



## Staff Report for Administrative

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on a request for design review approval for the replacement of the Middle Bowl chairlift at the Snowbasin Resort.

**Type of Decision:** Administrative

**Applicant:** Snowbasin Resort Company

**Authorized Agent:** Davy Ratchford

**File Number:** DR 2021-10

#### Property Information

**Approximate Address:** 3925 East Snowbasin Road, Huntsville, Utah

**Zoning:** F-40

**Existing Land Use:** Destination Resort

**Proposed Land Use:** Destination Resort

**Parcel ID:** 23-004-0001

**Township, Range, Section:** Township 5 North, Range 1 East, Section 5 NE

#### Adjacent Land Use

<b>North:</b> Recreation	<b>South:</b> Recreation
<b>East:</b> Recreation	<b>West:</b> Recreation

#### Staff Information

**Report Presenter:** Steve Burton  
sburton@webercountyutah.gov  
801-399-8766

**Report Reviewer:** RG

### Applicable Ordinances

- Weber County LUC Title 104, Chapter 9 – Forest (F-40) 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 to replace the Middle Bowl Chairlift, located on the Forest Service property, parcel 23-004-0001. LUC Sec. 108-1 (Design Review) requires that all commercial projects comply with the Design Review requirements. Because the proposed lifts have a footprint less than 75,000 square feet, the proposal can be approved by the Planning Director.

Snowbasin made application in 2010, and received an approval to become the Ogden Valley Destination and Recreation Resort Zone on January 11, 2011. The resort, as a result of the rezone, is subject to Weber County Zoning Development Agreement #C2011-05 (E#2511941), dated January 19, 2011.

### Analysis

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:*
  - No new streets are proposed. Traffic hazards and congestion are not anticipated with this proposal.
- *Outdoor advertising:*
  - The project will not include any outdoor advertising.
- *Landscaping:*

- The project is on the forest property and there is no proposed landscaping other than the naturally forested area around the lift and terminals.
- According to the Storm Water Pollution Prevention Plan (page 4 of the SWPPP), the developer will re-seed disturbed areas with native soil mix to achieve final stabilization.
- *Building and site layout:*
  - The only structures that are associated with this project are the lift terminals at the end points of the lift line. Each terminal structure will have a footprint of approximately 2,000 square feet and will have a similar appearance to the existing terminals.



Current lift terminal near Needles Lodge, at the top of Middle Bowl.



Current lift terminal at the bottom of Middle Bowl.

- *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. To-date, the applicant has complied with all engineering review comments.
  - The applicant has submitted a geotechnical and geologic hazards report prepared by GSH Geotechnical, Inc. The report is dated, July 26, 2021 and listed as project no. 3361-002-21. Regarding geologic hazards, the report states the following:

*Based upon the findings of this review, we believe that the proposed re- alignment is not adversely exposed to the geological hazards specified in the Section 108-22 Natural Hazard Areas of the Weber County Code (2021). (Pg. 12, Snowbasin Geological and Geotechnical Reconnaissance, 2021).*

- *Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:*
  - The proposed project complies with the previously approved Snowbasin Master Plan and the applicable zoning development agreement.

### **Conformance to the General Plan**

The proposal conforms to the Ogden Valley General Plan by continuing development and improvements to Snowbasin Resort (pg. 44 Ogden Valley General Plan Parks and Recreation Implementation 1.2.2).

### **Staff Recommendation**

The Planning Division recommends approval of DR 2021-10, subject to all review agency requirements and based on the following condition of approval:

1. During construction of this project, the developer must follow any recommendations of the geologic hazards report and geotechnical report prepared by GSH.

This recommendation for design review approval is based on the following findings:

1. The proposed project 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.
4. The proposed project will not negatively affect public health, safety, or welfare.
5. The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

### **Administrative Approval**

Administrative approval granted on August 3, 2021 based on the analysis, findings, and conditions listed in this staff report.



Rick Grover, Director  
Weber County Planning



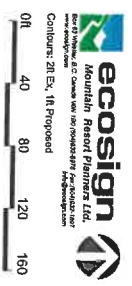
**Total Earthworks:**  
 Cut: 5,800 yd³  
 Fill: 6,000 yd³

**Unload Elevation:**  
 8752.0 (On Ground)  
 8753.0 (On Snow)

**Skiway to Needles Lodge**  
 25' Wide  
 380' Long (40' @ 3%, 220' @ 9%, 120' @ 2%)

**GPS POINT / LP SURVEY**  
 JUNE 15 2021  
 41.1924910100  
 -111.8740824400  
 3,594.076,252N  
 1,537.463,079E

**Conceptual power line alignment from transformer**  
 ~530' Long



Contours: 2ft Ex. 1ft Proposed

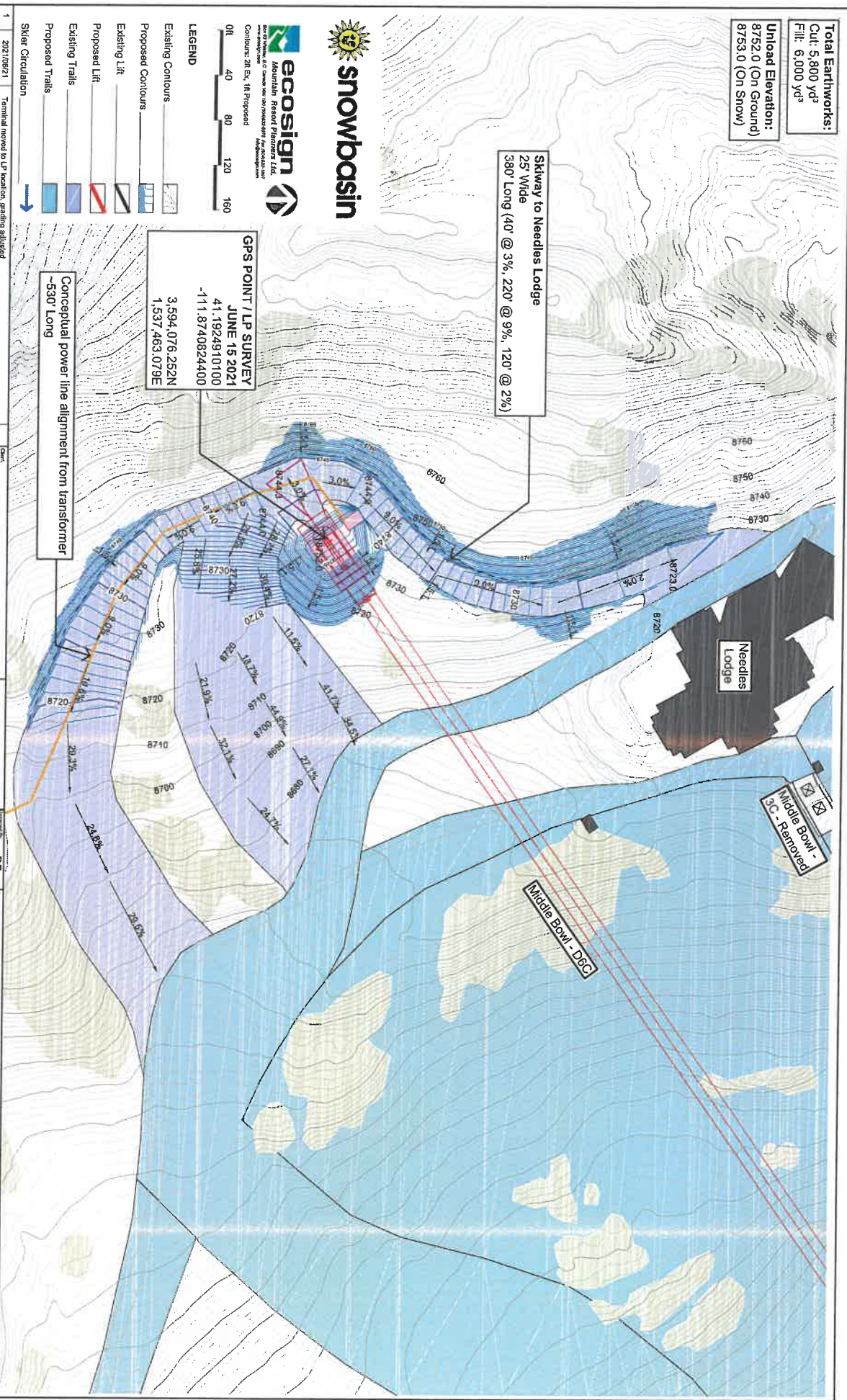
- LEGEND**
- Existing Contours
  - Proposed Contours
  - Existing LIFT
  - Proposed LIFT
  - Existing Trails
  - Proposed Trails
  - Skiier Circulation



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1	2021/06/21	Terminal moved to LP location, grading adjusted	Client:	Snowbasin Resort	Project:	Middle Bowl D6C - LIFT Terminal Grading	Scale:	AS BUILT	Drawn By:	DF	Checked By:	NS	Project No.:	2021/06/28	Sheet No.:	1	Total No.:	2
2	2021/06/28	Add conceptual power line alignment	Client:	Snowbasin Resort	Project:	Middle Bowl D6C - LIFT Terminal Grading	Scale:	AS BUILT	Drawn By:	DF	Checked By:	NS	Project No.:	2021/06/28	Sheet No.:	2	Total No.:	2

**MIDDLE BOWL - D6C - TOP TERMINAL GRADING PLAN**



**Total Earthworks:**  
 Cut: 5,800 yd³  
 Fill: 6,000 yd³

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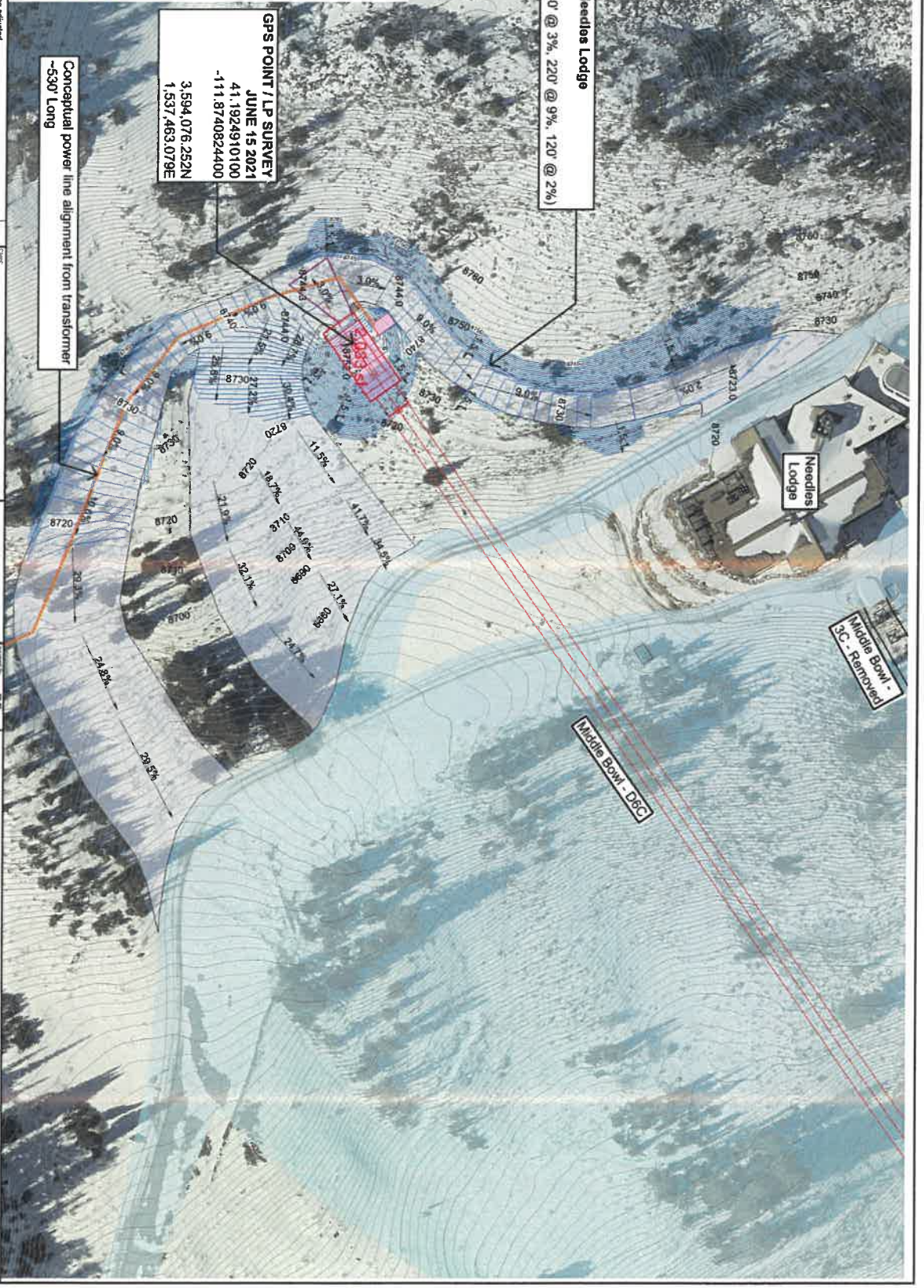
Conceptual power line alignment from transformer  
 ~530' Long

acosign  
 Mountain Resort Planners Ltd.  
 10000 Highway 100, Suite 100, Park City, UT 84302  
 Phone: (435) 963-8888  
 Fax: (435) 963-8889  
 Email: info@acosign.com



- LEGEND**
- Existing Contours
  - Proposed Contours
  - Existing Lift
  - Proposed Lift
  - Existing Trails
  - Proposed Trails
  - Skiier Circulation

No.	Date	Revisions	Check	Drawn	Scale
1	2021/06/21	Terminal moved to LP location, grading adjusted			
2	2021/06/26	Added conceptual power line alignment			
			Project	Client	
			Snowbasin Resort	Middle Bowl D&C - Lift Terminal Grading	
			Drawn By	Checked By	Date
			DF	NS	2021/06/28
			DF	DF	
			MIDDLE BOWL - D&C - TOP TERMINAL GRADING PLAN - ORTHO		2
					2





NO.	DATE	REVISION



Mountain Resort Planners Ltd.

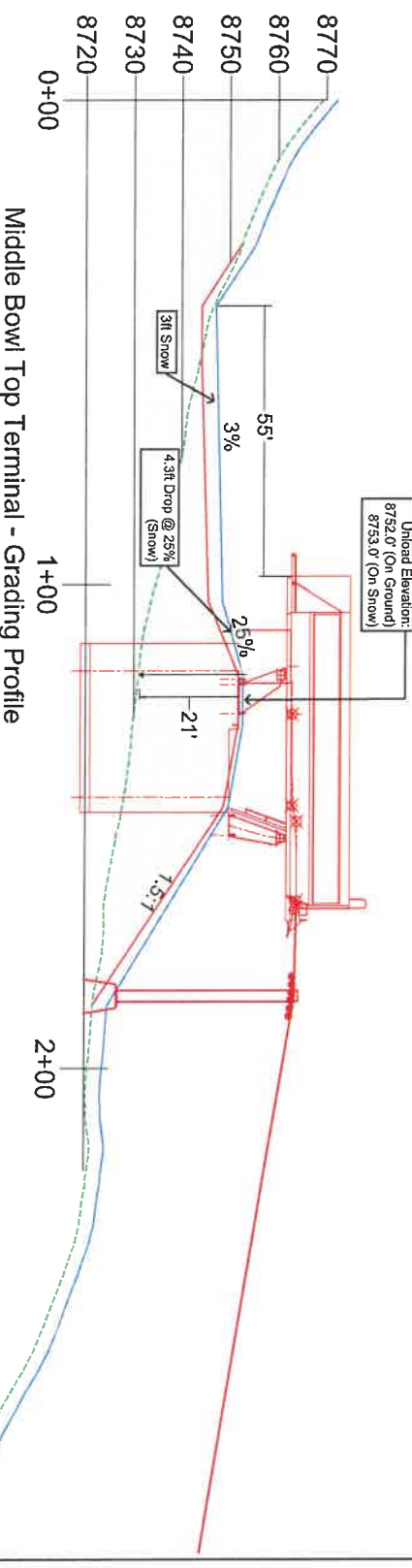
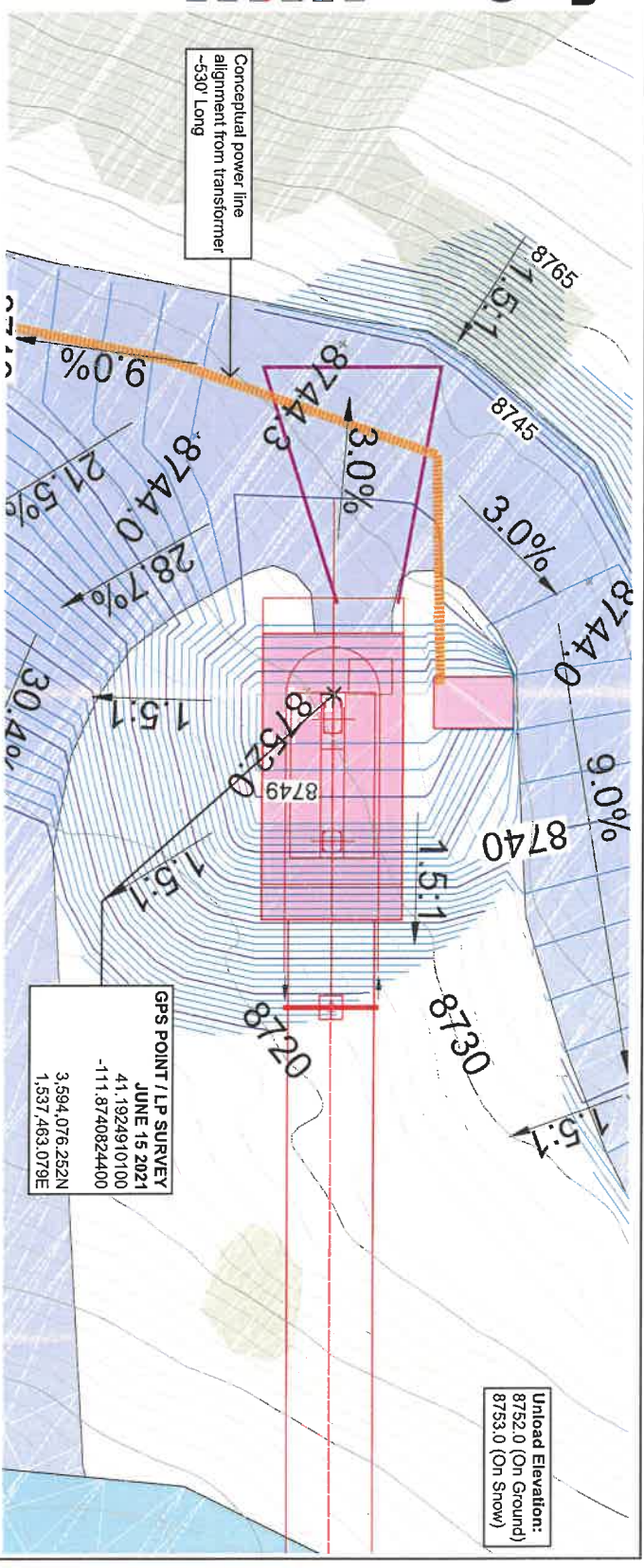
2011-2012 Season

Contours: 20' Eq. 1ft Proposed

0ft 12 25 37 50

- LEGEND**
- Existing Contours
  - Proposed Contours
  - Existing Lift
  - Proposed Lift
  - Existing Trails
  - Proposed Trails
  - Skier Circulation

- Profile Legend**
- Existing Ground
  - Proposed Ground
  - Snow Elevation



Middle Bowl Top Terminal - Grading Profile

1	2021/06/21	Terminal moved to LP location, grading adjusted	Drawn:	Snowbasin Resort	DF	2021/06/28	MIDDLE BOWL - D6C - TOP TERMINAL GRADING PLAN - PROFILE	3
2	2021/06/28	Added conceptual power line alignment	Project:	Middle Bowl D6C - Lift Terminal Grading	NS			2
Rev	Date	By/Rev	Scale	Project	Drawn	Check	Issue	



**Total Earthworks:**  
 Cut: 950 yd<sup>3</sup>  
 Fill: 2,850 yd<sup>3</sup>

**Load Elevation:**  
 7565.3 (On Ground)  
 7566.3 (On Snow)

**LP SURVEY POINT**  
 41.19993278  
 -111.86027598  
 3,596,771.554N  
 1,541,274.061E



Contours: 2ft Ex, 1ft Proposed  
 0 40'-0" 80 120 160

**LEGEND**

Existing Contours	
Proposed Contours	
Existing Lift	
Proposed Lift	
Ski Trails	

39' from Ski-under to Well Head building

Ski Under

Extent of Grading

Middle Bowl - D6C

Middle Bowl - 3C - Removed

No.	Date	Revision
1	2021/06/28	Ground at load point dropped 0.5ft to account for 1.0ft snow depth at load.

Client: Snowbasin Resort  
 Project: Middle Bowl D6C - Lift Terminal Grading



Designed By: DF  
 Drawn By: NS  
 Checked By: DF  
 Date: 2021/06/29

MIDDLE BOWL - D6C - BOTTOM TERMINAL GRADING PLAN

Fig. no.	Rev.
6	1

**Total Earthworks:**  
 Cut: 950 yd<sup>3</sup>  
 Fill: 2,850 yd<sup>3</sup>

**Load Elevation:**  
 7565.3 (On Ground)  
 7566.3 (On Snow)

**LP SURVEY POINT**  
 41.19993278  
 -111.86027598  
 3,596,771.554N  
 1,541,274.061E



Contours: 2ft  
 0ft 40 80 120 160

**LEGEND**

Existing Contours	
Proposed Contours	
Existing Lift	
Proposed Lift	
Ski Trails	

39' from Ski-under to Well Head building

Middle Bowl - D6C

Middle Bowl - 3C - Removed

Extent of Grading

Ski Under

No.	Date	Revision
1	2021/06/28	Ground at load point dropped 0.5ft to account for 1.0ft snow depth at load.

Client: **Snowbasin Resort**  
 Project: **Middle Bowl D6C - Lift Terminal Grading**

Designed By: **DF**  
 Drawn By: **NS**  
 Checked By: **DF**  
 Date: **2021/06/29**

Title: **MIDDLE BOWL - D6C - BOTTOM TERMINAL GRADING PLAN - ORTHO**

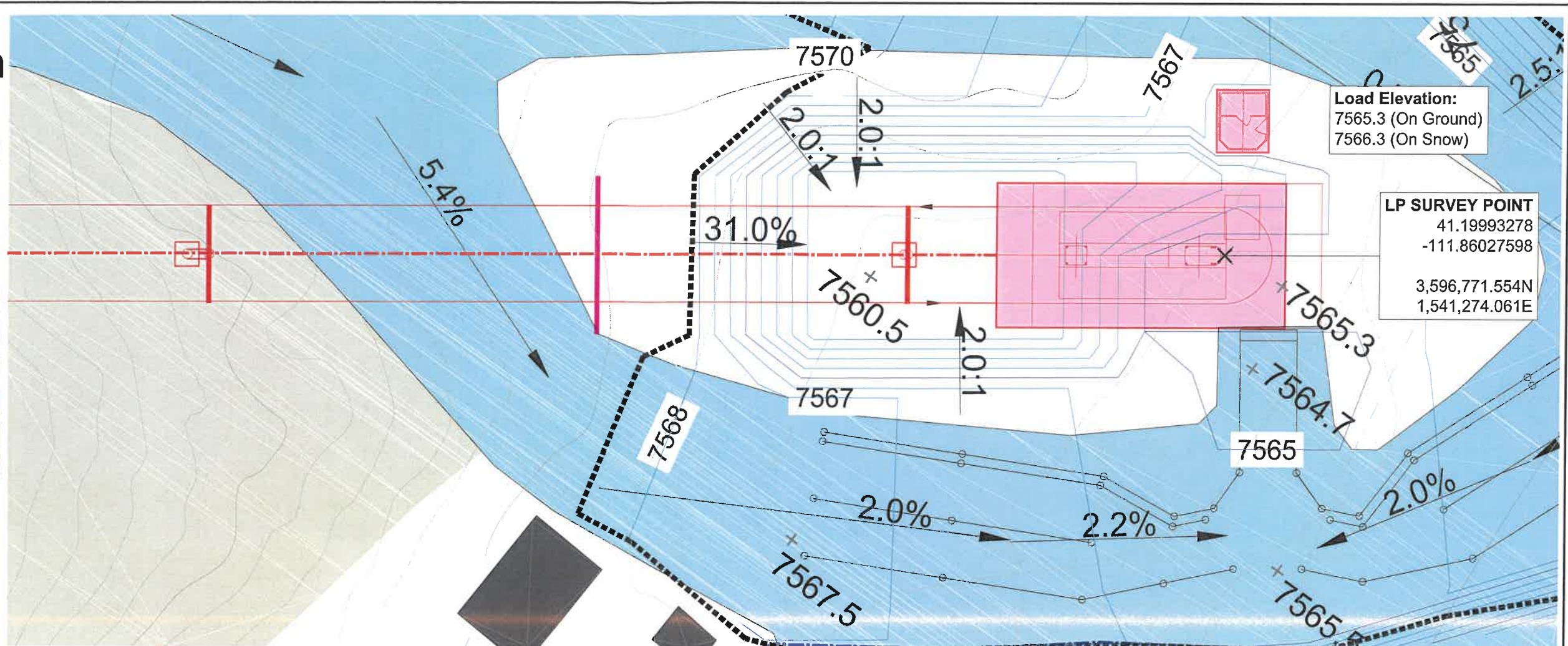
File No.	Fig. no.	Rev.
--	7	1



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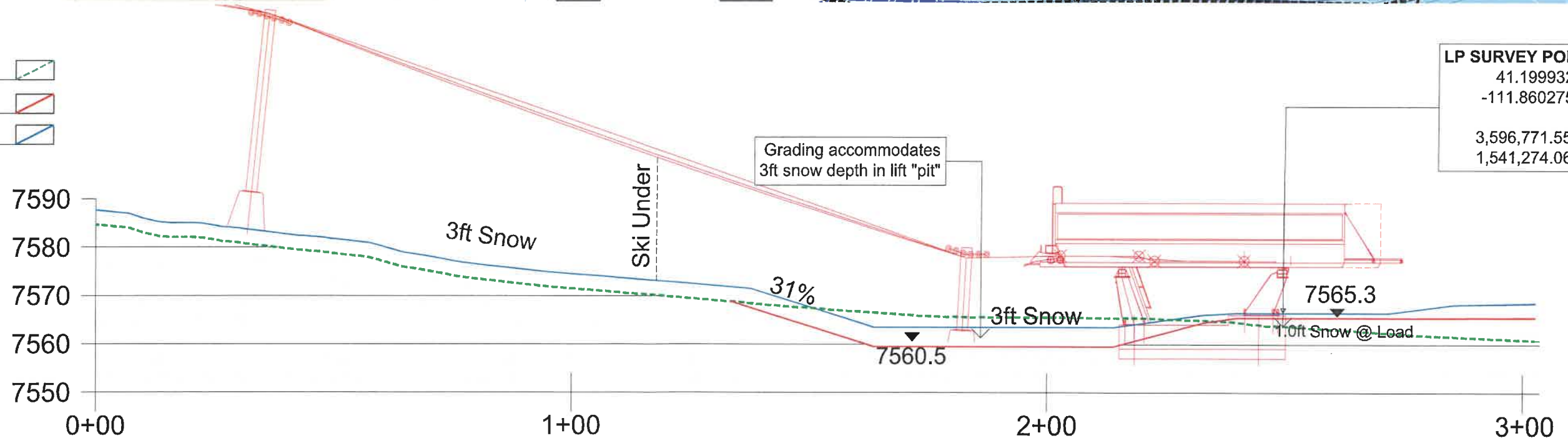
**LEGEND**

- Existing Contours
- Proposed Contours
- Existing Lift
- Proposed Lift
- Existing Trails
- Proposed Trails
- Skier Circulation



**Profile Legend**

- Existing Ground
- Proposed Ground
- Snow Elevation



Middle Bowl Bottom Terminal - Grading Profile

1	2021/06/28	Ground at load point dropped 0.5ft to account for 1.0ft snow depth at load.	NS	Client: Snowbasin Resort	Designed By: DF	Title: MIDDLE BOWL - D6C - BOTTOM TERMINAL GRADING PLAN - PROFILE	File No. --
				Project: Middle Bowl D6C - Lift Terminal Grading	Drawn By: NS		Fig. no. 8
					Checked By: DF		Rev. 1
No.	Date	Revision	By		Date: 2021/06/29		