

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**August 2, 2023**

4:00 p.m.

- 1. Minutes:** July 19, 2023
- 2. Administrative Items**
  - 2.1 LVW060923** – Request for final approval of Walter House Subdivision, a one-lot subdivision located in the A-2 zone, at approximately 620 North 5500 West, Ogden, UT, 84404. This request includes road dedication along 5500 West Street. **Planner Tammy Aydelotte**
  
  - 2.2 DR 2023-06** – Request for approval of a design review application for a sprung structure and two replacement surface lifts, to enhance the beginner skier experience at Powder Mountain. Located in the DRR-1 zone at approximately 6580 Powder Mountain Road, Eden, UT, 84310. This request includes removal/demolition of existing structures and lifts, as well as site grading to improve beginner slopes. **Planner Tammy Aydelotte**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401*

***\*Public comment may not be heard during administrative items. Please contact***

***thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item\****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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July 19, 2023

**Minutes of July 19, 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**

1. **Minutes: June 15** -Minutes approved as presented
2. **Administrative Items**

**2.1 LVB110921: Consideration and action on final approval of Buffalo Run Subdivision Phase 2 (5 lots) and Phase 3 (8 lots) located at 2400 S 4700 W. Planner Felix Lleverino**

Felix Lleverino states that this proposal is in the Western Weber area, the applicant would to get approval on the remaining two phases and this will complete this development. The applicant has submitted civil drawings, they are nearing completion. The infrastructure installation has already begun. Mr. Lleverino notes that he is not sure how far along they are. This request is in anticipation that they would be able to start platting to get a plat recorded soon. Mr. Chad Buck is present is representing the owner Jim Marziale. This proposal includes some right-of-way dedication along 4700 W Street. In this case, it is just an additional 10 ft. This will result in a 100ft right of way. It is important to note that the new General Plan for Western Weber indicates that 4700 W street is intended to be 120 ft. right of way. It would require an additional 10 ft., however, since the previous reviews were based on the previous transportation plan and the County Engineer and Planning will not require the additional 10 ft. The applicant has provided the final will-serve letters for secondary and culinary water. Annexation into the Central Weber Sewer is complete. Mr. Lleverino notes that regarding condition number 1, in his recommendations 1. A final plat for each phase is submitted and approved He feels that because they have gone back in forth with different iterations and have gone as far as receiving approval from the surveyors. The plan already meets the County Surveyor's requirement. Mr. Chad Buck is working with his Surveyor to get that plat.

Staff recommends final approval of Buffalo Run Subdivision Phases 2 and 3. This recommendation is based on the following conditions:

1. A final plat for each phase is submitted and approved
2. All subdivision improvements are installed or escrowed before the subdivision plat is recorded.
3. The developer enters into a Monument Improvement Agreement with the County Surveyor's Office.
4. The developer shall install or escrow for the curb, gutter, and sidewalk on 4700 West.
5. Letters from the culinary and secondary water providers stating that they approve of the subdivision improvement plans.
6. The developer shall sign a Storm Drain Water Agreement before recording the plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

**Director Rick Grover recommends approval of 1 LVB110921: Consideration and action on final approval of Buffalo Run Subdivision Phase 2 (5 lots) and Phase 3 (8 lots) located at 2400 S 4700 W. subject to conditions and findings in the staff report.**

July 19, 2023

**2.2.UVP032323: Consideration and action on final approval of Powder Point Subdivision consisting of seven lots, located at 8630 E Meridian Ave, Eden. Planner: Steve Burton**

Steve Burton states this is a subdivision in the Powder Mountain area in the DRR-1 zone off of Meridian Ave. The proposal is for seven single-family lots and one common area parcel that is intended to have a recreational amenity. Looking at Powder Mountain one of the first things that staff looks at is the Development agreement to make sure that the proposal meets the intent of the development agreement and closely follows the the concept development plan. At the end of 2022, they amended area C called Earls Village so that this could be platted. They are only allowed to plat 114 single-family units with this proposal they would be at 68. They have not gone over. Water and sewer are being provided by Powder Mountain. The developer has supplied a capacity assessment from that which is typically a requirement to provide before final approval. Mr. Burton notes that he will reach out to the district to make sure they are comfortable recording the Plat, the District's signature was not on the plat, but the District was not requiring that. When the subdivision application was submitted one of the review comments from Planning and Fire District was that they provide adequate snow storage. He notes that the previous year on one of the narrow roads it was hard for the Fire District to access the subdivision because the roads were so narrow. He adds that he held off scheduling any kind of approval until Fire District was satisfied with the snow storage. They provided two areas for snow storage one on lot 6 and one on lot 5 they are also showing a snow storage easement in the common area. Fire District seems satisfied with that. He states that he likes this option it seems like more snow storage than it usually does. They are proposing private streets. They will be responsible to maintain the streets to a reasonable standard. The applicant has a mylar in but some changes need to be made. Engineering is looking at it, but they are ok with the application being approved administratively. For the DRR-1 zone, there is no minimum lot size or lot width. He notes that they will be looking at a 5 ft front setback. Based on his review he feels that it complies with General Plan and the Development Agreement.

Staff recommends final approval of Westwood Homestead Subdivision, consisting of four lots located at approximately 1900 N 7800 E, Eden. This recommendation includes road dedication along 1900 North Street and is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. All wells must be drilled and pump tested prior to recording the subdivision.
2. The proposed access shall comply with safety, design, and parcel/lot standards as outlined in LUC
3. An alternative access covenant, per the approval for an alternative access dated 10/28/2020, shall be recorded with the final plat.
4. An onsite wastewater disposal covenant shall be recorded with the final plat
5. A private well covenant shall be recorded with the final plat.
6. A covenant, specifying the allowed amount of non-drought tolerant landscaping, shall be recorded with the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

Director Grover asks if there is a slope at the back of the lots. Mr. Burton states that this is correct and that one of his comments was that R lots are no longer used. The developer is responsible to make sure they submit a geotechnical study that states how they can build on steep slopes or they have to provide a buildable area. He add that with this application a geotechnical report has been added and the subdivision plat references that report.

Director Grover asks if the large common area in the middle will allow snow storage. Mr. Burton states that it is not identified and he does not believe they have anticipated that to be used for snow storage.

**Director Grover states that he recommends approval based on all the review agency's comments being addressed and the finding and conditions listed in the staff report.**

July 19, 2023

**2.3 UVW030623: Consideration and action request for final approval of Westwood Homes No. 2 Subdivision. Applicant: Mike Westwood Planner: Steve Burton/Marta Borchert**

Steve Burton is presenting this item instead of Marta Borchert. He states this is a one-lot subdivision located in the Eden/Huntsville area. Mr. Westwood recorded a few lots off of 1900 previously and this application is to carve out one more. The proposed lot is located in the AV-3 zone. They are calling it lot 5. This is the second phase of the Homestead. The water is proposed to be provided by a private well. They are also proposing to use a septic system. Two requirements for a well are that they show proof of a 48-hour pump test for the well, they have not done that they will have to do that before the subdivision plat records. The second requirement is that a covenant be recorded that specifies to any future owner how much water can be used for irrigation. In this case, it is close to 8,000 sq. ft. There is some road dedication being provided. Looking at the location of this property in relation to the existing street and public street blocks, one thing that was discussed with the County Engineer was if he felt that a street block would need to be formed. Looking at it, it is still undeveloped and three streams run through the property. The County Engineers office did not feel that a public street needs to be formed at this time because of the existing streams. Planning Staff feels that the next subdivision that they submit will need to have a block formation on the West side of the property even if there is a stream there, getting the dedication will still allow for future opportunities to provide those connections. He notes that Mr. Westwood the applicant understands that but right now for the improvement of 1900 where they are proposing the street dedication. The County Engineer is ok with a deferral agreement for 1900 N and 7900 E. Neither of these are dead-end streets or terminal streets but it is substandard. County Engineer at this time has chosen to say no improvement necessary but a deferral agreement is required because it is not a dead-end staff did not need to look at the maximum number of lots because 7900 E connects back into the Huntsville area. The applicant has submitted a feasibility letter from the Health Department, the Health Department will need to sign the subdivision plat to approve the septic system.

Staff recommends final approval of Westwood Homes No. 2 Subdivision. This recommendation for approval is subject to all applicable review agency requirements and the following conditions:

1. The owner will submit proof of a 48-hour pump test for the well before the subdivision plat records.
2. A deferral agreement for the curb, gutter, and sidewalk along 1900 N will be signed and recorded with the final plat.
3. An irrigation water covenant will be recorded with the final plat, specifying the area that can be watered by the well, as stated on the well permit from the State of Utah.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision, with conditions imposed, complies with applicable County ordinances

**Director Grover recommends approval based on the conditions and findings in the staff report.**

**Adjourned 4:22**

**Respectfully submitted,**

**Marta Borchert**



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on final approval of the Walter House Subdivision, a one-lot subdivision with a remainder parcel. This proposal includes road dedication.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Wednesday, August 02, 2023
<b>Applicant:</b>	Douglas Hansen, owner
<b>File Number:</b>	LVW060923

### Property Information

<b>Approximate Address:</b>	650 North 5500 West, Ogden UT
<b>Project Area:</b>	2.00 acres
<b>Zoning:</b>	Agriculture (A-2) Zone
<b>Existing Land Use:</b>	Residential/Agriculture
<b>Proposed Land Use:</b>	Residential, Agriculture
<b>Parcel ID:</b>	15-024-0018
<b>Township, Range, Section:</b>	T6N, R2W, Section 07 SE

### Adjacent Land Use

<b>North:</b>	Agriculture/Residential	<b>South:</b>	Agricultural/Residential
<b>East:</b>	Agricultural	<b>West:</b>	5500 West St

### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 5 (A-2 Zone)
- Title 106 (Subdivisions)

## Background and Summary

6/9/2023 – Subdivision application accepted by Weber County Planning.

The applicant is requesting final approval of the Walter House Subdivision, a one-lot subdivision, with a 5.44 acre remainder parcel, located at approximately 650 North 5500 West in the A-2 Zone. This development plan includes road dedication along 5500 West Street on the west side of the parcel which will provide access/frontage to the lot.

The subdivision plat indicates a 33' by 257' or 8,481 square foot area dedicated to the public right-of-way called 5500 West Street.

Requirements for feasibility and will-serve letters have been waived due to the existence of a residence on the proposed lot.

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by preserving the rural character of Western Weber County by creating large lots that allow for the presence of animals.

**Zoning:** The subject property is located in an Agricultural Zone A-2 zone. That land use requirements for this zone are stated in the LUC§ 104-5 as follows:

*The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone LUC 104-5-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

Lot area, frontage/width, and yard regulations: In the LUC §104-7-6, the A-2 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150’.

The proposed lot within the Walter House subdivision meets the minimum acreage and width requirements of the A-2 zone.

Culinary water and sanitary sewage disposal: Requirements for will-serve and feasibility letters have been waived due to the existence of a residence on the proposed lot 1.

Review Agencies: Planning, Engineering, Surveying, and Weber Fire have reviewed the proposed subdivision. Minor revisions to the dedication plat are requested by Surveying and Engineering.

## **Staff Recommendations**

Staff recommends final approval of the Walter House Subdivision, a one-lot subdivision, with a remainder parcel. This recommendation is subject to all review agency requirements and based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

## **Exhibits**

- A. Subdivision plat

Map 1



**Water House Subdivision**  
 Weber County, Utah  
 A Part of the Southeast Quarter of Section 7,  
 Township 6 North, Range 2 West, Salt Lake Base & Meridian  
 March 2021

**NARRATIVE**

The purpose of this plat is to divide and plat the property of the owner as shown on the attached plat. The plat is being prepared by the owner and is subject to the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, which require the owner to file a plat with the county clerk for recording and to have the plat recorded in the county clerk's office. The plat is being prepared by the owner and is subject to the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, which require the owner to file a plat with the county clerk for recording and to have the plat recorded in the county clerk's office.

**AGRICULTURAL NOTE**

AgriCulture is a general term and does not imply that the property is being used for agriculture. The property is being used for residential purposes and the owner is not claiming any special use valuation for the property. The owner is not claiming any special use valuation for the property.

**WEBER COUNTY ENGINEER**

I, \_\_\_\_\_, Weber County Engineer, do hereby certify that the plat is correct and conforms to the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, which require the owner to file a plat with the county clerk for recording and to have the plat recorded in the county clerk's office.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

This is to certify that the Subdivision Plat and the plat map have been reviewed and approved by the Weber County Planning Commission. The plat is being prepared by the owner and is subject to the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, which require the owner to file a plat with the county clerk for recording and to have the plat recorded in the county clerk's office.

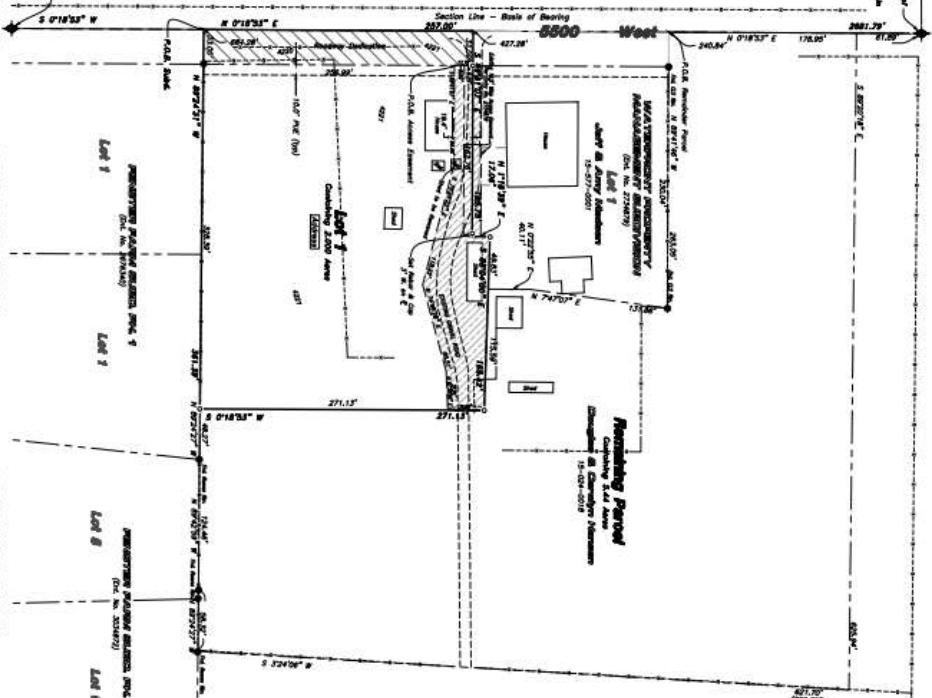


**WEBER COUNTY SURVEYOR**  
 I, \_\_\_\_\_, Weber County Surveyor, do hereby certify that the plat is correct and conforms to the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, which require the owner to file a plat with the county clerk for recording and to have the plat recorded in the county clerk's office.

**WEBER COUNTY ATTORNEY**  
 I, \_\_\_\_\_, Weber County Attorney, do hereby certify that the plat is correct and conforms to the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, which require the owner to file a plat with the county clerk for recording and to have the plat recorded in the county clerk's office.

**WEBER-HORQUAN HEALTH DEPARTMENT**  
 I, \_\_\_\_\_, Weber-Horquan Health Department, do hereby certify that the plat is correct and conforms to the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, which require the owner to file a plat with the county clerk for recording and to have the plat recorded in the county clerk's office.

**WEBER COUNTY RECORDER**  
 I, \_\_\_\_\_, Weber County Recorder, do hereby certify that the plat is correct and conforms to the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, which require the owner to file a plat with the county clerk for recording and to have the plat recorded in the county clerk's office.



**SURVEYOR'S CERTIFICATE**  
 I, \_\_\_\_\_, Surveyor, do hereby certify that the plat is correct and conforms to the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, which require the owner to file a plat with the county clerk for recording and to have the plat recorded in the county clerk's office.

**OWNER'S DEDICATION AND CERTIFICATION**  
 I, \_\_\_\_\_, Owner, do hereby certify that the plat is correct and conforms to the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, which require the owner to file a plat with the county clerk for recording and to have the plat recorded in the county clerk's office.

**ACKNOWLEDGMENT**  
 I, \_\_\_\_\_, \_\_\_\_\_, do hereby certify that the plat is correct and conforms to the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code, which require the owner to file a plat with the county clerk for recording and to have the plat recorded in the county clerk's office.

**WEBER COUNTY RECORDER**  
 RECEIVED: \_\_\_\_\_  
 COUNTY RECORDER

**HANSEN & ASSOCIATES, INC.**  
 Planning, Engineering and Surveying  
 1234 Main Street, Ogden, Utah 84403  
 Phone: (801) 770-1000  
 Fax: (801) 770-1002





# Staff Report to Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** File Number: DR2023-06 – A Request for design review approval for the replacement of two structures used for the ski school at Powder Mountain, with a single sprung structure and two surface lifts.

**Meeting Date:** Wednesday, August 2, 2023

**Type of Decision:** Administrative

**Applicant:** Rick Everson

**Owner:** Summit Mountain Holding Group

### Property Information

**Approximate Address:** 6580 North Powder Mountain Rd, Eden, UT, 84310

**Project Area:** Approximately 0.85 acres

**Zoning:** DRR-1

**Existing Land Use:** Resort

**Proposed Land Use:** Resort

**Parcel ID:** 23-001-0037

**Township, Range, Section:** Township 7 North, Range 1 East, Section 01 NW

### Adjacent Land Use

<b>North:</b> Powder Mountain Rd	<b>South:</b> Resort Property
<b>East:</b> Resort Property	<b>West:</b> Resort Property

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@webercountyutah.gov  
801-399-8794

**Report Reviewer:** SB

## Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 - Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 16 – Ogden Valley Outdoor Lighting
- Weber County LUC Title 108, Chapter 2 – Ogden Valley Signs

## Summary and Background

The applicant is requesting design review approval to replace two existing structures with a new, larger, sprung structure to accommodate the growing ski school on site. This design proposal includes updating two surface lifts that will complement the updated ski school operation. Resort guests will have access to the ski school using the existing access and parking area to the west.

The applicant has provided a narrative, sample photos of the sprung structure, and renderings of the new surface lifts in exhibit A.

## Analysis

**Design Review:** The DRR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. This review will address the following standards outlined in LUC 108-1-4:

- **Considerations relating to traffic safety and traffic congestion:**
  - Considering that the use/impact will not change, the layout will remain the same, and access will continue from Powder Mountain Road.

- Preparations for the parking are limited to grading and gravel stabilization. LUC 108-8-7 (b) provides an exception to the concrete or asphalt parking surface requirement. It is the planning staff's recommendation that the exception to this rule may apply because this is a seasonal operation.
- **Considerations relating to outdoor advertising:**
  - This plan does not include signage. If at any time in the future signage becomes part of this operation, an amended design review application is necessary.
- **Considerations relating to building and site layout:**
  - The site plan (**Exhibit B**) shows that the project area is compliant with the minimum zoning site development standards:
  - The surface lifts and the sprung structure will be placed in/near the same location as the existing improvements that will be removed as part of this application.
- **Considerations relating to landscaping:**
  - There is no landscaping planned for the site. Site preparations are limited to some small-scale grading, to even out the beginner slopes, and soil stabilization for the surface lifts.
- **Considerations relating to prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:**
  - The proposal complies with the approved Powder Mountain (Summit) Master Plan, specifically the Mid Mountain development area that shows existing recreation use on this specific parcel, and the applicable zoning development agreement.
- **Considerations relating to utility easements, drainage, and other engineering questions:**
  - There are currently no utility easements on the property, as the property has not gone through, nor has it been proposed to, go through the county subdivision process. The County Engineer's review comments will be conditions of design review approval.
- **Other considerations:**

The Weber Fire District approves of this, with the condition that an NFPA 13 system installed. Weber Fire District has also indicated the need for a hydrant installed within 100' of the FDC. Parking must be designed to accommodate year-round access to the structure for both Fire and Ambulance services. Sprinkler and alarm plans can be deferred submittals.

Engineering has not yet formally reviewed this project, however, they have no immediate concerns. The applicant shall follow all recommendations and conditions of approval from all review agencies prior to written approval being granted.

## Conformance to the General Plan

Page 29, Commercial Development: The Ogden Valley General Plan supports this use within existing resort areas. "Ogden Valley capitalizes on recreational tourism to support its economic base."

## Staff Recommendation

The Planning Division recommends approval of the Powder Mountain Ski School upgrades located at approximately 6580 N Powder Mountain Rd. Approval of file# DR 2023-06 is subject to all review agency requirements, and the following conditions:

1. A design review amendment is necessary for all site expansions and additions.

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.

## Exhibits

- A. Narrative
- B. Site Plan

Area Map



**Narrative: Sundown Beginner Skier Experience**

Summit Mountain Holding Group, LLC ("SMHG") is hereby making application for a design review for the removal and replacement of the existing Sundown Ski School building at Powder Mountain Ski Resort. The project also includes removal of the Tiger Tow surface lift and installation of two "magic carpet" ski lifts.



The existing ski school building is outdated and undersized. This building will be demolished and removed. There is a double wide mobile trailer adjacent to the existing ski school building that will be removed from the site.



Picture above: existing ski school building to be demolished, adjacent trailers to be removed

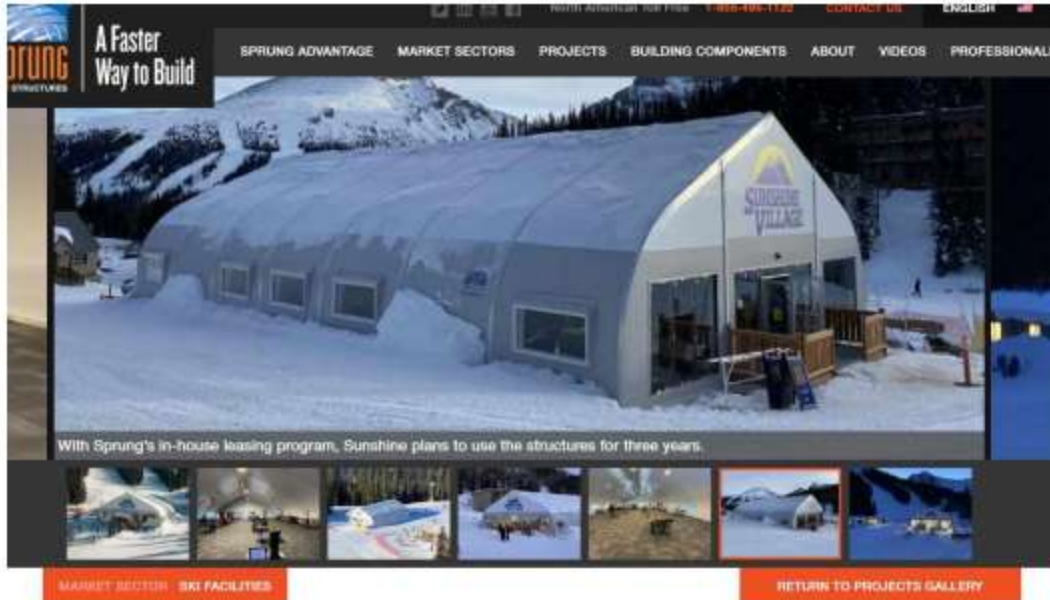


Picture above: existing Tiger Tow surface lift to be removed/replaced

Picture below: example of new "Magic Carpet" surface lift



The proposed Sprung Structure is 50' x 72' (3,600 square feet) and will include ski school, ski rentals, ski tune-up, retail area, ticket sales, and restrooms. The structure is intended to be in place for several years until a permanent structure is constructed in conjunction with the build-out plan for the Sundown area. Sprung Structures can be disassembled, relocated, and repurposed. We plan for the structure to be white in color.



Picture above: example of similar proposed Sprung Structure in a ski resort setting

The grading planned for the area includes flattening an area for the structure, and filling the low area such that there is uniform grade between the proposed structure and Sundown lift, creating a relatively flat area for beginner skiers to learn. The structure foundation will be designed per geotechnical and structural recommendations that will be included with the building permit submittal. The magic carpets will follow natural slopes, but require minor grading to achieve a consistent slope for the surface lift and adjacent ski terrain. All disturbed area will have topsoil spread, native seeds spread, and erosion control blankets installed to promote regrowth. The total disturbance area is less than 1 acre.

