

3-56: ACCESSORY SKI LIFTS AND ASSOCIATED FACILITIES IN THE CE-1 ZONE

A. INTENT

It is the intent of this section to provide standards for the approval of accessory ski lifts and certain closely related facilities in the CE-1 Critical Environmental Zone in a way which follows the stated intent of the zone, protects the sensitive environment of the area, and assures that the cost of governmental services will be considered.

B. SCOPE

The Planning Commission, in accordance with the provisions of zoning section 7-24-D, may approve a conditional use permit for accessory ski lifts and certain associated ancillary facilities in the CE-1 Zone provided the following provisions are met:

C. PERMITTED FACILITIES

The following facilities may be permitted in association with a conditional use permit issued pursuant to this section:

1. Accessory ski lifts and lift operator shelters.
2. Ski and snowboarding runs.
3. Avalanche control facilities and structures.
4. Skier and ski patrol warming facilities.
5. Pre-packaged food vending machines and their shelters.
6. Restrooms.
7. Service roads and trails; utility lines.

Note: When lodging, food preparation, equipment sales or rental or other facilities are desired, they are to be located within a recreational resort lying in the CE-2 zone or outside of Utah County.

D. SITE PLAN

An applicant for a conditional use permit for accessory ski lifts and associated facilities shall submit a drawn-to-scale site plan of the subject property at a scale 200 feet per inch or larger (except the scale may be 1000 feet per inch or larger for portions of the lot where there will be no runs or other facilities placed) which shall contain:

1. The boundary of the zoning lot of record and the boundary of the project area if not coterminous with the lot boundary.

2. The location of any existing structures, roads, utilities and other uses of land.
3. The location of all proposed ski lifts, ski runs, shelters, restrooms, roads, utility lines and any other proposed facilities.
4. Topography, vegetation, and soil types.
5. Other information which the Planning Commission finds it needs to determine whether the use meets the standards of approval or needs to set conditions in accordance with zoning section 7-24-D-4.

E. OPERATIONS DISCLOSURE STATEMENT

In addition to the site plan, an application for a conditional use permit shall be accompanied by a disclosure statement stating:

1. The scope and purpose of the development.
2. The identification of ownership or leasehold interests; the job title, name, address, phone number and hours of service of the individual managing the area.
3. The provisions for trash removal, water, sewer, security, and access by governmental emergency services for the development.
4. The daily management and operations procedures.

F. DEVELOPMENTAL IMPACT REPORT

The applicant shall submit a developmental impact report prepared by an individual or individuals competent in the fields to be addressed in the report, which analyzes the impacts relative to the following and presents proposed mitigation alternates to compensate for problems to be caused, if any, by the accessory ski lift area. The report shall follow the format approved by the Planning Commission for such use.

G. FISCAL IMPACT REPORT

The applicant shall submit a fiscal impact report prepared by an individual or individuals competent in the fields to be addressed in the report. The report shall show:

1. The qualifications of those doing the report.
2. An itemized list of governmental services that will be needed by the proposed development under existing state mandates and governmental practices and the annual cost to the units of government that will provide those services.
3. An itemized list of governmental revenue sources available under existing state laws and governmental practices that is broken out by each source of revenue.
4. An analysis of costs of services and the availability of revenues during the construction phases and, when a development is to go up in phases, the costs and revenues during interim phases before the

development is complete.

5. An analysis of the above costs and revenues when the development recommendations for mitigation of costs provides for the applicant to contract for or to provide some of the services traditionally provided by government.

6. An itemized analysis of potential liability and exposure of the County for governmental services to be handled by parties other than the County.

H. STANDARDS

1. The land on which the development lies is located in the CE-1 zone on a zoning lot which either abuts a recorded recreational resort plat in the unincorporated area of Utah County containing an existing ski resort or abuts an existing ski resort in an adjoining county.

2. The Planning Commission finds that neither flooding, water quality, nor other aspects of the environment will be unreasonably diminished by the approval of the development, and that conditions of approval can be attached which can reasonably be expected to mitigate the environmental impacts.

3. The Planning Commission finds that the costs of providing governmental services generated by the development have been considered.

4. The Planning Commission finds that there is adequate evidence that the facilities will have a safe design, and that the risks associated with avalanches, rockfall and other natural hazards have been addressed.

5. The Planning Commission finds that accessory ski lifts and associated facilities will not significantly reduce property values of adjacent parcels of land.

6. No lodging, food services, or their facilities besides those listed in this section will be present in the development.

7. Adequate parking (which may include off-site parking with transit access), patron access, and other public facilities exist for the increase in utilization of the resort to which the subject accessory ski lift area will be appurtenant.