

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

August 16, 2023
4:00 p.m.

1. Minutes: August 2, 2023

2. Administrative Items

2.1 DR2023-05 – 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**

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**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd 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

August 2, 2023

Minutes of August 2, 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: Steven Burton, Principle Planner; Tammy Aydelotte, Planner; June Nelson, Secretary

1. Minutes: July 19 -Minutes approved as presented

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

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.

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.

Principal Planner Burton recommends approval based on the conditions and findings in the staff report.

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

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.

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.

August 2, 2023

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.

Principal Planner Burton recommends approval based on the conditions and findings in the staff report.

Adjourned 4:22

Respectfully submitted,

June Nelson



Staff Report to Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: DR2023-05 – 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.

Meeting Date: Tuesday, August 16, 2023

Type of Decision: Administrative

Applicant: Rick Everson

Owner: Summit Mountain Holding Group

Property Information

Approximate Address: 5800 North Summit Pass Rd, Eden, UT, 84310

Project Area: Approximately 14.00 acres

Zoning: DRR-1

Existing Land Use: Resort

Proposed Land Use: Resort

Parcel ID: 23-012-0186

Township, Range, Section: Township 7 North, Range 2 East, Section 06 SE

Adjacent Land Use

North: Resort/Cache County	South: North Powder Ridge Rd/Summit Pass Rd
East: Resort	West: Residential

Staff Information

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
801-399-8767

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 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.

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 are 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 Summit Pass road terminates at this location. The planning division requires that access to this winter facility is available in the event of an emergency. This area will be groomed and accessible by the Mountain Operations.
- 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. The planning staff's recommendation is that the exception to this rule may apply because this is a seasonal operation and that visitor parking will be at the Timberline Parking Lot where visitors will ride a shuttle to the end of the road for drop-off. Visitors may also ski in and snowmobile to the yurt.

Sec. 108-8-13 Ogden Valley Destination and Recreation Resort Zone.

Within the Ogden Valley Destination and Recreation Resort Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by the planning commission, the land use authority may modify the applicability of any provision of this chapter by approving a parking plan created by the developer if the land use authority determines that the plan is consistent with the approved master plan. Such plan shall include provisions applying sufficient mitigation for parking and will provide a mechanism for revocation where the plan is not operating as presented.

- Visitors of these new facilities will be connected to the larger resort area via a 20' ski path.
- **Considerations relating to outdoor advertising:**
 - Improvement related to the use includes the placement of one 1.5 square foot sign that is attached to the front of the yurt. The sign plan is attached as Exhibit C.
- **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 restrooms and the storage containers will be placed in a location that is in close proximity to the yurt.
- **Considerations relating to landscaping:**
 - There is no landscaping planned for the site. Site preparations are limited to some small-scale grading and soil stabilization for the approach and the yurt activity area.
- **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 Recreation Plan Development Area that shows walking, hiking, cross-country skiing, and an adventure course.
- **Considerations relating to utility easements, drainage, and other engineering questions:**
 - There are currently no utility easements on the property. The County Engineering Department has no concerns or comments related to the proposal.
- **Other considerations:**
 - The Weber Fire District approves of this, with the condition that extinguishers are in place and an emergency access plan is in place with ski patrol and mountain operations. The Planning Division will require that snow management be conducted in a fashion that ensures safety for patrons and that the use of mobile restrooms is limited to the winter ski season only. The County Engineering Department has posted comments to this proposal which have been addressed by the applicant.

Conformance to the General Plan

Page 25, Development Goal #1 of The Ogden Valley General Plan supports this use within existing resort areas.

Staff Recommendation

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.

Exhibits

- A. Narrative
- B. Site Plan
- C. Sign Plan

Area Map

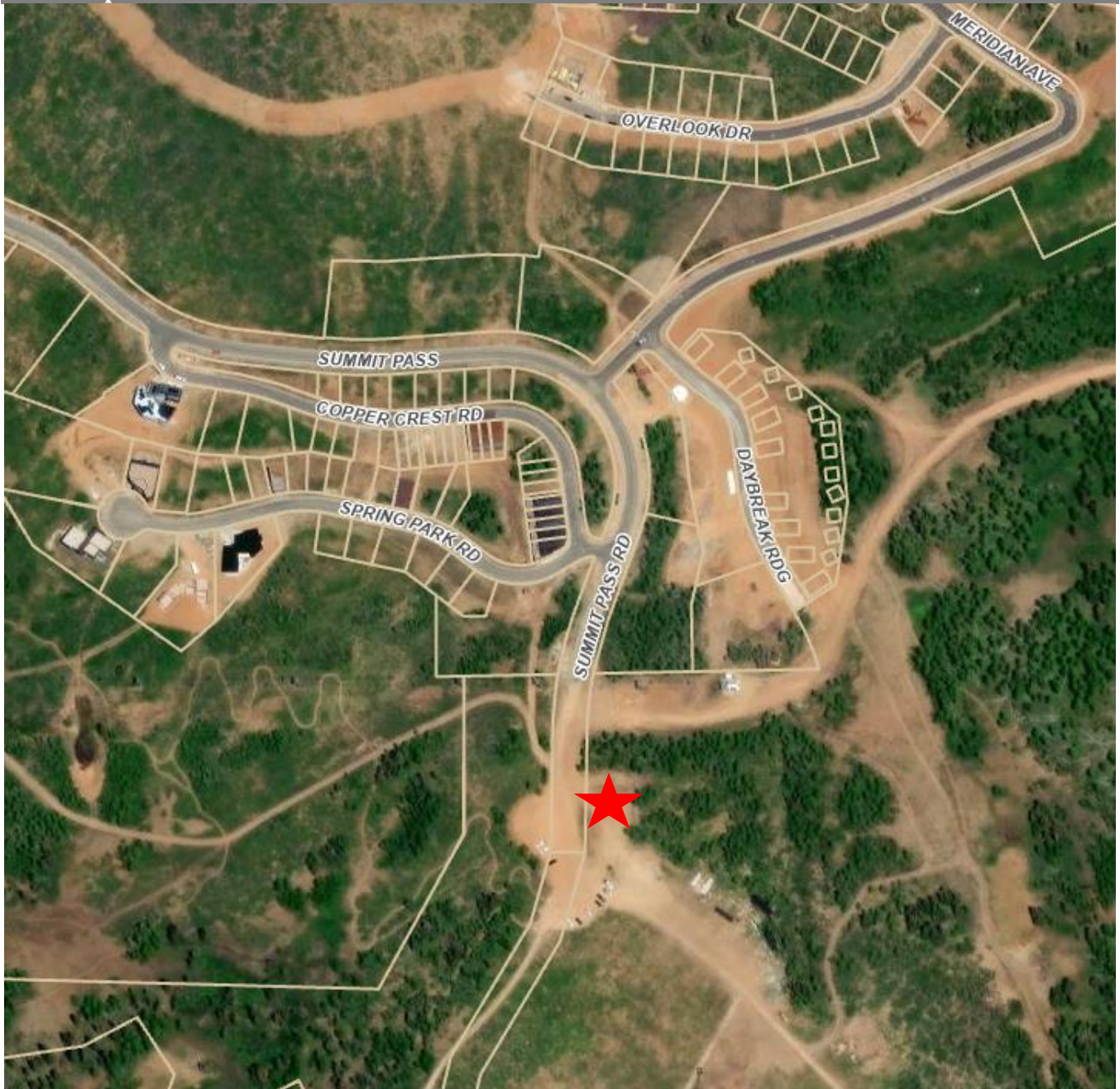


Exhibit A

Narrative: Yurt Project at Powder Mountain

Summit Mountain Holding Group, LLC ("SMHG") is hereby making application for a design review for a yurt to be used for winter activities. The location of the yurt is near the end of the Summit Pass right of way, just south of the top of the Village Lift.



Picture above: vicinity map of proposed project location

The proposed yurt is a 30' diameter structure to be built on a circular, raised deck. This will be used as a starting/finishing location for snowmobile tours, snowshoe tours, cross country skiing, and snowbike tours.

Next to the yurt, we plan to install (2) Conex storage containers that will be used for storing and charging electric snowmobiles and electric snowbikes.

Lastly, a mobile restroom trailer will be stationed near the yurt for patrons use. This trailer is fully serviced by the third party provider.

The site is located in an area that requires very little disturbance. It is in an area that is already cleared and stabilized with gravel. Minor leveling might be necessary for the structures. An electrical trench will be needed that will go in the existing ski run, then turn through the trees where a small ski access will be created for access directly from the village ski lift.

Exhibit A



Picture above: example of proposed yurt

Picture below: example of mobile restroom trailer



Exhibit A



Picture above: example Conex storage container

Exhibit B

YURT SITE PLAN

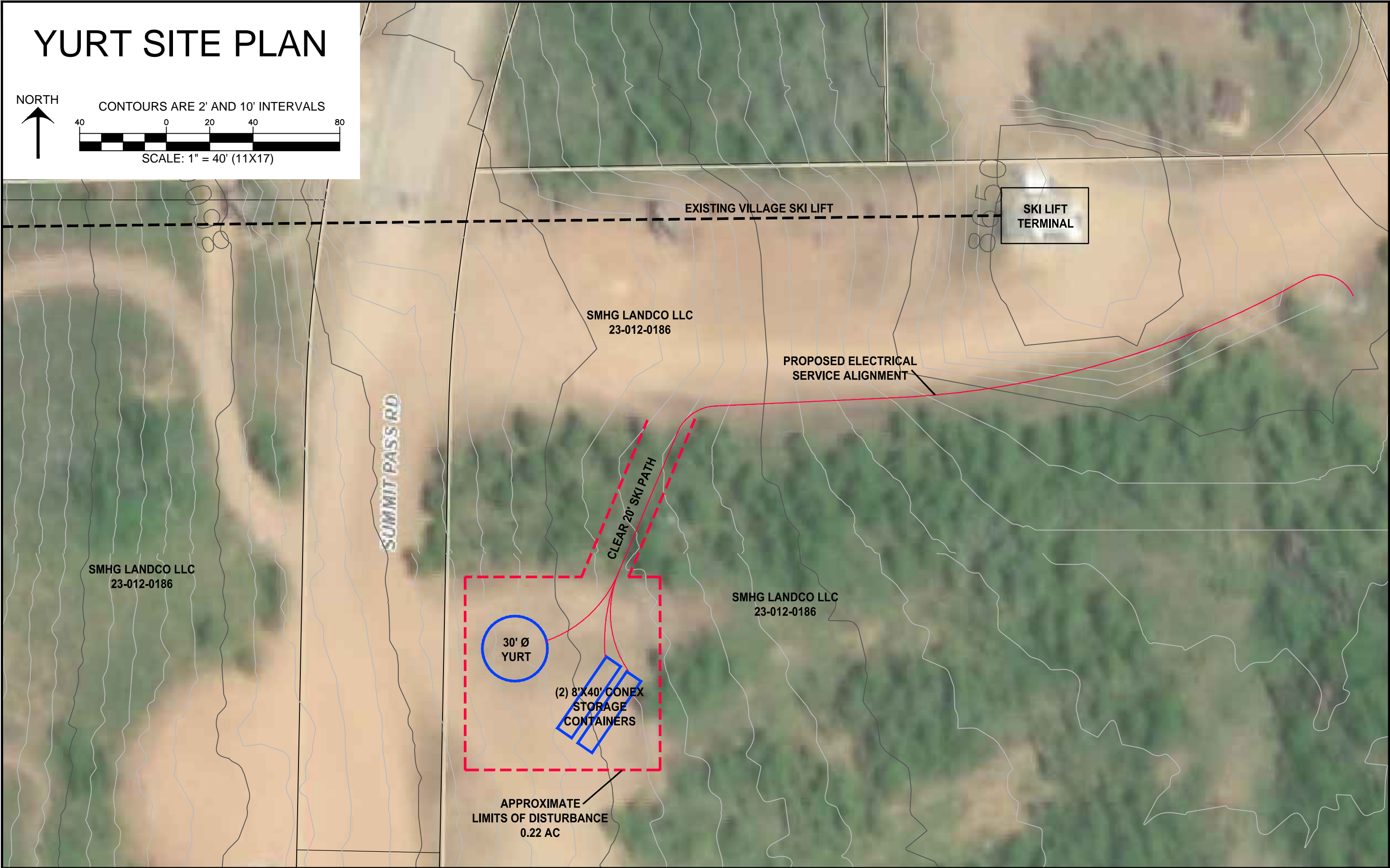
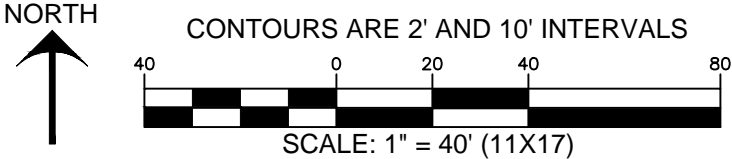


Exhibit C





Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Agenda Item:	LVC063023 Request for final approval of Babilis II Subdivision, located at approximately 2915 E Babilis Lane, Ogden
Type of Decision:	Administrative
Agenda Date:	Wednesday, August 16, 2023
Applicant:	Jean Babilis
File Number:	LVC063023

Property Information

Approximate Address:	2915 E Babilis Lane
Project Area:	1.3 acres
Zoning:	RE-20
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	07-799-0003

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

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

Applicable Ordinances

- Title 104, Zones, Chapter 3, RE-20 zone
- Title 106, Subdivisions, Chapters 1-8 as applicable

Background and Summary

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.

Analysis

General Plan: The proposal is not contrary to the Western Weber General Plan, as the proposal complies with the 'large lot' designation on the future land use map of the general plan.

Zoning: The property is zoned RE-20. The land use code lists the following as the purpose and intent of the RE-20 zone.

The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.

Lot area, frontage/width and yard regulations: The RE-20 zone requires each lot to be at least 20,000 square feet with 100 feet of lot width. Each lot has at least 20,000 square feet and 100 feet of lot width. Typically the land use code requires each lot to have lot width along a public street that is built to the county public works standard. This two lot subdivision is proposed off an existing private lane that meets, or will meet, fire district standards before homes receive an occupancy permit.

Culinary water, secondary water, and sanitary sewage disposal: The applicant has provided a will-serve letter from Uintah Highlands Improvement District for water and sewer connections to both lots. The applicant has included the district on the final plat to sign before it records, as required by the subdivision code.

Relation to Adjoining Street Systems/ Pathways: No public street or trail connections are expected in this location, and none have been requested at this time.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Weber Fire District, Weber County Engineering, and the Surveyor's Office. The review agencies have granted conditional approval of the project.

Staff Recommendation

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.

Exhibits

- A. Proposed Final Plat

Location Map



BABILIS II SUBDIVISION

A PART OF THE S.W. 1/4 OF SEC. 24, T.5N., R.1W., S.L.B.&M.
UNINCORPORATED WEBER COUNTY, UTAH - AUGUST 2023

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots as shown or noted hereon and name said tract BABILIS II SUBDIVISION:

We hereby grant and convey a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement (PUE), storm water detention/retention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation, maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements without authorization of the governing entity.

We hereby grant and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Right(s)-of-Way) as access to the individual lot(s), or other property or uses granted for the ownership or use of said lot owner(s), heirs, grantees, and/or assigns, to be maintained by said lot owners, their grantees, successors, or assigns.

Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20____.

NICHOLIS J. BABILIS
STATE OF UTAH)
COUNTY OF WEBER) SS

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature: _____ My Commission Expires: _____
(print name below signature):

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, T5N, R1W, SLB&M, U.S. SURVEY

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 CALAIS SUBDIVISION WHICH IS 368.11 FEET SOUTH, 3358.47 FEET EAST AND SOUTH 50°49'12" EAST 69.64 FEET FROM THE CENTER OF SECTION 23 T5N, R1W, SLB&M, U.S. SURVEY; AND RUNNING THENCE SOUTH 29°15'47" EAST 378.00 FEET; THENCE SOUTH 64°42'02" WEST 160.24 FEET TO A POINT ON THE EASTERLY LINE OF EASTWOOD SUBDIVISION NO.6; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY LINE OF EASTWOOD SUBDIVISION NO.6: NORTH 29°15'47" WEST 156.87 FEET AND NORTH 28°13'15" EAST 41.09 FEET; THENCE NORTH 66°43'57" EAST 126.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 60,426 SF OR 1.387 ACRES

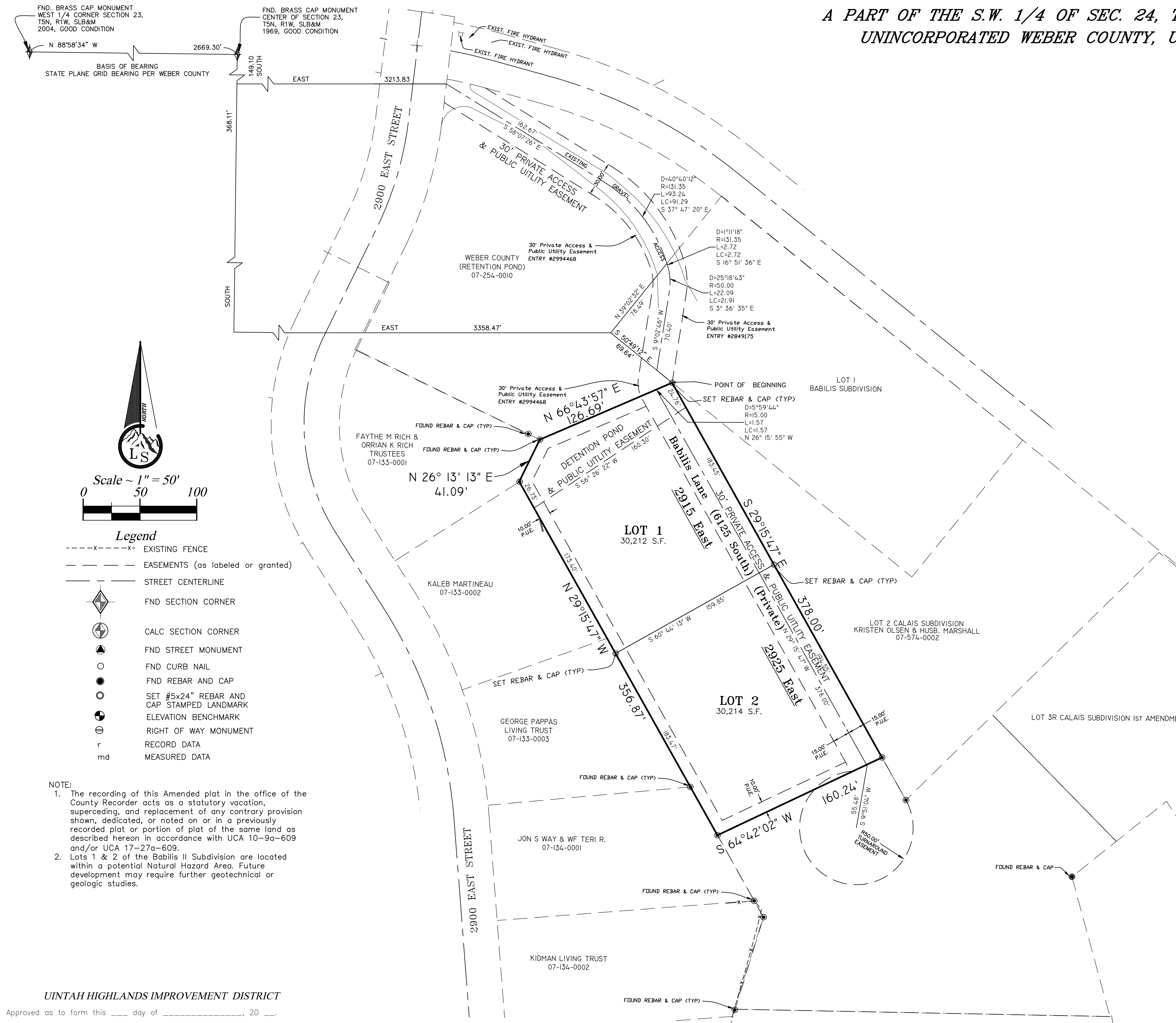
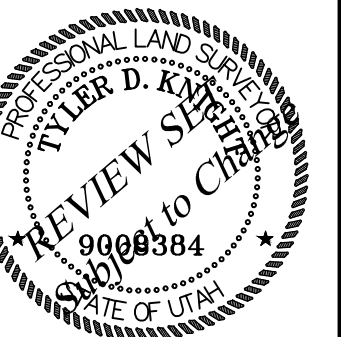
TOGETHER WITH A 30 FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT BEING 15.0 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, T5N, R1W, SLB&M, U.S. SURVEY

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF 2900 EAST STREET WHICH IS 149.10 FEET SOUTH AND 3213.83 FEET EAST FROM THE CENTER OF SECTION 23 T5N, R1W, SLB&M, U.S. SURVEY; AND RUNNING THENCE SOUTH 58°07'26" EAST 162.67 FEET TO A POINT OF CURVATURE, THENCE 93.24 FEET ALONG A 131.35 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE IS 40°40'12" AND LONG CHORD BEARS SOUTH 37°47'20" EAST 91.29 FEET), MORE OR LESS TO THE NORTHWESTERLY BOUNDARY LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED FOUND IN BOOK 945 PAGE 697 OF THE WEBER COUNTY RECORDERS OFFICE, THENCE 2.72 FEET ALONG THE ARC OF A 131.35 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE IS 1°11'18" AND LONG CHORD BEARS SOUTH 16°51'36" EAST 2.72 FEET) TO A POINT ON A COMPOUND CURVE, THENCE 22.09 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE IS 25°18'43" AND LONG CHORD BEARS SOUTH 3°36'35" EAST 21.91 FEET), THENCE SOUTH 9°02'46" WEST 70.40 FEET MORE OR LESS TO THE SOUTHWEST BOUNDARY OF SAID PARCEL, THENCE SOUTH 9°02'46" WEST 8.71 FEET, THENCE 8.46 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE IS 32°18'49" AND LONG CHORD BEARS SOUTH 7°06'38" EAST 8.35 FEET) TO THE NORTHERLY BOUNDARY OF LOT 6N OF THIS PLAT.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



NOTE:
1. The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.
2. Lots 1 & 2 of the Babilis II Subdivision are located within a potential Natural Hazard Area. Future development may require further geotechnical or geologic studies.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT
Approved as to form this ____ day of _____, 20 ____.

Signature _____
Weber County Surveyor

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ____ day of _____, 20 ____.

Chairman, Weber County Planning Commission

WEBER COUNTY ATTORNEY
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this ____ day of _____, 20 ____.

Signature _____

WEBER COUNTY SURVEYOR'S CERTIFICATE
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this ____ day of _____, 20 ____.

Weber County Surveyor _____ Record of Survey # _____

WEBER COUNTY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this ____ day of _____, 20 ____.

Signature _____

RETE BROWNING & WF RIKKI HRENKO
07-099-0045

NARRATIVE

The purpose of this survey was to Amend Lot 5N of Calais Subdivision 1st Amendment as shown. The 30' private access and utility easement description runs through the Weber County parcel and Lot 1 of Babilis Subdivision, and is an agreement between the developer and said owners to provide access to parcels 1 and 2.

Basis of Bearing is Utah State Plane Grid bearing as shown.

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyingUtah.com</p>		<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>		<p>Weber County Recorder</p>	
<p>DEVELOPER: Jean Babilis</p>		<p>1 of 1</p>		<p>Entry no. _____</p>	
<p>Address: _____</p>		<p>FILED FOR RECORD AND RECORDED</p>		<p>____ day of _____, 20 ____</p>	
<p>PART OF THE S.W. 1/4 OF SEC. 24, T.5N., R.1W., S.L.B.&M.</p>		<p>Subdivision</p>		<p>at _____ of official records, on page _____</p>	
<p>Revisions</p>		<p>DRAWN BY: TK</p>		<p>County Recorder: Leann H Kilts</p>	
<p>CHECKED BY: TK</p>		<p>DATE: 6/21/2023</p>		<p>By Deputy: _____</p>	
<p>PROJ: 4051</p>		<p>Fee paid _____</p>		<p>_____</p>	

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupations and Professional Licensure. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.