Weber County Zoning Map Amendment Application Hidden Hollow Townhomes

July 2021

# Property Owner Contact Information

*Property Owner(s)*

W & G Folkman Combined LLC

*Mailing Address*

2184 W. Azzurro Circle,

St. George UT 84770

# Authorized Representative Contact Information

Todd Strong

 801-510-2465

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# Property Information

*Project Name*

Hidden Hollow Townhomes

*Current Zoning*

F40

*Proposed Zoning*

FR-3

*Approximate Address*

5793 N Powder Mountain Road, Eden Utah

*Land Serial Number(s)*

Parcel #220060006)

*Total Acreage*

37

*Current Use*

Vacant Land

*Proposed Use*

Townhomes, Open Space

# PROJECT NARRATIVE

***Property History***

In the late 1960’s and early 1970’s, Alvin Cobabe developed the historical family ranch and grazing land into Powder Mountain ski resort. This parcel is the last remaining, family-owned ground from the original Powder Mountain Ski Resort development.

***Current Property Condition***

The property is vacant mountain land zoned F40. It is surrounded on 3 sides by SMHG LANDCO LLC (Summit Group) owners of Powder Mountain Ski Resort, zoned DRR-1. It is bound on the West side by USA. The property is bisected by State Road 158, Powder Mountain Road. There are several parcels of land in Powder Mountain Ski Resort above the subject parcel and in Wolf Creek Resort below the subject parcel zoned FR3 and improved with townhomes.

***Describing the project vision***

Hidden Hollow Townhomes will have typical Mountain West architecture, similar to townhomes found in Park City, Jackson Hole and Sun Valley, affordable to in-state residents. They will be primary residences, seasonal vacation homes and vacation rental homes. We envision a combination of buildings of townhomes and condominiums with a priority to significantly minimize the development footprint and environmental impact on the mountain. The buildings will be located in a private, gated community on the West side of Powder Mountain Road with the possibility of ski in/ski out from the Sundown ski lift. It is estimated that 90% of the property will remain as open ground in its natural state. In cooperation with Weber County, employee housing at a reduced price will be included.

***How is the change in compliance with the General Plan?***

The General Plan for the upper Ogden Valley supports resort communities and clustered development in identified areas such as the Powder Mountain Resort. It is located in a designated recreation area, has no impact on Viewsheds, preserves all Dark Sky programs, preserves open space for both wildlife and outdoor activities and supports Ogden Valley’s history as a ski destination for residents and tourists.

 -Powder Mountain Water & Sewer Improvement District (June 10,2021)

The Powder Mountain Water & Sewer Improvement District Board informed us that that we can annex into the district and that sewer, with capacity, is available in Powder Mountain Road. Water service would be available if we develop a source of water. We will either drill a well or tap a spring on our property or in conjunction with the improvement district.

-UDOT Region 1 (May 24, 2021)

Pre-Application meeting with UDOT Region 1 reviewed our project, explained we would need a left-hand turn lane and any retaining wall construction needs to be engineered by a UDOT approved engineer. Line of sight safety distance was acceptable. Pre-application is completed.

-Transferrable Development Rights (TDR’s)

Ogden City Corp. and a private landowner have agreed sell us the required amount of TDR’s for this project.

***Why should the present zoning be changed to allow this proposal?***

The FR-3 zone was written for areas located in and around ski resorts, where *residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts*. This zone has been used successfully for townhomes on several parcels in the immediate area, in Powder Mountain Ski Resort and Wolf Creek Resort.

***How is the change in the public interest?***

This change supports the Ogden Valley General Plan and is consistent with previous concepts employed in Powder Mountain Ski Resort and Wolf Creek Resort. The development plan will provide local housing, amenities and outdoor activities to the community. It will provide much needed affordable housing to employees of Powder Mountain Ski Resort.

***What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?***

Powder Mountain Ski Resort has continued to expand with a DDR-1 zoning, using the FR-3 zone as a companion zoning for housing needs in the immediate area. The demand for affordable housing lower on the mountain, within the Powder Mountain recreation area, has increased with the recent growth. When the General Plan was adopted, it was anticipated that this piece would not be developed for many years, that has changed.

***How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?***This proposal will provide residential and recreational opportunities that will be used by the local community. All county land use codes, building regulations, will be observed and followed.