OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

REGULAR PLANNING BOARD SPECIAL MEETING AGENDA
August 04, 2010
5:00 p.m.

Pledge of Allegiance

Roll Call

1. **Regular Agenda Items:**
   New Business
   1-1. **ZP 2010-03** Consideration and Action regarding a Zoning Petition by Snowbasin to create a Destination Resort Zone DRR-1 at Snowbasin by Snowbasin to create a Destination Resort Zone DRR-1 at Snowbasin

2. **Public Comments:**

3. **Planning Commissioner's Remarks:**

4. **Staff Communications:**
   4.1. Planning Director's Report
   4.2. Legal Counsel's Remarks

5. **Adjournment**

The meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and/or action on Zoning Petition #2010-03 by Snowbasin Resort Company to rezone approximately 3,808 acres, at Snowbasin Resort, from Forest Valley-3 (FV-3), Forest-5 (F-5), and Forest-40 (F-40) to the Ogden Valley Destination and Recreation Resort Zone (DRR-1).
Agenda Date:	Wednesday, August 04, 2010
Applicant:	Snowbasin Resort Company
Representative:	Rebecca Zimmermann, Design Workshop – Denver, Colorado
File Number:	ZP 2010-03

Property Information

Approximate Address:	3900 East Snowbasin Road
Project Area:	3,808 acres
Zoning:	FV-3, F-5 and F40
Existing Land Use:	Day-Skier Resort and Agriculture
Proposed Land Use:	Four Season Destination Resort
Parcel ID(s):	20-005-0031, 20-036-0026, 20-036-0039, 20-040-0002, 20-043-0001, 20-043-0005, 20-044-0003, 20-044-0005, 20-044-0007, 20-044-0008, 21-031-0028, 21-039-0004, 21-040-0002, 23-002-0003, 23-003-0002, 23-004-0002, 23-044-0003
Township, Range, Section:	T5N R1E Sections 3, 4, and 5 T6N R1E Sections 24, 25, 26, 28, 29, 32, 33, 34, 35, and 36 T6N R2E Sections 19, 30, and 31

Adjacent Land Use

North:	National Forest, Forest Residential, Agriculture, and SR 39	**South:**	Morgan County
East:	Forest Residential, Agriculture, and Un-developed foothill	**West:**	National Forest

Staff Information

Report Presenter:	Scott Mendoza smendoza@co.weber.ut.us 801-399-8769
Report Reviewer:	JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 35 (Petitioner Requirements-Rezoning Procedure and Development Agreement)
- Weber County Zoning Ordinance Chapter 43 (Ogden Valley Sensitive Lands Overlay Districts)
- Weber County Zoning Ordinance Chapter 44 (Ogden Valley Destination and Recreation Resort)

Background

Request

The petitioner is requesting an amendment to the Weber County Zoning Map in the area of Snowbasin Resort which is located, primarily, on both sides of Trapper Loop Road, spanning (south) from its intersection with Highway 39 to and beyond the Weber/Morgan County Line. The request is that Weber County change the existing Resort's zoning from Forest Valley-3 (FV-3), Forest-5 (F-5), and Forest-40 (F-40) to the Ogden Valley Destination and Recreation Resort Zone (DRR-1). It is the goal of Weber County to promote the general welfare, safety, health, convenience, and economic prosperity of the residents of the County; therefore, the Planning Commission will need to determine, if in favor of the proposal, that the re-zoning described below furthers that purpose. Specifically, the Commission will need to verify the Resort Plan's compliance

with applicable standards, assess the proposed Resort's compatibility with the Ogden Valley General Plan and assess its impacts on the existing public infrastructure as well as its impacts on property owners and residents in the area. It is within the Planning Commission's discretionary right to impose conditions on the proposal and request changes to the Concept or Land Use Development Plan in order to achieve compatibility and/or lessen or eliminate adverse impacts to the surrounding area.

History

The Resort area (Wheeler Basin specifically) was historically used for its timber and as grazing land before misuse and overgrazing led to a purchase of almost 5,000 acres made by Ogden City, the Ogden Rotary Club, and the Ogden Chamber of Commerce. This property was then conveyed to the Cache National Forest for protection, restoration and development into what they (the parties listed above) described as a year-round recreation destination. The area has been bordered, primarily, by traditional "agriculture-based" land uses to the south and east with, mainly, U.S. Forest Service lands to the north and west. It currently operates three lodges, a skier services building, and 10 lifts that provide access to approximately 3,000 acres.

Application

Snowbasin Resort submitted their petition on May 7, 2010 with all supporting materials that are required by ordinance. In addition to the required materials, an Infrastructure Master Plan has been submitted along with a Preliminary Geologic Hazard Evaluation consisting of a Geologic Setting Report and a Geologic Hazard Study that includes hazard mitigation recommendations. The following is a list of all required information that has been received:

- **Concept Development Plan** – The master plan's land use map, showing proposed use areas, can be found on page 25 of Exhibit A (Spiral-bound, 11"x17" booklet handed out at Snowbasin introduction/tour and labeled as Weber County Rezone Application). Due to the size of this project, the development areas have been arranged into separate "planning areas" denoted with a letter A through G. See page 3 of Exhibit A for a general description of each planning area proposed within Weber County.
- **Traffic Impact Analysis (TIS)** – The TIS has been submitted, as part of the required materials and has been reviewed by the Utah Department of Transportation (UDOT). The recommendations of the Traffic Analysis have been considered by UDOT; however, UDOT has asked for more information related to development timing and intersections that involve other resort traffic. See Exhibit B, (3-ring binder, labeled as "Exhibits") Tab 2 for the Snowbasin Transportation Element. See Exhibit C for UDOT's review letter. The TIS is also currently being reviewed by traffic experts at the Wasatch Front Regional Council (WFRC). WFRC comments are expected by the second week in August.
- **Cost Benefit Analysis (CBA)** - The CBA submitted is currently being reviewed by the Planning Staff as well as a financial expert from the County's Clerk/Auditors Office. With the assistance of the WFRC, the Planning Staff is currently seeking a 3rd party review of the CBA. See Exhibit B, Tab 3, for the Snowbasin Fiscal and Economic Impact Analysis.
- **Recreation Facilities Plan** – The Recreation Facilities Plan lists and geographically demonstrates the wide variety of recreational activities proposed for Snowbasin. The Plan can be found on page 43 of Exhibit A.
- **Seasonal Workforce Housing Plan** – The Workforce Housing Plan describes the need for 53 seasonal workforce housing units in order to meet the minimum number of units required by the Resort Zone Ordinance. This Plan can be found on page 45 of Exhibit A.
- **Emergency Services Plan including a Letter of Feasibility from the Weber Fire District and Weber County Sheriff's Office** – An Emergency Services Plan has been determined acceptable by the Weber County Sheriff's Office and the Weber Fire District. Letters of feasibility have been submitted on page 44 of Exhibit A.
- **Letter of Feasibility from the electrical power provider** – A letter of feasibility has been submitted on page 3 of tab 5 within Exhibit B.
- **Density calculation table showing proposed density calculations** – The petitioner has committed to transferring 521 Transferable Base Units (TBU's) from a parcel on the Valley floor to the Snowbasin Resort. This initial transfer has established a base number of units that are being used to acquire more units in the form of Transfer Incentive Matching Units (TIMU's) and Density Bonus Units (DBU's). Based on the total number of TBU's and the incentives available, Snowbasin has requested a total of 2,500 units. See page 27 of Exhibit A for a description and the density calculation.

- **Thematic renderings demonstrating the general vision and character of the proposed development** – Site layouts, development summaries and thematic renderings have been submitted for planning areas A, B, F, and G, within Weber County. See pages 28-42 of Exhibit A.

Proposal

The entire Snowbasin Resort property covers approximately 12,000 acres (approximately 8,026 of which are located in Morgan County); however, this request only involves the re-zoning of approximately 3,808 acres within Weber County and would change the existing zones **from**, Forest Valley-3 (FV-3), Forest-5 (F-5), and Forest-40 (F-40) **to** the Ogden Valley Destination and Recreation Resort (DRR-1) Zone. See page 9 of Exhibit A for the "Existing Zoning" map.

The project, as described by the applicant, represents extensive site analysis, research and collaboration with stakeholders to ensure a master plan that creates a four-season resort that enhances the resident and visitor experience at Snowbasin while protecting the characteristics of the Valley and its pristine nature. As stated above, Snowbasin's property includes a significant number of acres in Morgan County. To ensure compatibility and continuity between the two counties, the master plan has taken into account, the Resort's future vision for development in Morgan County. See page 24 of Exhibit A for the Overall Conceptual Land Use Plan Map.

The development areas within Weber County, as previously stated, have been divided into four planning areas known as Area A (Earl's Village), Area B (The Forest), Area F (The Meadows), and Area G (The Ranch). These areas make up approximately 20% of the overall area located within the project boundary and are proposed to be built in several phases over the course of up to five decades. The remaining acreage, consisting of 3,053 acres, will be designated as open space. Thirty percent of the project's adjusted gross acreage is required to be preserved as conservation open space; however, Snowbasin is proposing that half of the entire open space (40% of the adjusted gross acreage equaling 1,124 acres) be permanently preserved as conservation open space. This is 10% more than is required by the Resort Ordinance.

The following are development summaries for each planning area:

- Area A - Earl's Village is proposed as a mixed-use site that consists primarily of ski facilities, a mountain village (commercial, condo, hotel, events plaza etc.), and townhomes. See pages 3 and 28-33 of Exhibit A for site description, density, land use, slope, concept, and illustrative information.

AREA A DEVELOPMENT CHART			
Development Area	Acres	Avg. du/acre	Total Units
Area A - Earl's Village			
Multi Family	97	4.1	399
Condominiums	5	34	170
Mixed Use Village	40	24	960
Area A Developed Land Total	**142**		**1,529**
Hotel Units			150
Commercial SF			75,000

- Area B – The Forest is proposed to consist of mainly single-family and multi-family dwellings that will have ski-in and ski-out capabilities. See pages 3 and 34-36 of Exhibit A for site description, density, land use, slope, and illustration information.

AREA B DEVELOPMENT CHART			
Development Area	Acres	Avg. du/acre	Total Units
Area B - The Forest			
Single Family	118	1.2	143
Multi Family	98	3.7	359
Area B Developed Land Total	**216**		**502**

- Area F – The Meadows is proposed as a mixed-use center surrounded by an 18-hole golf course and single-family residences. Approximately half of this mixed-use center and 9 holes of the 18-hole golf course will be located in Weber County. See pages 3 and 37-38 of Exhibit A for site description, density, land use, and slope information.

AREA F DEVELOPMENT CHART			
Development Area	Acres	Avg. du/acre	Total Units
Area F - The Meadows			
Single Family	73	0.3	22
Clubhouse	3	N/A	N/A
Area F Developed Land Subtotal	**76**		**22**

- Area G – The Ranch is proposed as a neighborhood commercial and mixed use node that may include a grocery store, gas station, movie-theater, restaurants, offices and other retail stores for Valley residents and Resort guests. Single-family and multi-family residences are also proposed in this area. See pages 3 and 39-42 of Exhibit A for site description, density, land use, slope, and illustration information.

AREA G DEVELOPMENT CHART			
Development Area	Acres	Avg. du/acre	Total Units
Area G - The Ranch			
Single Family	205	0.7	135
Multi Family	26.3	6.2	162
Mixed Use	20.8	N/A	140k
Area G Developed Land Total	**252**		**297**

The following tables show project residential and commercial density located within **Weber and Morgan County**:

WEBER COUNTY				
Development Area	Acres	Total Units	Hotel Units	Commercial Sq Ft
Weber County Total Land Area	**3,808**			
Area A - Earl's Village	142	1,529	150	75,000
Area B - The Forest	216	502		
Area F - The Meadows	76	22		
Area G - The Ranch	252	297		140,000
Right-of-way (10% of proposed development areas)	69	N/A		
Weber County Total Development	**755**	**2,350**	**150**	**215,000**
Weber County Total Open Space	**3,053**			
Weber Co % of Land to be Developed	**19.8%**			
Weber Co % of Land to be Open Space	**80.2%**			

MORGAN COUNTY		
Development Area	Acres	Total Units
Morgan County Total Land Area	**8,144**	
Area C - Strawberry Village	230	1,200
Area D - The Meadows Village	300	850
Area E - The Meadows	475	150
Area F - The Meadows	160	160
Morgan County Total Development	**1,165**	**2,360**
Morgan County Total OpenSpace	**6,979**	
Morgan County % of Openspace	**86%**	

The application has not been submitted to Morgan County. These acres and units are approximate and subject to change.

Density

The total number of (Weber County area) density units, requested for the Snowbasin Resort is 2,500 units. This number was derived by applying Section 44-2 (3) of the Destination and Recreation Resort Zone Ordinance to the Resort proposal. As described in the Resort Ordinance, the Resort's current zoning is not considered when determining the maximum number of dwelling units allowed within a Destination and Recreation Resort Zone. The maximum number of units allowed within the Zone (Resort) shall be dependent upon; (1) an applicant's willingness to acquire and/or transfer development rights to the Resort; (2) an applicant's desire to accrue additional discretionary units in the form of Transfer Incentive Matching Units (TIMU's) and/or Density Bonus Units (DBU's); and (3) an applicant's ability to demonstrate a substantial

public benefit and exhibit an exceptional vision and development plan superior to that allowed by current or conventional zoning.

The Resort is proposing to transfer 521 of 571 total development rights from a 26.32 acre parcel lying adjacent to the Pineview Reservoir. This initial transfer of **521** units has established a base number of units referred to as Transferred Base Units (TBU's). Snowbasin is requesting that Weber County match this transfer at a rate of 2:1 due to the fact that they are transferring in excess of 90% of the potentially developable units from within a parcel that lies inbetween Pineview Reservoir and Highway 158. These transfer incentive units are referred to as Transfer Incentive Matching Units (TIMU's) and are intended to preserve open lands and scenic views into and out of the Reservoir. The total number of TIMU's requested is **1,042**.

Snowbasin is also requesting that Weber County award the Resort with a maximum density bonus of 60%. The total number of bonus units requested is **937**. See page 26 of Exhibit A for Snowbasin's explanation as to what bonuses they are applying for and how the Resort qualifies for them. Information supporting this request has been submitted and is provided based on meeting the following criteria:

1. Develop a Resort that can demonstrate (based upon substantial evidence and by means of a professional and empirical study) how it meets the purpose and intent of this Ordinance (e.g., utilize sustainable design practices that mitigate development impacts, preserve open space and convey a sense of stewardship for the land, contribute to the surrounding community's character and economic well-being, diversify and enhance quality public recreational opportunities); **up to a ten (10) percent bonus may be granted.**
2. Develop a Resort that can demonstrate, (based upon substantial evidence and by means of a professionally prepared Traffic Impact Analysis) that due to proposed transferring of development rights to the Resort, an eighty (80) percent reduction in (potential) future traffic congestion throughout the Ogden Valley and/or at key intersections such as the SR39 / SR158 (spillway) intersection, SR158 / Hwy 162 (Eden 4-way stop) intersection and the SR39 / Hwy 166 (Huntsville Crossroads) intersection will occur; **up to a ten (10) percent bonus may be granted**.
3. For an additional ten (10) percent or more of Conservation Open Space preserved within the Resort in excess of the minimum required by this ordinance; **up to a one (1) time maximum of five (5) percent bonus may be granted**.
4. Provide a developed and (public land agency) approved access to public lands; **up to a five (5) percent bonus may be granted.**
5. Establishment, promotion and implementation of an innovative program or project that substantially furthers Ogden Valley community interests and objectives as specifically referred to in the Ogden Valley General Plan; **up to a thirty (30) percent bonus may be granted.**

As part of number 5 above, Snowbasin has proposed to encumber all market-rate residential properties with a private covenant that imposes a 1% Real Estate Transfer Fee (RETF) on all initial sales and resales of lots, homes and condominium units within the Resort. The funds generated, which have been projected to be as much as $1,250,000 annually (upon build-out), would be used to further Ogden Valley community interests such as purchasing and permanently preserving open space or retiring development rights. This density bonus option was included as part of Snowbasin's development plan months prior to a recent change in Utah Law that prohibits the use of RETF's outside of the participating project. Due to this change in Utah Law, the Planning Staff suggests that any consideration that the Planning Commission gives, to this 30% density bonus, is given in a way that automatically awards the bonus at a future time, if Utah Law is changed in support of this voluntary fee. The number of units associated with this bonus is 468. See page 27 of Exhibit A for the Density Calculation Table.

The following formula demonstrates Snowbasin's request for the maximum number of units within the Resort:

	521 Transferred Base Units (TBU's)
+	**1,042** Transfer Incentive Matching Units (TIMU's) Awarded by Weber County at a 2:1 ratio
x	**937** 60% Density Bonus Awarded by Weber County
=	**2,500** Maximum Permitted Units

Utilities

Snowbasin is proposing that the resort form a private water and sewer company, in cooperation with Weber and Morgan counties that will operate and maintain the systems for the development area. The entire Snowbasin development will require 2,102 ac-ft of water rights to complete the proposed development plan. Development proposals within Weber County will require 591 ac-ft of the 2,102 ac-ft total. Currently, Snowbasin has water rights totaling 779.16 ac-ft, with 418.16 ac-ft of those being held in Weber County. Acquisition of additional water rights will be required prior to development beyond currently held rights. A feasibility letter has been received from Rocky Mountain Power.

Review Agencies

Agencies involved with the review of the Snowbasin rezone proposal have been attached as Exhibit C. Agency comments have been attached within Exhibit D.

Public Comment

Public comments that have been written and directed to the Planning Office have been attached as Exhibit E. The overall questions/concerns that have been raised focus on traffic, wildlife, recreation facilities, trails, the Real Estate Transfer Fee, Area G's design and level of commercial space, sewer, employee housing, and two existing access easements located within the proposed conservation open space. The concern with these easements is that they need to be maintained. Maintaining access easements can be addressed at the time a conservation easement is granted.

Summary of Planning Commission Considerations

The Ogden Valley Planning Commission shall consider the proposal's merits and compatibility with the General Plan, surrounding land uses and its impacts on the surrounding area. The Commission shall also consider whether the proposed development, and in turn the application for rezoning is desirable and promotes the public welfare. Below are additional criteria that the Planning Commission shall consider:

- Does the Planning Commission consider the Concept Development Plan to be acceptable?
- Has the proposed Resort demonstrated a substantial public benefit and exhibited an exceptional vision and development plan superior to that allowed by current or conventional zoning?
- Has the Resort adequately demonstrated that it can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands as identified in Chapter 43, Ogden Valley Sensitive Lands Overlay District, of the Weber County Zoning Ordinance?
- Has the Resort provided substantial evidence, through a professional and empirical study, that has determined that the proposed Resort is viable and can contribute to the surrounding community's economic well being?
- Has the Resort provided substantial evidence, through a professional and empirical study, that has determined that the proposed Resort's traffic mitigation plans will prevent transportation corridors, serving the Resort, from diminishing below an acceptable Level of Service?
- Has the Resort adequately demonstrated that its natural and developed recreational amenities will constitute a primary attraction and provide an exceptional recreational experience by enhancing quality public recreational opportunities?
- Has the Resort adequately demonstrated that its Seasonal Workforce Housing Plan will provide a socially, economically and environmentally responsible development?
- Has the proposed Resort adequately demonstrated that public safety services are and/or will be feasible and available to serve the project in a manner that is acceptable to the Commission?
- Does the Planning Commission consider the requested level of density transfer incentives appropriate for the proposed Resort?

Conformance to the General Plan

The Ogden Valley General Plan specifically states that Weber County supports the expansion and development of the Snowbasin area as a recreation resort area. In reviewing Snowbasin's proposal, it further states that, the County will consider the full range of impacts on the County and Ogden Valley including its employee housing, impacts to public services and infrastructure and the proposal's compatibility with the goals, objectives, and policies reflected in the Plan (OVGP, p.26).

The Snowbasin rezone application and master plan conform to the Ogden Valley General Plan by proposing to meet the following Weber County goals and objectives (See page 5-7 of Exhibit A for Snowbasin's complete report on General Plan compliance):

- **Protect Air Quality and Water Resources:** Development is proposed to take place in a manner that reduces "auto dependency", water and energy consumption. See page 22-23 of Exhibit A for Sustainability Plan.
- **Protect Open Space and Sensitive Lands:** The Snowbasin Land Use Map shows development occurring on approximately 20% (755 acres) of the entire Resort property. Approximately 80% (3,053 acres) has been proposed as open space. Half of the proposed open space will be preserved, by conservation easement, as Conservation Open Space. Development plans also show that Sensitive Lands are being avoided.
- **Preserve Wildlife and Wildlife Habitat:** Through clustering development into compact areas and preserving approximately 3,053 acres of open space, wildlife areas will be allowed to remain intact and will provide wide corridors.
- **Require that Development Be Compatible With The Valley's Rural Character and Natural Setting:** Development has been proposed to occur in a manner that surrounds Areas A through G with large, natural open spaces. The renderings that have been presented show a rustic, elegant construction type that meets the intent of all Ogden Valley construction (design and material) standards.
- **Provide Adequate Emergency and Medical Services:** Snowbasin's Emergency Services Plan demonstrates cooperation between the Resort, the Weber County Sheriff's Office and the Weber Fire District. A sheriff and fire facility will be provided by the Resort.
- **Promote Agriculture:** Through the preservation of open space, some ranch operations will be allowed to continue.
- **Enhance Quality Recreation Opportunities:** The General Plan specifically directs the County to identify recreational assets, facilities and activities in the Ogden Valley and determine which facilities might be expanded to meet an increased recreation demand. An expansion of the Snowbasin Resort would conform to the General Plan due to the increase of recreational opportunities as demonstrated on the Recreation Facilities Plan. See complete Plan on page 43 of Exhibit A.
- **Protect Private Property Rights and Provide Property Owners with Options:** The General Plan directs the county to utilize a Transfer of Development Rights Ordinance to protect open lands and direct growth to occur in a concentrated and deliberate manner. Snowbasin is proposing to exercise this right and transfer 521 development rights to the Resort from a parcel that lies adjacent to and within the view corridor of Pineview Reservoir.
- **Encourage Private Businesses and Entrepreneurs to Meet the Growing Demand for Recreational Facilities:** The General Plan states that it is only through development of future recreational facilities on private lands that recreational demands can be met in Ogden Valley. Snowbasin has proposed a large expansion of recreational facilities as described on page 7 and further demonstrated on page 43 of Exhibit A.

Conditions of Approval

Conditions of approval will be formulated and presented based on input gathered from the Ogden Valley Planning Commission, review agencies, and the public.

Staff Recommendation

Staff recommends that the Ogden Valley Planning Commission table ZP 2010-03 to allow Snowbasin Resort, the Weber County Planning Staff, and the Ogden Valley Planning Commission time to provide the following:

Snowbasin Resort:

1. Information requested in the Utah Department of Transportation letter dated June 22, 2010.
2. Verification of "public access" recreation facilities as listed on the Recreation Facilities Plan.
3. Within Area G, consider reducing large parking areas fronting along State Roads 39 and 167 (Trappers Loop). Consideration may also be given to the public input received to date.
4. Work with Weber County (and others) to establish a plan to explore opportunities for partnership in a parking area in Ogden City as directed by the General Plan (OVGP, pg. 26).
5. Other determined at public meeting.

Weber County Planning Staff:

1. Further review of Area G.
2. Third party review of Transportation Element.
3. Prepare a recommendation for a third party review of Cost Benefit Analysis.
4. Verify open space and conservation open space acreage.
5. Work with Snowbasin (and others) to establish a plan to explore opportunities for partnership in a parking area in Ogden City as directed by the General Plan, pg. 26.
6. Work with OVPC to develop conditions of approval.
7. Other determined at public meeting.

Ogden Valley Planning Commission:

1. Provide direction for development of conditions of approval.
2. Other determined at public meeting.

Exhibits

A. Spiral-bound, 11"x17" booklet handed out at Snowbasin introduction/tour and labeled as "Weber County Rezone Application"
B. 3-ring binder, labeled as "Exhibits"
C. List of Review Agencies and Other Groups provided materials
D. Packet of Review Agency Comments
E. Public Comments Written and Directed to the Planning Office

NOTE:

Commissioners,
Please bring Exhibits A & B to the public meeting on Wednesday, August 4, 2010.

Weber County Planning Division
Review Agency List for Snowbasin Rezone

Weber County Sheriff's Office
Weber Fire District
Weber County Engineering
Weber County Surveyor's Office
Weber County Health Department
Weber County Assessor
Weber County Clerk Auditor
Weber County Treasurer
Weber Pathways
Governor's Office – Utah Public Lands Office (includes DWR, UGS etc.)
Utah Department of Transportation
US Forest Service – Ogden Ranger District

Others

Sierra Club
VCRD
Eden Planning Committee
Huntsville
Ogden City
Chamber of Commerce
Morgan County/ Mountain Green
GEM Committee
Wasatch Front Regional Council

State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

JOHN R. NJORD, P.E.
Executive Director

CARLOS M. BRACERAS, P.E.
Deputy Director

June 22, 2010

Jeff Ream, P.E., PTOE
Felsburg Holt & Ullevig
6600 South Syracuse Way, Suite 600
Greenwood Village, CO 80111

RE: **SR-167, Snow Basin Resort Master Plan in Weber County**
ID# 10-029

Dear Mr. Ream:

The UDOT Region One Engineering staff has reviewed **SR-167, Snow Basin Resort Master Plan in Weber County.** At this time the following items need to be addressed:

1. In your report, please specify when (year) and where improvements are needed. These include signals, auxiliary lanes, etc. It doesn't suffice to state that a road section or intersection will reach LOS F eventually anyway and that you are therefore absolved of mitigating the negative impact of your project to the state roads.

If you have any further questions or concerns, please contact me at 801-620-1604.

Sincerely,

Tommy H. Vigil
Region Right of Way Control Coordinator

THV/kn

cc: Jason Davis, P.E.
Brad Humphreys, P.E.
Darin Duersch, P.E.
J. Brent DeYoung, P.E.
Bill Smith

State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

Office of the Governor
PUBLIC LANDS POLICY COORDINATION

JOHN HARJA
Director

July 19, 2010

Scott Mendoza
Planner
Weber County Planning Commission
2380 Washington Blvd, Suite 240
Ogden, UT 84401-1473

Subject: Rezoning of Snowbasin Property
RDCC Project No. 20891

Dear Mr. Mendoza:

The State of Utah, through the Public Lands Policy Coordination Office (PLPCO), has reviewed this project. Utah Code (Section 63J-4-601, *et. seq.*) designates PLPCO as the entity responsible to coordinate the review of technical and policy actions that may affect the physical resources of the state, and to facilitate the exchange of information on those actions among federal, state, and local government agencies. As part of this process, PLPCO makes use of the Resource Development Coordinating Committee (RDCC). The RDCC includes representatives from the state agencies that are generally involved or impacted by public lands management.

The rezoning of Snowbasin Basin property was submitted to PLPCO for a coordinated review by state agencies. At the close of the comment period on May 20, 2010, there were no comments by any of the state agencies involved in the RDCC review process.

The State of Utah appreciates the opportunity to review this proposal and we look forward to working with you on future projects. Please direct any other written questions regarding this correspondence to the Public Lands Policy Coordination Office at the address below, or call Judy Edwards at (801) 537-9023.

Sincerely,

John Harja
Director

5110 State Office Building · PO Box 141107, Salt Lake City, Utah 84114-1107 · telephone 801-537-9801 · facsimile 801-537-9226

7/20/2010

Weber Pathways
Snowbasin Comments:

I have looked over the Snowbasin plan regarding pathways and it is very inclusive and covers the entire resort. However the plan provided is very general and without a lot of detail. We can approve the resort master plan however we'll need to review each phase plat plan for the detail on the trail design, location and construction.

This is similar to what was done with the Wolf Creek Resort master plan and phases. The plat plan for each phase of the Wolf Creek Resort development was reviewed as they were presented to the planning staff and planning commission. By reviewing each phase as they are presented we'll assure that each will meet the Ogden Valley Pathways ordinance.

I will send you a letter stating the above unless you contact me with another solution.

Warmest regards,

Paul De Long

Weber County Sheriff's Office

Brad W. Slater
Sheriff

Kevin A. McLeod
Undersheriff

Terry B. Shaw
Chief Deputy
Law Enforcement Divsion

Terry L. Thompson
Chief Deputy
Corrections Division

Steffani Ebert
Administrative Assistant

Lisa Panter
Executive Secretary

Law Enforcement
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(801) 778-6647

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Investigations
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Emergency
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Office Hours are
Monday through Friday
8:00 a.m. to 5:00 p.m.

721 W. 12th Street
Ogden, Utah 84404
(801) 778-6602
Fax (801) 778-6668

May 20, 2010

Scott Mendoza
Weber County Planning Commission
2380 Washington Blvd
Ogden, Ut 84401

Dear Scott,

After a review of the Snowbasin Resort Rezone Application, I feel like we can continue with the process. Although the specific location for the facilities we require are not addressed in the application, it should be noted that the Weber County Sheriff's Office will require an office and living area for personnel assigned to the area. This could be connected to other public safety facilities, but should be separate in nature.

If you would like to discuss any issues or concerns, please call me at 801-778-6622.

Regards,

Brad W Slater

Brad W. Slater
Sheriff

WEBER COUNTY

PUBLIC WORKS /ENGINEERING
(801) 399-8374
FAX: (801) 399-8862
Curtis Christensen, P.E.
County Engineer

May 28, 2010

Scott Mendoza
Weber County Planning Dept.
2380 Washington Blvd. Ste. 240
Ogden, Utah 84401-3113

RE: Rezone to create Dest. & Recre. Zone- Snowbasin

Mr. Mendoza,

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. There are no Engineering concerns regarding the change in zoning.

There will be a more extensive review when and if the proposed development is submitted. This would include but not limited to, geological hazards, required state highway approvals and improvements, county road improvements, storm water detention, Body Politic/District for sewer system, utility improvements and upgrades, etc.

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

Sincerely,

Chad Meyerhoffer
Weber County Engineering Dept.
Phone: (801) 399-8004
e-mail: cmeyerho@co.weber.ut.us

Feasibility will be contingent on conditions at the time of application (i.e.) is a community wastewater system available or are soils acceptable etc. Some of the environmental health related systems will require approval from our office and some by the state department of environmental quality, in some instances they will be reviewed with input from both agencies. Other items to be considered are waste water, drinking water, solid and hazardous wastes and food service facilities.

Thank You

Louis Cooper

USDA United States Department of Agriculture | Forest Service | Uinta-Wasatch-Cache National Forest
Ogden Ranger District | 507 25th Street, Suite 103
Ogden, UT 84401
801-625-5112

File Code: 1900
Date: July 12, 2010

Weber County Planning
Attn: Scott Mendoza
2380 Washington Blvd.
Ogden, UT 84401

Dear Scott:

The USDA Forest Service, Ogden Ranger District, Uinta-Wasatch-Cache National Forest has completed the preliminary review of the Snowbasin Master Plan application to your office. Our review assumes that this entire proposal only applies to the privately owned properties adjacent to the National Forest.

We have the following comments or suggestions for your consideration.

1. This proposal is generally restricted to developments on the private lands adjacent to the National Forest. These developments will have an effect to the National Forest System lands just by the nature of increased numbers of recreation visitors in this already busy area. No approval for changes to National Forest can be approved through your planning efforts. We would expect the Ski Area to propose a Master Development Plan for the permitted Forest Service property in the foreseeable future. At that time, we would conduct a comprehensive review of the proposals and the environmental effects. The normal procedure is to conduct an Environmental Impact Statement since there may be significant impacts to the human environment. Our review would include the developments on the private property submitted in this application to Weber County as a connected action.

2. There is a known history of avalanches that have occurred in the slopes above the parking lot where the proposed hotel and resort developments would occur. The Geotechnical report suggests that avalanches are controlled and therefore are not a planning issue. We would suggest that the nature of avalanches are such that one significant overnight storm could produce a hundred-year avalanche resulting in major impacts to the building and occupants to those facilities. The Forest Service does not have readily available data for the history of avalanches in the No Name and Hells Canyon areas but I would assume the Ski Area would have some records to aide in determine the risk and scope of past avalanches there.

3. A daily concern to the Forest Service is the risk assessment and planning for uncontrolled wildland forest fires. The vegetation throughout this private development as well as the adjacent National Forest lands is oak which has a close connected history with wildland fires. In the planning efforts for the private developments, some effort could go into strategically placed water sources and an overview of how the access roadways could aid or prevent the use by fire-fighting equipment. Firewise planning for the forest plant community for fire-fuel planning as well as building material consideration (metal

roofing and landscaping) for fire reduction should be suggested.

4. Our review of the proposed trail plan has the following issues. We see that some of the trails are proposed leaving private land and crossing or connecting into National Forest lands and trails. These proposed trails would not be approved by the Forest Service until we had performed our normal review and environmental analysis. The proposed trails do make sense as far as connecting to the existing system of non-motorized trails to make a better trail system. As a related recreation management comment, I would suggest that the resort planners consider some camping or recreation vehicles parking sites as a part of the development. This could provide a higher standard of camping (full hookup sites) than can be found on our campgrounds around Pineview Reservoir and in South Fork Canyon along SR 39.

5. We would suggest that creative ideas be encouraged to make this development exceptionally green. As an example, Leadership in Energy and Environmental Design (LEED) certifications highlight the tactics other well-known resorts have used to reduce their impacts to the environment. In an effort to improve the air quality in this development and the adjacent communities in the Ogden Valley and Mountain Green, the exclusive use of Natural Gas in fireplaces rather than typical wood burning fires would make significant impact to the adjacent properties including the National Forest lands.

These are our initial points after reviewing the Master Plan proposals. As the public meetings occur and typical general discussions take place, we may add to these points to improve the Forest Service response. Please feel free to contact Rick Vallejos in this office or myself if you would like to discuss these points more.

Sincerely,

Robin Redman

ROBBIN REDMAN
District Ranger

WIN – WIN thoughts on the Snowbasin Master Plan

Ogden Valley Growth with Excellence Mandate Committee

July 2010

7/20/2010

The following ideas are the result of reviewing the outstanding, high quality master plan prepared in preparation for the rezone of Snowbasin's resort expansion. The ideas have come from master plan reviews with Mr. Clint Ensign, Mr. Kent Lyons, independent study, and an open house conducted July 15th. For the most part the center of focus is Area G, where the Valley interfaces with the Resort most directly. Some of the items simply call for clarification, others for joint resolve and a work plan for the future; others may result in modification of the plan itself. In every case they are intended to strengthen the partnership between Valley residents and the Resort.

WIN – WIN Ideas

1. **Overall**
    a. **Traffic on Hwy 39** – By all measures traffic on Hwy 39 between the Hwy 167 intersection and the mouth of Ogden Canyon will be at service level F regularly well before resort build-out. A UTA bussing or van pool arrangement for employees and/or customers could be valuable. Snowbasin has explored this option in years past. As development proceeds it will be important to revisit this plan. Addressing the highway issue itself is beyond the ability of GEM, so the suggestion is that the County, Snowbasin, UDOT (and perhaps other major parties, e.g. Powder Mountain) join together to study and plan to address the service level deterioration issue. Ultimately this is likely to require inclusion of remedies in UDOT plans. We recommend this start with a cooperative analysis and public report during the upcoming public hearing(s).
    b. **Bicycle traffic on Hwy 167 (and other roads)** – Hwy 167 is an important part of the road cyclist experience in the Valley. Addition of a number of new entrances and exits on the road lead to the need for Snowbasin and UDOT to support cyclist safety through these new intersections. This commitment might well be obtained as part of the current review.

    On Hwy 39 and other roads in the Valley there is a need for bicycle lanes, wider shoulders, and signage to alert drivers to share the road with cyclists. We invite Snowbasin to join in encouraging UDOT and Weber County to create this important enhancement. We understand UDOT has special programs to support planning for pedestrian and bicycle use.
    c. **Wildlife impact** – Snowbasin is host to many species of wildlife which are important to Valley residents. We have not yet seen an analysis by the Utah Division of Wildlife Resources on the impact of the master plan. We recommend such an analysis be

completed and mitigation measures identified/agreed to before approval. If studies have been completed already it would be valuable to understand the results.

d. **Permanent Resident Recreation Facilities** – We understand the Resort is using figures of 20% permanent residents in resort base areas and as high as 50% in other areas. This raises the question as to plans for recreation facilities to be provided for these families. Clearly the resort amenities like golf and trails will be outstanding. We suggest more attention be devoted to park facilities targeted to children ages 2 – 19, e.g. playgrounds, multi-use ball fields, picnic facilities, equine, and perhaps other facilities. It is noteworthy that the Valley General Plan has identified a substantial future need for additional public park facilities in the south end of the Valley. Participation in meeting this need by the resort would be judged a very substantial benefit toward consideration of the rezone request.

   Another suggestion which would be of high value to residents is sharing the cost of a Community Center which might be located in the resort boundary or another place in the Valley.

e. **Trails** – The existing trail system at Snowbasin is considered a very large part of the public outreach by the resort. Many new trails are identified on the master plan. We suggest it is important that Snowbasin specify their intent to provide trail heads designed for equine, bicycle, and foot use open to the public. We recommend some trails be designed to appeal to equine and bicycle users and others to appeal to walkers.

f. **Real Estate Transfer Fee arrangements** – We understand it is Snowbasin's desire to partner with the Valley in a substantial way by collecting a Real Estate Transfer fee on real property sales at the resort which would be given to the County or a qualifying 501(c)3 like the Ogden Valley Land Trust, who would then use the funds to purchase development rights or land on the Valley floor in an effort to preserve open space and the character of Ogden Valley. We applaud this plan and feel it is very desirable for both the resort and the residents. The questions are (1) what are the mechanics of this process? And (2) what reassures residents the funds will be used for their intended purpose in Ogden Valley? Further, we urge a public commitment to lobby the legislature for modification of the recently enacted law to make such contributions legal.

2. Area G Items

a. **Nature of the Hwy 167 – 39 intersection** – There are three considerations:

   i. **Perception of entrance to the Resort** – It is unusual to have a commercially oriented major highway intersection as the entrance to a major resort. It is true that the Valley General Plan calls for a mixed-use "node" in the area of that intersection. Discussions by residents during that planning work envisioned the "node" would be entered from Hwy 167, not bisected by Hwy 167. We recommend the architectural drawings of the Mountain Green village prepared recently be consulted and comparable ideas considered for this intersection. In this way Snowbasin may have "welcome" signs on both the right and the left

sides of Hwy 167 at the intersection, but it won't seem like the introduction to the resort is a grocery store and a gas station.

ii. **Support for the Valley economy** – We understand that motivation for the commercial development of the Hwy 39 – 167 intersection is support of the Valley need for retail and perhaps just as importantly, reduction of traffic across the valley by Resort guests and residents. We respect both of these perceptions. Looking at the larger Morgan County/Weber County/Hwy 39 picture we are persuaded that the most likely scenario for growth during the next 30 years will be completion of the I-84 interchange to Hwy 167 with a large amount of commercial growth at that intersection to support the western portion of Morgan County as well as I-84 and tourist visits. It is likely that big-box stores will be found there, more so than at any place in Ogden Valley. It is also likely that the largest share of Snowbasin users and year-round residents will come from the South. As a result, we may expect a genuine need for a grocery story and gas station and boutiques in the south end of Ogden Valley but it seems less likely that other retail competing directly with big-box stores in Mountain Green would be needed.

iii. **Public Park value** – Without a question the perception of the Resort's participation in promoting Valley values would be enhanced if the visitor's first experience is seeing a public park instead of a gas station/grocery store. We encourage the Resort to consider the value of a substantial park of roughly 25 acres.

3. **Sewer** – The location of the sewer plant in Area G is very close to an adjacent owner's property. Valley residents have experience with an MBR plant and know that it is noisy and not a particularly good neighbor. We suggest moving the location so as to not draw the objections of the neighbor. We also recommend discussing the current sewer study for the South Fork area to see if it makes sense to join in that plan.
4. **Employee Housing Assumptions** – The Destination Resort Zone Ordinance requires a modest amount of employee housing be contained in the Resort. We understand the current plan calls for this to be provided as part of Area G, perhaps in units above the retail establishments. We suggest it would be most appropriate for Resort employees with families to be considered for such housing while other employees be located in Ogden City and bussed daily to the Resort. It seems unlikely, based on the experience of raising young adults in the Valley, that any other plan will please the young adults or reduce traffic in Ogden Canyon. The goals of the employee housing provision in the ordinance would be defeated. It might be possible for young people to have a good experience if housed in an area like Area A, where they would interact with others, but unlikely to meet their needs in Area G.

Respectfully offered by the Ogden Valley GEM Committee.