

August 16, 2023

Minutes of August 16, 2023, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Steven Burton, Principle Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes: August 2, 2023 -Minutes approved

2. Administrative Items

2.1 R2023-05 – A Request for design review approval for the placement of a Yurt to complement winter activities at the Power Mountain Ski Resort. The yurt location is planned for the Summit Pass Road terminus. Planner: Felix Lleverino

The applicant is requesting design review approval for a yurt that will complement the powder mountain operations. The 30-foot yurt will be built upon a raised wooden deck. Winter mountain guests will have access to the structure for the purpose of various tours and winter activities. The site includes the placement of two 8'X40' storage containers that will house electric snowmobiles and electric snow bikes. The resort would also like to provide patrons with one mobile restroom trailer facility.

Electrical power will be run through a dug trench from the Village Ski Lift to the Powder Mountain Yurt.

The applicant has provided a narrative, sample photos of the yurt, mobile restroom, and storage containers in exhibit A.

The applicant was asking for a temporary restroom facility. After objections from the Health Department the applicant decided to not have the restrooms at the yurt.

Summer Day from the Health Department approves of this proposal after the applicant has agreed to remove the temporary restrooms.

Director Grover approved this item with the conditions and findings in this staff report and making sure that the Health Department issues are addressed.

The Planning Division recommends approval of the Powder Mountain Yurt located at the terminus of the Summit Pass Road. Approval of file# DR 2023-05 is subject to all review agency requirements, and the following conditions:

1. A design review amendment is necessary for all site expansions and additions.
2. The snow management is done by Mountain Operations to maintain access for ski patrol and Powder Mountain Emergency Services.
3. The proper permitting is obtained from the Weber County Building Department.
4. The yurt and associated structures shall receive Health Department approval before a land use permit is

issued. The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project complies with the applicable Zoning Development Agreement and approved Powder Mountain/Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.

APPROVED 8-16-2023

2.2 LVC063023: Consideration and action on a request for final subdivision approval of Babilis II Subdivision, a two lot subdivision located at 2915 E Babilis Lane, Ogden. Planner: Steve Burton

This application was accepted for review on June 30, 2023. All review agencies have either approved the project, or granted conditional approval of the project. The proposal includes the subdivision of an existing subdivision lot into two lots. The subdivision is located off an existing private drive called Babilis Lane. The proposal meets the applicable land use codes.

Staff recommends final approval of Babilis II Subdivision. This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

- 1. The proposed subdivision conforms to the General Plan.**
- 2. The proposed subdivision complies with the applicable County ordinances.**
- 3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.**
- 4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.**

Director Grover approved this item with the conditions and findings in this staff report.

Adjourned 4:11

Respectfully Submitted,

June Nelson

Adjourned 4:22

Respectfully submitted,

June Nelson