



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application (Design Review 2013-07) for a two year time extension for the temporary gravel excavation and rock crushing operation at Powder Mountain Ski Resort.

**Agenda Date:** Tuesday, March 24, 2015

**Applicant:** Russ Watts, Representative for Summit Mountain Holding Group, LLC

**File Number:** DR 2013-07

### Property Information

**Approximate Address:** Powder Mountain Ski Resort

**Project Area:** N/A

**Zoning:** Ogden Valley Destination and Recreation Resort Zone

**Existing Land Use:** Ski Resort

**Proposed Land Use:** Temporary gravel excavation and rock crushing operation

**Parcel ID:** 23-012-0141

**Township, Range, Section:** T7N, R2E, Section 6

### Adjacent Land Use

<b>North:</b>	Ski Resort	<b>South:</b>	Ski Resort
<b>East:</b>	Ski Resort	<b>West:</b>	Ski Resort

### Staff Information

**Report Presenter:** Jim Gentry  
jgentry@co.weber.ut.us  
801-399-8767

**Report Reviewer:** SW

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 1 (Design Review)

## Type of Decision

**Administrative Decisions:** When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

## Background

The applicant is requesting a two year time extension (until fall of 2017) on the gravel excavation and rock crushing operation on a temporary basis at Powder Mountain Ski Resort. The purpose of the excavation and crushing operation is to provide material for use in road construction within the Summit at Powder Mountain Development. Rock crushing will be allowed only for material harvested on-site. No off-site material may be brought in for crushing, and no on-site material may be crushed and then exported to other locations.

The applicant has removed approximately 47,380 cubic yards from the site and is looking to remove approximately 100,000 additional cubic yards from this site. There have been no complaints during the last two years operation. This project is located in the DRR-1 Zone where development of single-family dwellings is permitted, and uses customarily incidental to permitted uses are permitted. Staff has determined that a temporary gravel excavation and rock crushing operation is a use which is customarily incidental to the construction of infrastructure in a subdivision for single-family dwellings, and is, therefore, a permitted use in the DRR-1 Zone.

The gravel excavation and rock crushing operation is located approximately 1900 feet south of and uphill from the Timberline Lodge, in an area formerly used as a gravel excavation site. The nearest dwelling units are the Powder Ridge Condominiums located approximately 1,900 feet from the southern-most portion of the site. Noise mitigation is tied to the distance from the Powder Ridge Condominiums. Water trucks will be on site to mitigate potential problems with dust. There is limited vegetation at the operation site, but the vegetation that is disturbed will be re-vegetated with native grasses. The Weber County Engineering Division is requiring the Storm Water Pollution Prevention Plan (SWPPP) to be updated along with the Storm Water Activity Permit. Utah Division of Oil, Gas, and Mining reviewed the site during the initial application and did not have any concerns.

Road construction is expected to take at least two additional building seasons (through Fall 2017). However, the operation will not operate during the winter months and all of the equipment will be removed in the fall and replaced in the spring. The operation will run during daylight hours up to seven days per week as necessary.

### Summary of Planning Commission Considerations

- Are the proposed noise and dust mitigation measures adequate?
- Should the operation be approved through the fall of 2017?
- Are there other potential impacts that have not been addressed?

### Conformance to the General Plan

The proposed use is customarily incidental to the construction of the Summit at Powder Mountain development, and is, therefore, a permitted use that meets the requirements of the FV-3 Zone and conforms to the Ogden Valley General Plan.

### Conditions of Approval

- Requirements of the Weber County Engineering Division.
- Requirements of the Weber-Morgan Health Department.
- Crushing will be allowed only for on-site material to be used in Phase 1 of The Summit at Powder Mountain Development (CUP 2013-03, 154 Unit PRUD). No off-site material may be brought in for crushing and no on-site material may be crushed and then exported to other locations.
- The site plan, hours of operation, and mitigation controls must be followed as approved by the Planning Commission.

### Staff Recommendation

Staff recommends approval of the two year time extension of the temporary gravel excavation and rock crushing operation through the fall of 2017 based on the following information:

- The operation is an accessory use that is customarily incidental to the construction of a subdivision and is permitted in the FV-3 Zone.
- The operation will significantly eliminate the number of truck trips used to haul material to this site, thus improving safety and decreasing road damage in the Ogden Valley.
- The applicant has proposed ways to mitigate potential negative impacts.

### Exhibits

- A. Letter requesting the time extension
- B. Site Plan

Map 1



Summit Mountain Holdings Group LLC  
883 North Yacht Club Drive  
Eden, Utah 84310  
Attn: Russ Watts  
5200 South Highland Drive  
Salt Lake City, Utah 84117  
272-7111  
russ@wattsenterprises.com

March 3, 2015

Weber County Planning Commission  
C / O Jim Gentry  
2380 Washing Boulevard, #240  
Ogden, Utah 84401-1473  
(801) 399-8767  
[jgentry@co.weber.ut.us](mailto:jgentry@co.weber.ut.us)

Dear Weber Planning Commission,

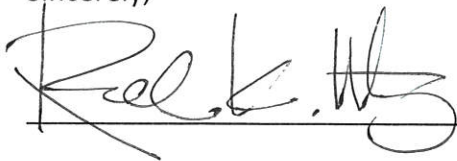
We respectfully request an extension to the conditional use permit granted on August 1, 2013 for the temporary gravel excavation and rock crushing operation at Powder Mountain.

The operation these last two seasons has gone very well and provided the benefits that were anticipated. This includes a drastic reduction in commercial travel on the roads, increased safety, cost savings and an improved ski slope. There are adequate materials left in this area for additional materials that will be badly needed for the completion of the new County Road and well as phase 1. Although the ski slope is better, it still needs some improvement.

All the conditions from the original approval will be part of this time extension. We would like to process approximately 100,000 tons of materials this season. However we are asking for an extension of two seasons due the possibility that we are only able to place 50,000 tons of materials, which has been the average materials processed these last two seasons.

Thank you for your consideration.

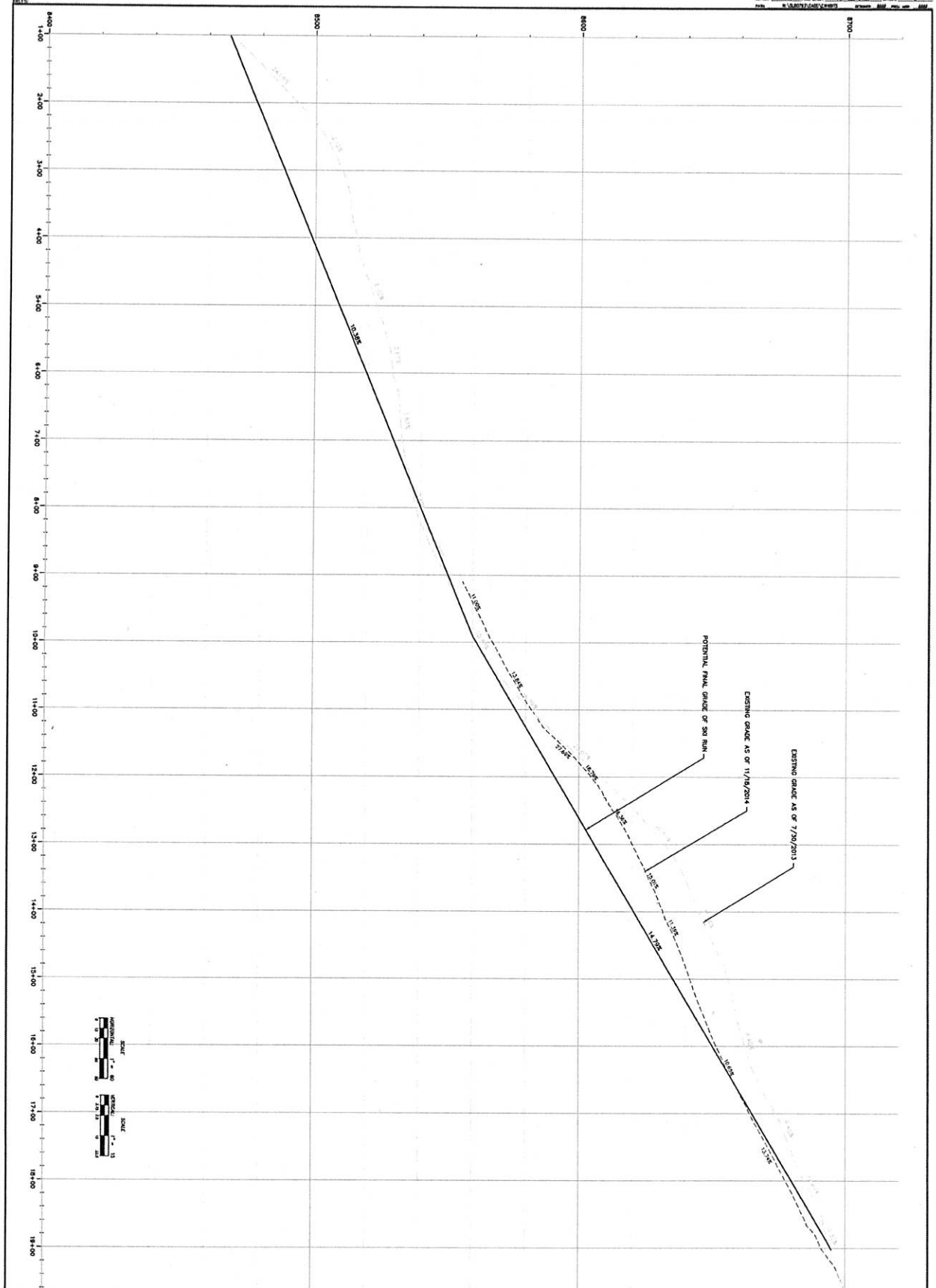
Sincerely,



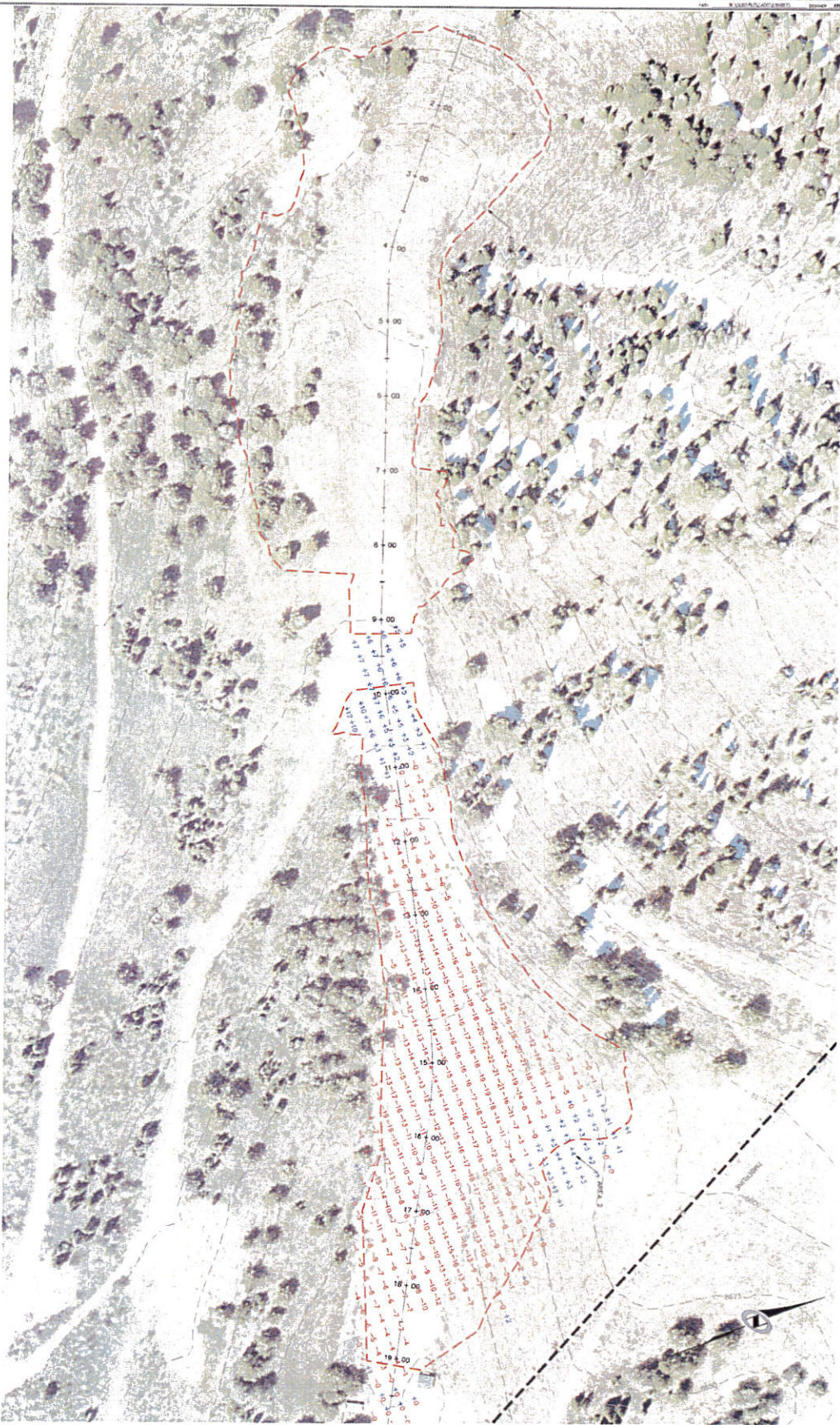
Dated

3/4/15

Russ Watts



<p>PROJECT NUMBER  <b>3</b></p> <p>SCALE      1" = 10'</p> <p>DATE      2/12/16</p>	<p><b>NIV15</b></p> <p>NOLTE VERTICAL FIVE</p> <p>8227 SOUTH STATE STREET, SUITE 300        MURRAY, UT 84607        801.743.1000 TEL. 801.743.6800 FAX        WWW.NIVS.COM</p>	<p><b>DRIFTER SKI RUN QUARRY</b></p> <p>POTENTIAL FINAL GRADE OF SKI RUN</p> <p>PREPARED FOR: WATTTS</p> <p>DATE SUBMITTED: 2/12/2016</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p><small>CAUTION: The engineer accepting these plans will be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.</small></p>	NO.	BY	DATE	REVISIONS												
NO.	BY	DATE	REVISIONS																



LEGEND

AREA 1 APPROX  
AREA 2 APPROX  
ELEVATION  
ELEVATION

DATE: 2/12/15  
SCALE: 1" = 100'  
PROJECT: DRIFTER SKI RUN QUARRY TOTAL EXCAVATION DURING 2013/2014  
SHEET: 1 OF 1

**NIV5**  
NOLTE VERTICAL FIVE

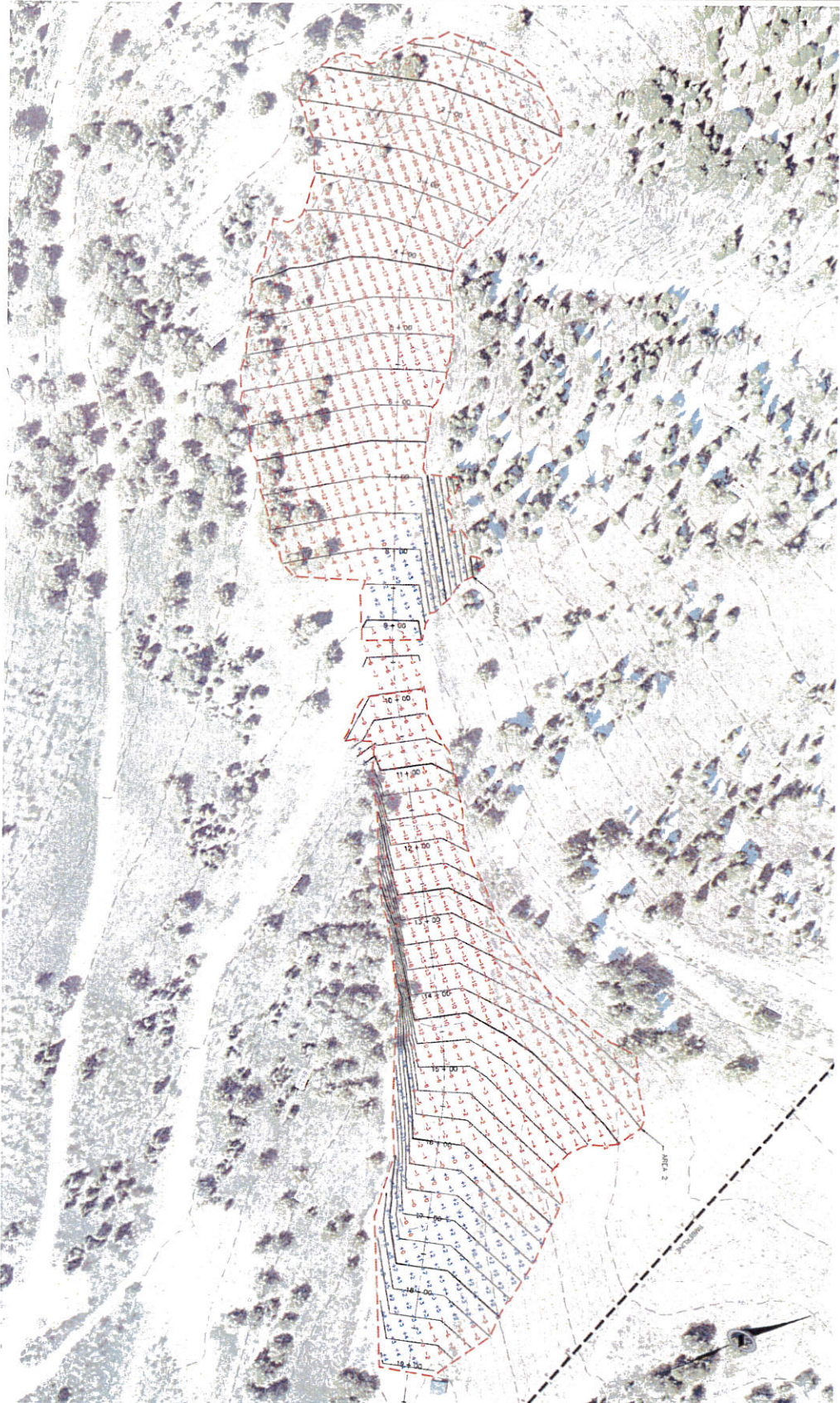
5207 SOUTH STATE STREET, SUITE 200  
MURRAY, UT 84007  
801.743.0000 TEL. 801.743.0000 FAX  
WWW.NIV5.COM

**DRIFTER SKI RUN QUARRY**  
TOTAL EXCAVATION DURING 2013/2014

PREPARED FOR: WATTS DATE SUBMITTED: 2/12/2015

NO.	BY	DATE	REVISIONS

The engineer preparing these plans has had no personal knowledge of the conditions shown on these plans. It is the responsibility of the contractor to verify the accuracy of the data shown on these plans. The engineer is not responsible for the accuracy of the data shown on these plans.



AREA 1 AREA  
 AREA 2 AREA  
 AREA 3 AREA  
 AREA 4 AREA  
 AREA 5 AREA  
 AREA 6 AREA  
 AREA 7 AREA  
 AREA 8 AREA  
 AREA 9 AREA  
 AREA 10 AREA  
 AREA 11 AREA  
 AREA 12 AREA  
 AREA 13 AREA  
 AREA 14 AREA  
 AREA 15 AREA  
 AREA 16 AREA  
 AREA 17 AREA  
 AREA 18 AREA  
 AREA 19 AREA  
 AREA 20 AREA



NO. 10  
 DATE  
 SURVISED  
 DRAWN  
 CHECKED  
 APPROVED  
 DATE

**NIV15**  
 NOLTE VERTICAL FIVE  
 870 SOUTH STATE STREET, SUITE 500  
 MURRAY, UT 84107  
 801.443.1800 TEL. 801.443.6300 FAX  
 WWW.NIV5.COM

**DRIFTER SKI RUN QUARRY**  
**POTENTIAL EXCAVATION REMAINING**  
 PREPARED FOR: WATTS  
 DATE SUBMITTED: 2/12/2015

NO.	DATE	SURVISED

All drawings and specifications are subject to change without notice. The contractor shall be responsible for verifying all dimensions and conditions shown on these drawings. No part of these drawings shall be used for any other purpose without the written consent of NIV5.