

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.

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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