



Weber County Planning Division  
www.co.weber.ut.us/planning\_commission  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8371  
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Weber County Planning Division  
**NOTICE OF DECISION**

March 10, 2020

Skyline Mountain Base, LLC  
PO Box 689  
Eden, UT 84310

You are hereby notified that your application for approval of a conditional use permit for snowmaking and ski run expansion at Nordic Valley Ski Resort (CUP2020-03) was heard and approved by the Ogden Valley Planning Commission at a public meeting held on March 3, 2020. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. Prior to receiving a conditional use permit, the applicant shall provide a geologic hazards study that addresses geologic hazards and their potential impacts to the proposed use, the site, and surrounding areas. The applicant will be required to follow the recommendations of the hazards report in order to mitigate the harmful impacts of geologic hazards.
2. Prior to receiving a conditional use permit, the applicant shall provide an avalanche mitigation plan to be reviewed and approved by the review agencies.
3. Structures, accessory structures, roads, or parking areas shall not be developed or located within 50 feet from the high water mark of the natural ephemeral stream located on the property.
4. All private parking facilities must be improved with a hard surface such as concrete or asphalt and must be sloped and graded to prevent drainage of stormwater onto adjacent properties. Sec. 108-8-7(d)(6).
5. Any plans for outdoor lighting must be submitted to the Planning Division for review and approval prior to construction.
6. New runs that are cleared must be re-seeded with a seed mix approved by the forest service to help hold the soil in place. Re-seeded areas must be clear of noxious weeds.
7. That the operation meets the State and County water requirements.
8. That staff be tasked with investigating and approving the appropriate number of restrooms for the proposed use.
9. That staff investigate parking requirements, including requiring a more detailed parking plan.
10. That a recommendation be made to the reviewing engineering staff to take into consideration a requirement to mitigate stormwater drainage from the hill that will now be used for ski runs. That the plan be sufficient to ensure that water not be sent to adjacent properties.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
3. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The next step in the process is to ensure complete compliance with the above listed conditions of approval and any other review agency requirements. Once the conditions have been met a conditional use permit will be issued by



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the Planning Division. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [sburton@co.weber.ut.us](mailto:sburton@co.weber.ut.us) or 801-399-8766.

Sincerely,

Steve Burton  
Planner  
Weber County