

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 5/16/2014	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
---	-------------------	-----------------------------	--------------------------

Property Owner Contact Information

Name of Property Owner(s) Josh Richards		Mailing Address of Property Owner(s) 3567 Nordic Valley Way Eden Ut 84310	
Phone 801 781 4180	Fax		
Email Address jrichards@nordicvalley.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Greg Jensen		Mailing Address of Authorized Person	
Phone 801 791 9104	Fax		
Email Address Gjensen@nordicvalley.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Nordic Valley	Total Acreage 426	Current Zoning CV-1 FV-3
Approximate Address 3567 Nordic Valley Way Eden Ut 84310	Land Serial Number(s) 22-029-0010; 22-029-0008	

Proposed Use
Increase skiable terrain as well as improve and expand the walking and biking trails.

Project Narrative

Nordic Valley has the goal of expanding the skiable terrain of our mountain as well as improving and growing the mountain bike trail system. We would like to implement two adventure tourism attractions at Nordic Valley for winter and summer use. The first will be a gravity fed single rail toboggan (a hybrid between an alpine slide and a roller coaster). And the second will be a Zip line tour (not necessarily built in that order). Near the base of the mountain an ISF certified aerial ski jump will be built to the north of Lift 3 (5360).

Before these added attractions are possible the beautifying of the base of the mountain will be addressed. This is a transitional development process that will be replaced by permanent structures and plaza in the future.

Nordic Valley would like to build a stage platform extension off the existing upper paved parking lot. This extension will have a gravel surface. On the back of the extension a line of medium size rocks will denote the back edge. Between the front of the extension and the current paved lot a French drain will be installed. This drain will run north to south ending at the current drain, which divides the entrances of the lower lot and upper lot. To protect from sediment, more rocks will be added around the drain. The new useable pavement will be 35 X 110. There will be a ramp on the south side of the platform. The footprint affecting the lower parking lot will be 45 X 200. This footprint is due to the engineered rock landscaping behind the parking lot extension.

There will be a modification to the location of the required detention pond. This will be dug on the north side of the lower parking lot, currently an area of unused space. The excavated dirt will be used for the construction of the parking lot extension.

The trees between the ADA walkway and the upper parking lot will be removed for better concert viewing. The ADA walkway will be cleaned off and lined with small rocks to impede the encroachment of the hillside. Similarly the upper parking lot will be lined with medium size rocks. The resealing and repairing of damaged asphalt is being considered.

During large events such as mountain bike races and concerts, parking will be provided on the golf course across the street. See attachment to site plan. Removing surface rocks and filling the leftover holes with dirt will improve the chosen parking areas.

Continued

Three prefabricated 10 X 14 barn style sheds will be purchased for the use of the vendor booths during concerts and races. Only Nordic Valley employees will be inside these booths. When there is not an event the sheds will be stored on the south side of the maintenance building. One additional portable shed 14 X 26 will be used for storage of snowmobiles/parts and ski rental equipment. A second 14 X 26 shed will be used for the sale of merchandise and Nordic Valley promotion during events.

The bike trails will be cut and be permanent entities on the mountain. The trails will be designed for beginner riders with options for more challenging sections for high school, college, and world cup races. The first trail cut will be a combination of cleaning and repurposing the trail currently on the mountain. In its entirety this will be a 3½-mile loop on current ski cut trails. The second trail will be a 6-foot wide trail following the east edge of the property line towards the water tank. This will be a family friendly trail used for hiking and biking. This will be 1½-mile new cut trail through forest.

Three new ski trails will be cut on the south side of Pine Creek. AKA The north-facing slope. The lowest point of these trails will be the current fire road, and the highest point will be the southwest corner of the property.

The current fire road will be smoothed out and compacted with vehicle use. This will allow for easier access to new terrain. This road will be used in the near future as the main artery for service equipment.

A glide out road used for service equipment in the summer time will be cut above the fire road. In the winter this will be our main glide out road from the newly opened south terrain. All the utilities (Gas, Water, electrical, and communications) will follow this road.

Wolf Mountain Currently has a conditional use permit for an alpine slide. The location of the slide was to the skier's right of lift 2, right in the middle of the current ski resort. We would like to relocate the slide and instead use a gravity fed single rail toboggan to be accessed by the Viking lift. It will follow Bayot's Boulevard rapping around the current south ski boundary.

A new zip line tour will be built on the new expansion terrain to the south. It will be accessed by the new lifts near the current base of the mountain.

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:


1. Nordic Valley Ski Resort has a long history of providing inexpensive learn to ski programs for children, inexpensive lift tickets and local entertainment for the residents of Weber County.
2. The expanded Ski Resort will be compatible with the current use on the adjoining ski resort property. The removal of brush to create the ski runs will reduce the fire hazard on the mountain above the homes in Nordic Valley. When we get the snowmaking on the hill, it will also be available to help with fire fighting capabilities if necessary.
3. The owners wish to expand the ski resort on to the properties identified as 22-029-0008 and 22-029-0010 which are adjacent to the current Nordic Valley Ski Resort. This property is zoned FV-3 which allows Ski Resorts as a Conditional Use. The proposed bike trails, coaster and zip lines are standard amenities in the ski resort industry.
4. The expansion of the ski resort will be compatible with the goals of the Ogden Valley General Plan to "Enhance quality recreational opportunities" in Ogden Valley.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

Property Owner Affidavit

Joshua M. Richards

I (We), Skyline Mountain Base LLC, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

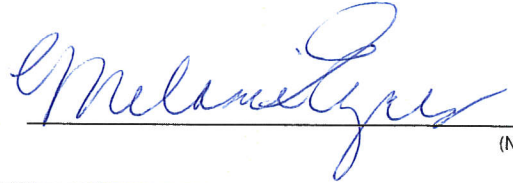


(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of May, 2014





(Notary)

Authorized Representative Affidavit

I (We), Joshua M. Richards, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Greg Jensen to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

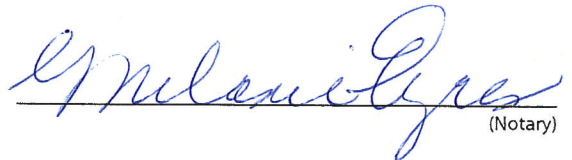


(Property Owner)

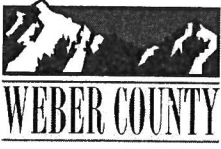
(Property Owner)

Dated this 7 day of May, 2014, personally appeared before me Joshua Richards, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.





(Notary)



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** Save this receipt for your records ***

Date: 20-MAY-2014

Receipt Nbr: 3038

ID# 20627

Employee / Department: ANGELA - 4181 - PLANNING
Monies Received From: SKYLINE MOUNTAIN BASE LLC
Template: PUBLIC WORKS
Description: CUP

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	<u> </u>	.00
Total Coin	\$	<u> </u>	.00
Total Debit/Credit Card	\$	<u> </u>	.00
Pre-deposit	\$	<u> </u>	.00
Total Checks	\$	<u> </u>	125.00
Grand Total	\$	<u> </u>	<u>125.00</u>

Account Number	Account Name	Comments	Total
2014-08-4181-3419-0550-000	ZONING FEES		125.00
TOTAL \$			125.00

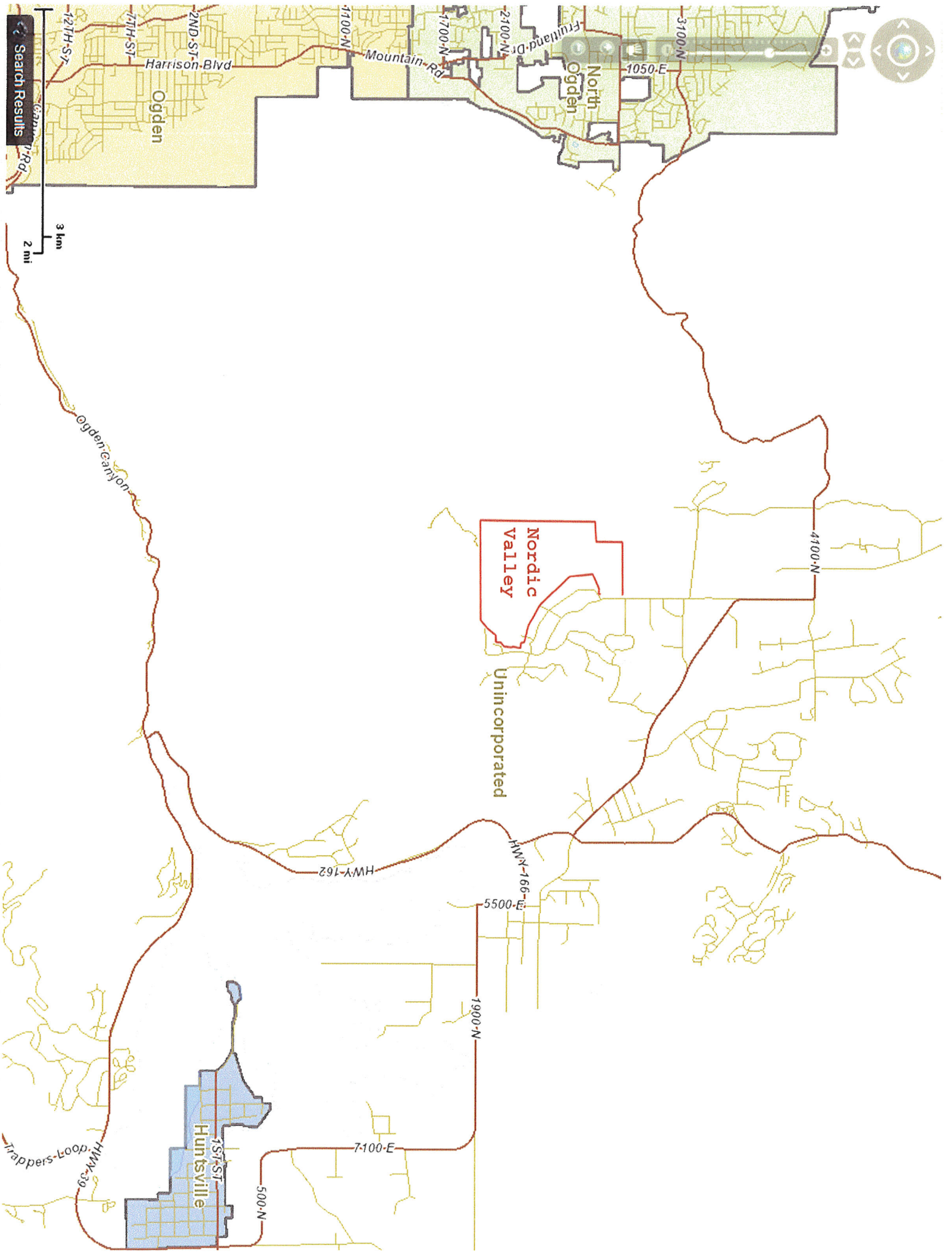
Check Amounts

125.00

Total Checks: 1

Total Check Amounts: \$ 125.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***



Search Results

3 km
2 mi

Harrison Blvd

Mountain Rd

North Ogden

1050 E

Nordic Valley

Unincorporated

Huntsville

Trappers Loop

HWY-162

HWY-166

7100 E

1900 N

500 N

HWY-39

1st St