



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Conditional Use Permit approval for the placement of temporary sheds and temporary storage units, removal of maintenance building and ski shack, reconfiguration of the parking area to allow for a stage platform extension and minor "glading" to identify future walking/biking trails and ski run areas.

Agenda Date: Tuesday, September 23, 2014

Applicant: Skyline Mountain Base, LLC

File Number: CUP2014-11

Property Information

Approximate Address: 3567 Nordic Valley Way Eden, UT 84310

Project Area: 12.29 acres

Zoning: CVR-1

Existing Land Use: Ski Resort and Recreation area

Proposed Land Use: Ski Resort and Recreation area

Parcel ID: 22-023-0086

Township, Range, Section: T7N, R1E, Section 29

Adjacent Land Use

North:	Forest Residential and Agricultural	South:	Forest Residential
East:	Forest Residential and Open Space	West:	Ski Resort and Private Campground

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: SW

Applicable Ordinances

- Title 104, Chapter 11 Commercial Valley Resort Recreation-1 (CVR-1) Zone
- Title 108, Chapter 1, Design Review
- Title 108, Chapter 2, Ogden Valley Architectural, Landscape and Screening Standards
- Title 108, Chapter 4, Conditional Uses
- Title 108, Chapter 8, Parking and Loading Space, Vehicle Traffic and Access Regulations

Background

Nordic Valley Ski Resort, located at 3567 East Nordic Valley Drive, is requesting the approval of a Conditional Use Permit for the placement of temporary sheds and temporary storage units, the removal of a maintenance building and ski shack, reconfiguration of the parking area to allow for a stage platform extension and minor "glading" to identify future walking/biking trails and ski run areas.

The ski resort lies within the Commercial Valley Resort Recreation-1 (CVR-1) Zone which lists a ski resort and its accessory uses as a Conditional Use. The applicant would like to increase the overall skiable terrain as well as improve and expand the walking and biking trails. Prior to moving forward with these improvements, the applicant will need to establish the existing topography in order to design the trails, ski runs and lifts. The applicant will need to apply for and receive approval of a Master Plan that will clearly outline the expansion of the ski resort and the additional amenities the resort would like to provide. The plan will need to include a phasing and landscaping plan that meets the Weber County Land Use Code (WCLUC) Design Review and Ogden Valley Architectural, Landscape and Screening Standards.

As part of the proposed transitional process of the resort, the applicant desires to remove the maintenance building and ski shack located at the base of the resort (See Exhibit A). A building permit will be required for the demolition and removal of

the maintenance building and ski shack. The applicant will need to secure any additional permits and approvals for the replacement of these structures.

During the interim of the resort expansion, the applicant would like to place seven barn style temporary sheds and three temporary storage units (See Exhibit A). The temporary sheds (measuring approximately 10' wide X 14' long X 13' 5" tall) and temporary storage units (measuring 11' wide X 28' long X 10'5" tall) are prefabricated with exterior walls constructed of natural wood siding and white vinyl accents around the windows. The storage units have a large white door located on the front of each unit (See Exhibit B & C). All proposed sheds and storage units are being proposed with a dark red metal roof. These building materials and colors meet the minimum architectural standards of WCLUC §108-2-4; however, the Planning Commission will need to find that the dark red metal roof is an acceptable contrasting color as allowed in said section. If the Planning Commission cannot make such a finding, the applicant will need to address and provide additional information or propose additional design details that will meet the architectural standards. The temporary buildings will need to adhere to the required setbacks per the CRV-1 zone of 30' front yard, 20' side yard and 20' rear yard. The temporary buildings shall not be used as vendor booths but for storage purposes only.

The reconfiguration of the parking area will allow for the placement of two stage platforms. These platforms will be placed in the upper paved parking area during special events (See Exhibit D). The upper parking area will be bordered with rock retaining walls. The Resort currently provides 250 parking stalls located at the base of ski area. With the reconfiguration of the parking lot, an additional 12 parking spaces will be created. It has been determined that the additional parking spaces will offset the parking spaces that will be encumbered by the stage area during special events. Therefore, no parking area will be lost.

In order to locate and design the walking and biking trails, the applicant would like to move forward with minor "glading" of the area. Currently, the area is overgrown and difficult to access. By allowing the applicant to move forward with the minor "glading" of the area, they will be able to attain more accurate information that will be needed to design the trails, runs and lifts. A preliminary drawing has been provided to the County that identifies the approximate location of the trails, runs and lifts (See Exhibit E). Prior to any cuts, fills or grading, the applicant will need to apply for and receive approval of an excavation permit that will ensure adequate erosion control and SWPPP measures have been met.

Landscaping, signs and lighting details have not been provided as part of this proposal. In the event that is determined that landscaping, signs and exterior lighting are needed, the applicant will be required to amend this site plan, if approved.

The Weber County Engineering Division has had the opportunity to review the application and has requested more details to be provided regarding the detention pond that is part of the parking lot reconfiguration. The Weber Fire District has reviewed the proposal and has responded with comments that will need to be addressed and approved by the Fire District.

Summary of Planning Commission Considerations

WCLUC §108-4-4 states:

"Conditional Uses shall be approved on a case-by case basis. The planning commission shall not authorize a conditional use permit unless evidence is present to establish:

- 1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke or noise.*
- 2. That the proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards of use."*

Staff feels that some additional detail may be needed in order to fully comply with the requirements of WCLUC §108-1 (Design Review) and §108-2 (Ogden Valley Architectural Standards). The Planning Commission may impose conditions in order to bring the project site into full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the architectural detail standards required by WCLUC §108-1 & §108-2? If no, then what conditions/architectural details could be added in order to comply?
- Is it appropriate to request a time frame for the temporary buildings?
- Have the "Criteria for Issuance of Conditional Use Permit" and other applicable ordinances been met?

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in WCLUC §108-4 under "Criteria for Issuance of Conditional Use Permit". The Planning Commission needs to determine if the request for the placement of temporary sheds and temporary storage units, the removal of a maintenance building and ski shack, reconfiguration of the parking area to allow for a stage platform extension and minor "glading" to identify future walking/biking trails and ski run areas meets the requirements of the applicable Weber County Land Use Codes.

Staff is recommending approval based on the findings and conditions of approval listed below:

1. The proposed use is desirable and will contribute to the well being of Nordic Valley Ski Resort and the community by providing a facility for skiers to rent equipment and participate in ski school lessons.
2. The proposed use will enable the applicant to commence the beginning stages of the Nordic Valley Ski Resort Expansion Project.
3. The temporary structures and parking lot reconfiguration will not be detrimental to the public health, safety, or welfare.
4. The proposed use, if conditions are imposed, will comply with applicable ordinances.
5. The proposed use conforms to the Ogden Valley General Plan.
6. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Conformance to the General Plan

The proposed use conforms to the Ogden Valley General Plan by encouraging commercial development within established commercial areas, supporting continued development of resort-related commercial areas, promoting active recreational opportunities in the Ogden Valley and encouraging private businesses to meet the growing demand for recreational facilities; however, additional architectural detail and landscaping may be needed to ensure that this proposal is compatible with the Valley's rural character and quality development standards as specifically referred to in the General Plan.

Conditions of Approval

- That only minor "glading" of the trails, lifts and runs but none so much as would require an approved excavation permit.
- The temporary structures adhere to the required setbacks of the CRV-1 zone.
- A demolition permit is obtained prior to the removal of the maintenance building and ski shack.
- Requirements of the Weber County Building Inspection Division
- Requirements and recommendations of the Weber Fire District
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Health Department

Staff Recommendation

Staff recommends approval of the Conditional Use Permit request for the placement of temporary sheds and temporary storage units, the removal of a maintenance building and ski shack, reconfiguration of the parking area to allow for a stage platform extension and minor "glading" to identify future walking/biking trails and ski run areas located and operated at the Nordic Valley Ski Resort. This recommendation for approval is subject to all review agency requirements and other conditions of approval as listed in the section above.

Exhibits

- A. Site Plan
- B. Temporary Shed/Storage Unit Photos
- C. Building Elevation
- D. Stage Platform Area Plan
- E. Proposed Future Expansion Site Plan

Map 1

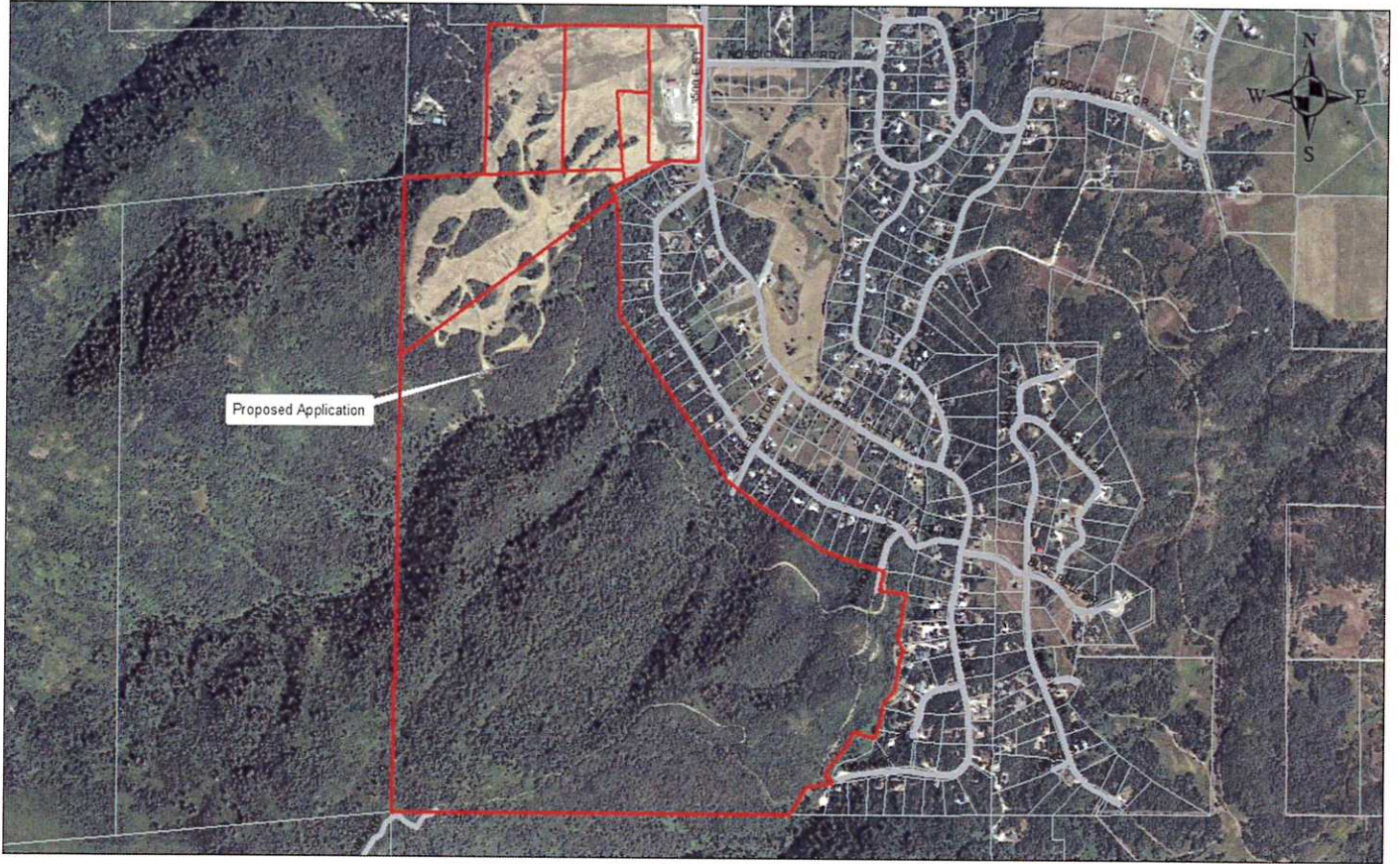


Exhibit B- Exterior Design for Temporary Sheds

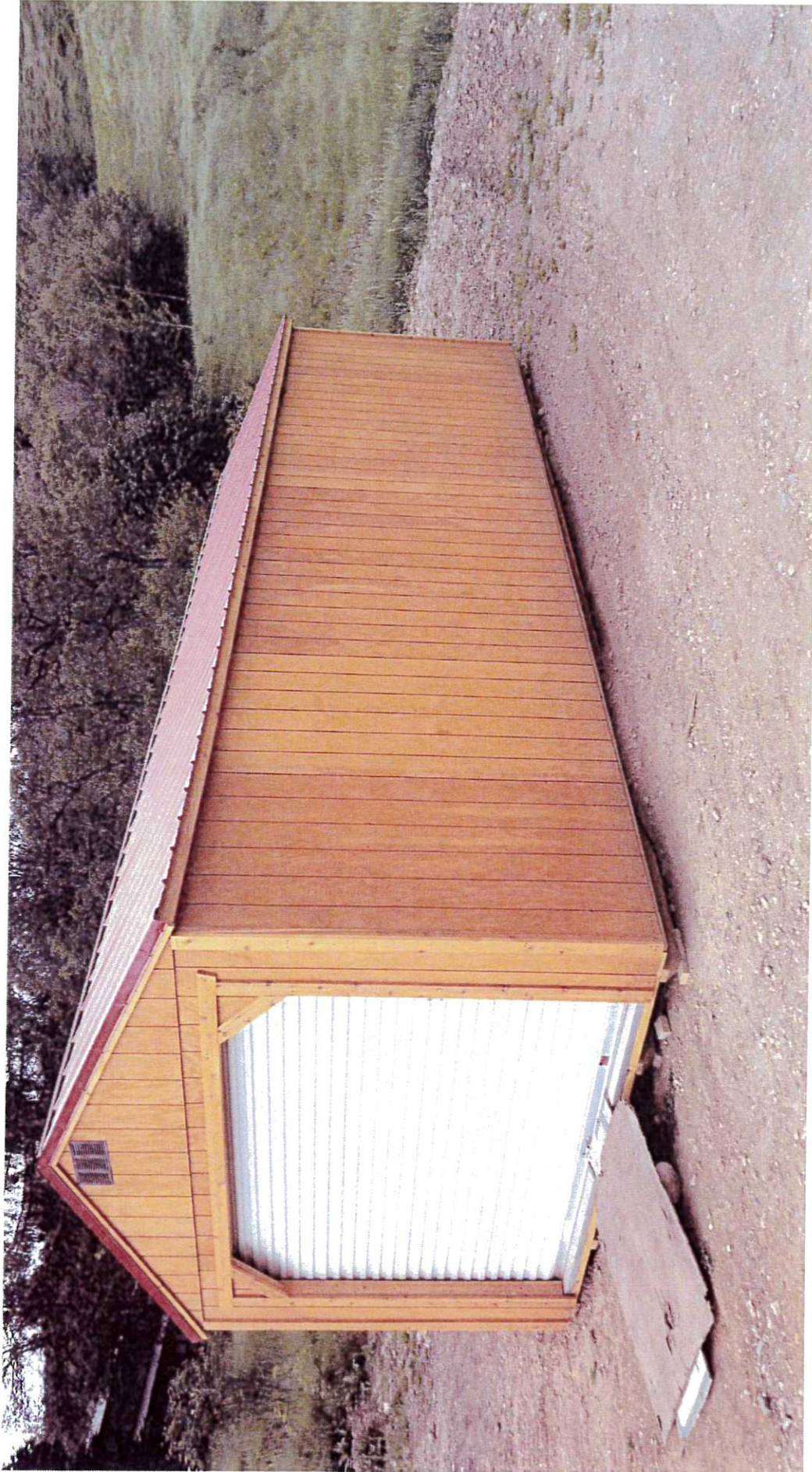


10' x 14' Lofted shed

13'5" Height

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JUN 18 2014
BY:

Exhibit B- Exterior Design for Temporary Storage Units

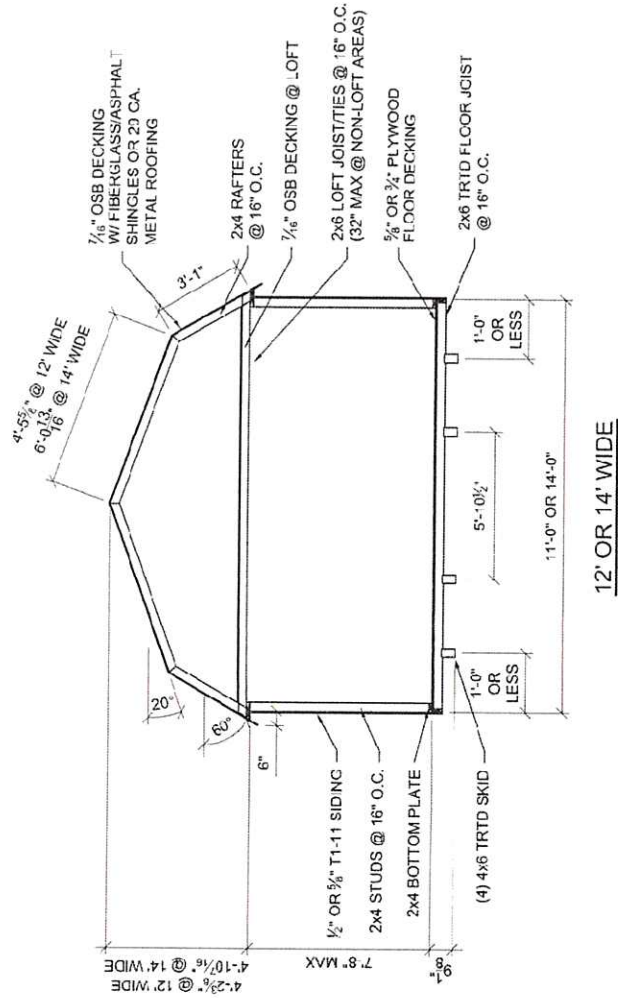
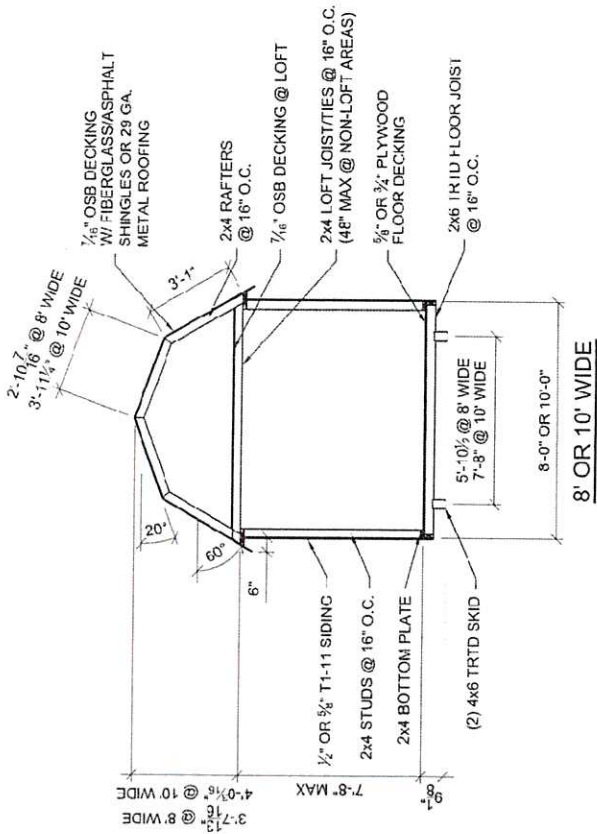


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11' x 28' Utility shed

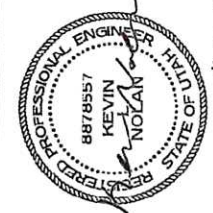
10' 3" Height

Exhibit C-Building Elevations



BUILDING SECTION

LOFTED BARN--UTAH--SNOW=60PSF--IBC 2012



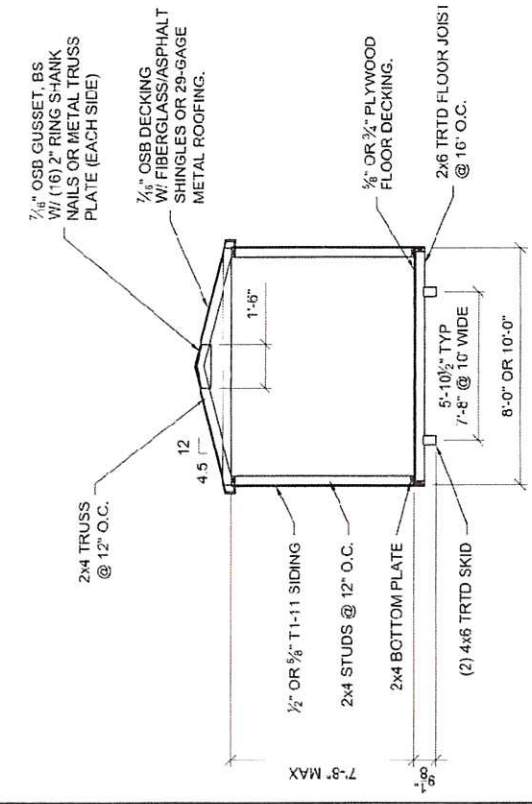
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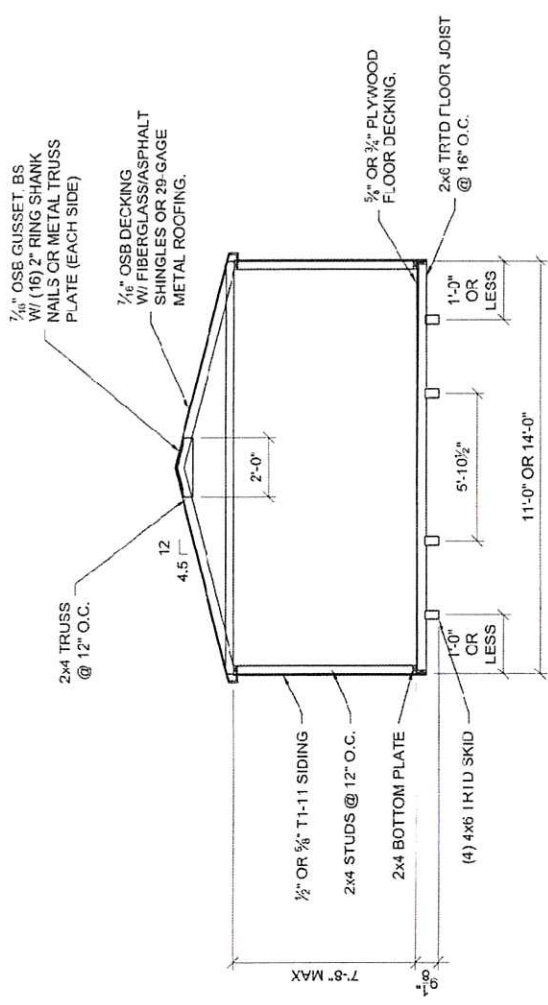
PROJECT NO:	
DATE:	04-16-2014
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-3-LB-UT
SCALE: NOT TO SCALE

Exhibit C-Building Elevations



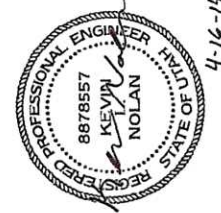
8' OR 10' WIDE



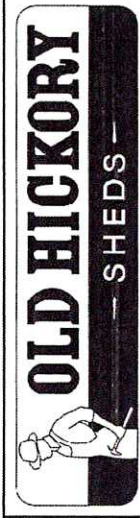
12' OR 14' WIDE

BUILDING SECTION

UTILITY BLDG--UTAH--SNOW=60PSF--IBC 2012



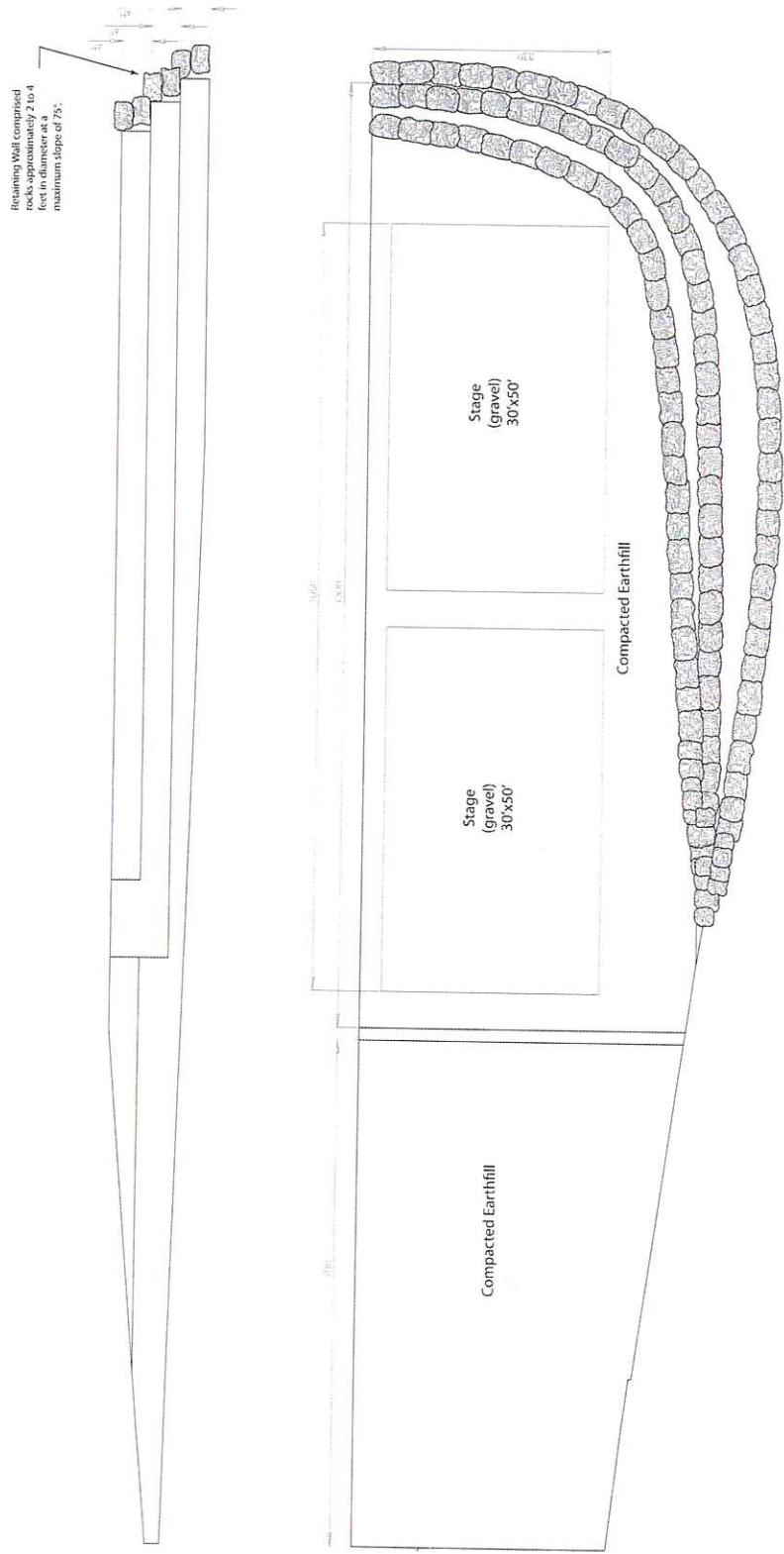
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PROJECT NO:	
DATE:	04-16-2014
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-3-UB-UT
SCALE: NOT TO SCALE

Exhibit D-Stage Platform Area



- Notes:
1. Each level has a line of large rocks varying from 2' to 4' in diameter in front of it & topped at a maximum of 7 1/2'. These rocks will be buried 6 inches creating the footers for each walk.
 2. The critical dimensions are the footprint of possible space on the top layer. There must be room for 2 30'x50' Stage Platforms.



PROJECT: stage platform

DATE: 11/11/2021

DESIGNED BY: Jackson Sheweth

CHECKED BY:

SCALE:

PROJECT NO.:

DATE:

PROJECT:

DATE:

PROJECT:

DATE:

PROJECT:

DATE:

