 2X4 CEILING
 - 2X4 WALL SHEATHING
 - 2X4 SHIP-LAP WOOD CLADDING
- FLOOR 4**
- FLOORING: 3/4" OSB
 - 1/2" OSB SHEATHING
 - 1" WOOD 2X8 JOIST
 - TRUSSES 8"X10" C (16' @ 12')
 - 2X4 CEILING
 - 2X4 WALL SHEATHING
 - 2X4 SHIP-LAP WOOD CLADDING

4.1 BUILDING SECTION
SCALE 1/4" = 1'-0"



4.2 BUILDING SECTION
SCALE 1/4" = 1'-0"



4.3 BUILDING SECTION
SCALE 1/4" = 1'-0"

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