



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 dwelling for temporary employee housing located at 3925 E Snowbasin Road.

Type of Decision: Administrative

Applicant: Snowbasin Resort Company

File Number: DR# 2019-16

Property Information

Approximate Address: 3925 Snowbasin Road, Huntsville, UT 84317

Project Area: 972 square feet

Zoning: DRR-1

Existing Land Use: Resort

Proposed Land Use: Resort

Parcel ID: 20-043-0005

Township, Range, Section: Township 6 North, Range 1 East, Section 33 NW

Adjacent Land Use

North: Resort

East: Resort

South: Resort

West: Resort

Staff Information

Report Presenter: Steve Burton
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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 16 – Ogden Valley Outdoor Lighting

Summary and Background

The applicant is requesting an administrative design review approval of an employee housing dwelling located at Snowbasin Resort. The dwelling will replace an old dwelling that was recently torn down known as Hill Haus that was also used for employee housing. The proposed dwelling is a 972 square foot modular unit that will house 4 Snowbasin employees seasonally. The employees will live in the house throughout the ski season from November through April. The dwelling is planned to be temporary, and will be removed within 5 years from the time it is approved by building permit.

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. This review will address the following:

- *Outdoor advertising:*
 - The applicant has proposed no outdoor advertising with this application.

- *Outdoor lighting:*
 - *All outdoor lighting will be required to comply with the Ogden Valley Outdoor Lighting Standards. This will be verified prior to granting a certificate of occupancy for the dwelling.*
- *Building and site layout:*
 - The site plan (Exhibit A) shows that the new dwelling will be in the same location as the previous dwelling. The new dwelling conforms to the following setbacks listed in the DRR-1 Zone.
 - Minimum lot area: None;
 - Minimum lot width: None;
 - Minimum front yard setback: None
 - Minimum side yard setback: Five feet;
 - Minimum rear yard setback: Ten feet;

The exterior materials of the dwelling will consist of engineered wood siding and weathered wood shingles that meet the color requirements of the Architectural, Landscape, and Screening Design Standards outlined in 108-2.

- *Outdoor parking:*
 - The parking requirement for a single-family dwelling is 2 side by side parking spaces. The proposed site has adequate area for the required parking spaces, as shown on the site plan.
- *Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:*
 - The proposed dwelling is located within the Earl's Village Development Area (Area A) of the Snowbasin Master Plan. While the location of the dwelling is intended to have multifamily dwellings throughout the area, the proposal is temporary and will be removed before the area is developed. Given the temporary nature of the proposed dwelling, it does not conflict with the Snowbasin master plan or 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 2019-16, subject to all review agency requirements.

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 Snowbasin Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.

Administrative Approval

Administrative approval of DR 2019-16 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: 11/5/19


 Rick Grover
 Weber County Planning Director

Exhibits

A. Site Plan.

Area Map





