

- Area #2 - Western Property
- Approved expansion area to the west
- Approved in 2002

ATTACHMENT B

1. PERMITTED USES

This Conditional Use Permit shall authorize a ski and golf facility, which would include a maximum of five (5) run areas, and the relocation of four (4) golf holes from the adjoining facility governed by Conditional Use Permit #437. No other facilities or improvements shall be authorized within the boundaries of the Conditional Use Permit.

2. DEVELOPMENT AREAS, including Protected and Non-Protected Zones, AND BUILDING REQUIREMENTS

- a. The area of this property that may be utilized for the uses authorized by this permit shall be fifty-three (53) acres in size. Given the City Council's previous authorization of a grading waiver to this petitioner and property, the Planning and Zoning Commission shall not require the submittal of a Natural Resource Protection Standard Analysis since much of land disturbance is complete.
- b. The petitioner shall be authorized to install a maximum of three (3), new ski lifts in association with the runs. Along with these lifts, all necessary mechanical equipment shall be allowed as well, which shall be indicated on the Site Development Plan to be submitted to the Planning and Zoning Commission.
- c. The petitioner shall be authorized to construct a maximum of seventy-five (75) snow producing guns within the boundary of the Conditional Use Permit. These guns shall employ the latest technology in sound reduction and be placed in locations within the new site to minimize the impact of noise on surrounding properties. The location of these new guns shall be indicated on the Site Development Plan submitted to the Planning and Zoning Commission for their review and action.
- d. No new buildings shall be allowed on this property, except as authorized on the Site Development Plan approved by the Planning and Zoning Commission for the purposes of ski area maintenance or emergency medical treatment.

- e. All parking, rental services, wastewater treatment, concessions, and other improvements or activities otherwise associated with or utilized to serve the new ski run area shall be provided on the adjoining property which is governed by Conditional Use Permit #437 approved by St. Louis County in July 1982. All improvements in this existing Conditional Use Permit area shall adhere to the requirements of the existing permit (St. Louis County #437) and all other applicable laws of the City.
- f. The number of golf course holes authorized on the site shall be limited to four (4) in total and indicated on the Site Development Plan submitted to the Planning and Zoning Commission for review and action.

3. PLAN SUBMITTAL REQUIREMENTS

Within six (6) months of the Conditional Use Permit being granted by the City of Wildwood, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Section 1003.187 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

- a. Outboundary plat and legal description of the property.
- b. Detailed description of the location of ski runs and lift areas, snow producing guns, and lift and chair placements.
- c. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
- d. Existing and proposed contours at vertical intervals of not more than two (2) feet.
- e. Parking calculations for the proposed use.
- f. A Landscape Plan including the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
- g. An inventory indicating the percent of tree canopy to be retained on the site.
- h. Location of all existing and proposed easements.
- i. All other information not mentioned above, but required on a preliminary plat

in accord with Section 1005.060 of the City of Wildwood's Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Structure and Land Disturbance Setbacks

- a. No structure or land disturbance shall be authorized within the required setback areas of this site as defined by Section 1003.107 NU Non-Urban Residence District of the City of Wildwood's Zoning Ordinance, except for the south and west property lines, where a minimum of fifty (50) feet shall be maintained, excluding the existing grading in conjunction with the golf course holes on this subject site.

Access and Roadway Improvements

- b. Access to this new ski and golf course area shall be from the existing Hidden Valley Drive, which has been improved and constructed in accord with the requirements of St. Louis County. Any increased utilization of this site (an increase of over thirty (30) percent in the number of skiers using the entire facility from the previous busiest year on record) that would necessitate a need for new roadway improvements to serve the facility shall be reviewed by the City prior to their construction. This review would be premised on a Traffic Study indicating the extent of proposed improvements, if needed, and completed before action by the Planning and Zoning Commission on an Amended Site Development Plan.
- c. Use of the existing easement currently serving the subject site shall be prohibited for the purposes of this ski area and golf course operation, except for maintenance and emergency access purposes, as authorized by an existing private agreement recorded on December 18, 1997.

Miscellaneous Roadway Requirements

- d. Parking shall be prohibited along both sides of Hidden Valley Drive.

Parking Requirements

- e. No new parking spaces shall be provided within the boundaries of this Conditional Use Permit area. All parking for this expanded facility shall be provided on the adjoining property governed by Conditional Use Permit #437, which was approved by St. Louis County in July 1982. Any changes to parking necessitated by increased activity approved herein shall require revision to the Site Development Plan and/or Conditional Use Permit #437 for the property containing such improvements.

Landscape Requirements - Specific

- f. The areas of existing vegetation within the Conditional Use Permit boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code.
- g. All stormwater facilities shall be appropriately landscaped and comply with the Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual. Wetlands plantings must be used at appropriate locations within the basins themselves as directed by the Department of Public Works. Landscaping shall adhere to all requirements of Chapter 410 of the City's Municipal Code and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half ($2\frac{1}{2}$) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs- twenty-four (24) inch minimum height.

Signs

- h. No business signs shall be erected within the boundaries of this Conditional Use Permit. Directional signs shall be authorized per Section 1003.168 Sign Regulations for the NU Non-Urban Residence District for the purposes of

this facility.

- i. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission.

Lighting Requirements

- j. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed twenty (20) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Code - Section 1003.160 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The location of all light standards and their design and appearance shall be approved by the Planning and Zoning Commission on the Site Development Plan.

Miscellaneous Conditions

- k. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the City of Wildwood Building Code, as amended.
- l. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

5. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of Site Development Plan, the developer shall provide the following:

Stormwater Improvements

- a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.

- 1) The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood standards.
- 2) All stormwater shall be discharged at an adequate natural discharge point.
- 3) Detention of differential runoff of stormwater is at the discretion of the Department of Public Works. Said detention, if required, shall be provided in the form of permanent retention facilities. The retention facilities shall be completed and in operation prior to the issuance of occupancy permits.

6. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, a copy of the legal description and conditions of the permit shall be recorded with the St. Louis County Recorder of Deeds.

7. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

- a. Subsequent to approval of the Site Development Plan, and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works and the Missouri Department of Natural Resources must be received by the Department of Planning.

8. GENERAL DEVELOPMENT CONDITIONS

- a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control, in the form of siltation control measures, is required.
- c. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they

relate to the development of this tract of land.

- d. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as rye or sudan grasses, shall be utilized to retard erosion.
- e. Failure to comply with any or all of the conditions of this permit shall be adequate cause for revocation of permits by the issuing City of Wildwood Departments or Commissions.
- f. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this permit in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.
- g. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Conditional Use Permit, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.
- h. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Conditional Use Permit, except where this permit has expressly modified such regulations by reference to the applicable provision authorizing such modification.
- i. The uses permitted herein shall be operated in conformance with the performance standards contained in Section 1003.163 of the City of Wildwood Zoning Code as they related to noise pollution.