

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:

Consideration and action on a request for approval of the 2nd amendment to the Powder

Mountain Development Agreement.

Application Type:

Legislative

Agenda Date:

Tuesday, August 2, 2022

Applicant:

Rick Everson

File Number:

ZDA 2022-01

Property Information

Approximate Address:

6965 E Powder Mountain Road, Eden

Zoning:

DRR-1 Zone

Existing Land Use: Proposed Land Use:

Master Planned Ski Resort Master Planned Ski Resort

Adjacent Land Use

North: Resort South:

Resort

East:

Resort

West:

Resort

Adjacent Land Use

Report Presenter:

Steve Burton

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801-399-8766

Report Reviewer:

RG, CE

Development History

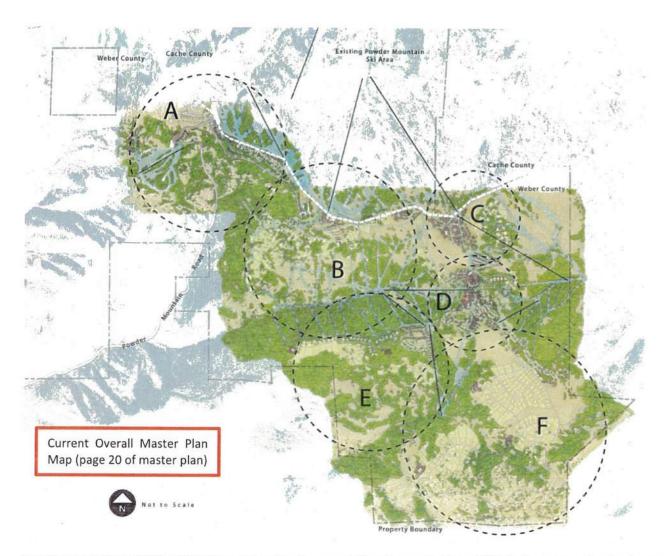
The Powder Mountain Resort was rezoned to the DRR-1 zoning on January 13, 2015, the Zoning Development Agreement was recorded on January 14, 2015.

The first amendment to the Development agreement was amended on June 26, 2019 and was recorded on July 12, 2019.

On May 5, 2022, the developer submitted a request for approval of the 2nd Amended Development Agreement. The following is a summary of the proposal and how it relates to the previous approvals and the land use code.

Summary

This proposed amendment has two parts. No density is proposed to change and no unit count methods are proposed to change. Part I amends the language of the development agreement contract to allow administrative changes to the Area Plans to be approved by the land use authority (A,B,C,D,E, and F).



Part II amends the exhibits within the master plan document. The changes to the exhibits in the master plan begin on page 19 with a proposal to replace the 'overall land use plan'. It should be noted that the proposed changes to the overall land use plan are not major modifications, and only affect areas C and D. The changes include removing specific street locations, and replacing a small area of residential to mixed use in area D.

Page 20 includes the overall master plan map, which is proposed to be removed from the document. The developer feels that all of the other remaining maps illustrate to the county (and other readers of the master plan) what buildout will look like generally. Page 21 includes the existing phase 1 approvals, and the developer is proposing to remove the future lifts and the illustrative background from this exhibit but to keep it in the master plan document. The phase 1 approvals will need to be verified by staff, as this exhibit should have changed from 2015.

Page 22 currently contains the 'mid-mountain (area A) slope map & aerial photo' map. The developer is proposing to eliminate this map because it is identical to the map on page 23. Page 23 currently contains the 'mid-mountain master plan' map and is proposed to remain, but to be renamed 'concept development plan – Area A: Mid-mountain'. None of the land uses are proposed to change in this area from the previous approvals.

Page 24 currently contains the 'mid-mountain illustrative plan' map which is proposed to be removed from the document. Page 25 currently includes the 'ridge slope map & aerial photo' map which is proposed to be taken out. This map is identical to the map on page 26, with the exception of shaded slopes and aerial imagery. Page 26 currently includes the 'ridge master plan' which shows the general locations of the mixed use and residential uses. Page 26 is proposed to be replaced by the 'concept development plan- Area B: The Ridge' map. The uses and general locations remain the same as before.

The same changes are proposed for all remaining areas (C, D, E, and F) in the master plan document.

Page 44 currently includes the 'recreation plan' map and is proposed to be replaced with the 'overall land use plan' map. The proposed rec map does show the rec elements on a legend. Page 45 currently contains the 'open space with trails plan' map and is proposed to be replaced with an identical map that shows the changed land use (slight) in area D.

Analysis

There are two primary benefits with the proposed changes to the master plan and development agreement text. The first is that the proposed changes will eliminate redundancies in the existing master plan document. There are several maps that are similar or identical, creating several unnecessary pages in the document.

The second benefit is the flexibility it offers the developer in platting streets and subdivisions. By not indicating exactly what each area will look like at build out, the developer would receive flexibility as development occurs. This flexibility is necessary to the developer because their development market may change over time and may call for slight changes to each development area.

The developer's proposed changes to the text of the development agreement would solidify this flexibility and allow the land use authority the ability to approve slight and uncontested changes to each development area. Before this proposal is presented before the County Commission, language will need to be added to the text, that clarifies the land use authority has the authority to deny any proposed changes that are not determined to be slight and uncontested. The added language will also say that if a proposed change is not approved, the developer may apply for a legislative amendment to the master plan.

Summary of Planning Commission Considerations

In reviewing a proposed development agreement, the Planning Commission and County Commission may consider, but shall not be limited to considering, the following:

- 1. Public impacts and benefits.
- 2. Adequacy in the provision of all necessary public infrastructure and services.
- 3. Appropriateness and adequacy of environmental protection measures.
- 4. Protection and enhancements of the public health, welfare, and safety, beyond what is provided by the existing land use ordinances.

Staff Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the County Commission regarding ZDA 2022-01.

This recommendation is based on the following findings:

- 1. The amendment is not detrimental to the public health, safety, or welfare.
- The proposal will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
- 3. The agreement was considered by the Legislative Body, in conformance with Chapter 102-6 of the County Land Use Code.

Exhibits

Exhibit A - Existing Master Plan document with changes noted

Exhibit B – Proposed Amended Master Plan document

Exhibit C – Proposed Amended Development Agreement

ENTREPRENEURS, ARTISTS & ACTIVISTS
LAT 41,36081 × LON -111,74432

2021 / 10.29

ADDED "AMENDMENT #1 UPDATED DATE

Webel

Rezone cation

estination and Recreation Resort Zone: DRR1



Powder Mountain Exhibit A

Existing plan with changes noted

winy Present Zoning Should be Changed 6 Public Interest 6 Public Interest 6 Substantial Public Benefits 6 Changes to the General Areas Since the Adoption of General Plan 6 Promote Health, Safety and Welfare to Weber County 6 Approval Criteria 7 Compliance with General Plan 8 Existing Conditions 9 Existing Conditions 9 Geologic Hazards 10 Existing Topography/Slope 11 Floodplain Map 12 Sensitive Land Areas: Stream Corridors 13 Sensitive Land Areas: Stream Corridors 14 Sensitive Land Areas: Scenic Roads 2.5 Mille Buffer 15	Exist OAPOSP
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UPDATED TO REFLECT CHANGES TO

Design Guidelines Exhibit 3

Community Fire Plan Exhibit 5 Benefit Analysis Memorandum Exhibit 4.1

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801.272.7111

UPDATED ANNE WINSTON AS SMHG CONTACT

REVISED CONTACT INFO FOR CIVIL ENGINEER

ADDED LDG ADDRESS

110100001011

NO CHANGE

POWDER MOUNTAIN HISTORY

orphaned at age 15, moved around from family to family until he went to work for Charley Scmaltz. He tended camp for Charley's range for Frederick James Cobabe's sheep herd. Frederick, who was herders taking his pay in sheep until he built a herd of his own. Powder Mountain Resort had humble beginnings as the winter

owners and hardly a blade of grass could be found. Fred's soil accumulated land for a summer range around Eden, Utah. Old Wasatch Mountains Mountain now is known as one of the best watersheds in the conservation practices greatly improved the vegetation and Powder timers say that this property was severely overgrazed by previous into the national forest system. Between 1902 and 1948, Fred prohibition on grazing was enacted when the land was incorporated Frederick established a summer range in the Grand Targhee area. A

Fred's son, Alvin F. Cobabe bought the livestock company with its 8,000 acres in 1948. Just a few months later, Fred was killed in an automobile accident.

moving equipment. He delved into the earth moving business to help pay for the machinery. A career in ranching, livestock and graduate from the school. practice. At that time, Dr. Alvin Cobabe was the oldest person to and returned to the upper Ogden Valley to establish a medical graduated from the University of Utah Medical School at age 45 Although the businesses were sold, he retained the property. He sold the companies to enroll in pre-med classes at Weber College. construction, however, just did not satisfy Alvin. In 1956, at 42, he When the ranch needed a reservoir, Alvin bought heavy earth

While horseback riding with friends along Lightning Ridge in the 14,000 acres. his father. When the resort opened on February 19, 1972, he owned to amass adjacent property adding to the thousands acquired from great ski resort. The idea rang true with Dr. Cobabe and he began 1950's, someone casually mentioned that the terrain would make a

first season. The area was lit for night skiing and a ski school was established. Food was prepared on an outdoor barbecue. The Main operations for the 72/73 season. Lodge, the Sundown Lodge and the Timberline lift were added to Only the Sundown lift was open during Powder Mountain's

the 2006/07 season. management team, led by Aleta Cobabe, daughter of Alvin, during Western American Holdings. The resort remained under the same Dr. Alvin Cobabe, at age 88, sold Powder Mountain in 2006 to

In 2010, Western American Holdings finalized the Powder Mountain development agreement establishing new zoning for the

> 2,800 units of density. Weber County portion of the property and vesting the project with

Series was founded in 2008 by entrepreneurs Elliott Bisnow, Brett Leve, Jeff Rosenthal and Jeremy Schwartz. Greg approached the as the permanent home of Summit. Mountain and establishing the Summit Powder Mountain Village. Eden to pursue that dream and began the process of acquiring the throughout the world? Within months, Summit had moved to the potential to be a positive force not just in the Ogden Valley but and community? What if Powder Mountain became a place with and purchased the mountain to create a home for the organization Summit team with an idea: what if Summit partnered with Greg of the flagship event series operated by Summit Series. Summit Greg had attended "Summit at Sea," a conference which is part In 2011, education entrepreneur and venture capitalist Greg Mauro had a residence in the Ogden Valley for several years. Powder Mountain Resort with the vision of revitalizing Powder

development includes 154 units approved as part of a Planned Residential Unit Development (PRUD) including residential lots completed in summer 2015. in early 2014 with the first home on the mountain anticipated to be innovation within the resort. Phase I plat approvals were completed center for gathering, community events, shops and the epicenter of Village will be the keystone for the Summit Community as the Summit Powder Mountain Village. The Summit Powder Mountain ranging from 1/2 acre to 20 acres as well as the initial phase of the for the first phase of the development. The first phase of the revamped food and beverage services as well as obtaining approvals the top of the Hidden Lake lift, resort improvements including mountain. This included construction of a world class lodge at property and immediately began to implement their plan for the In mid 2013, the group closed on the nearly 10,000 acre resort

to the vibrant community center of the Summit Powder Mountain bringing additional visitors to the community. These areas will add activities and will enhance the Summit Powder Mountain Village by Mountain Village will be focused on recreation and vacation The additional development areas outside of the Summit Powder

TIMELINE

Ski School began. Powder Mountain opened February 19 with Sundown Lift. 1971-72 Season

Sundown Lodge opened Main Lodge opened. 1972-73 Season

Limberline Lift opened.

1975-76 Season Hidden Lake Lift added.

Shuttle service for employees and for Powder Country started. 1984-85 Season

Powder Mountain was the first Utah resort to allow snowboarding.

1986-87 Season

Hidden Lake Lodge opened

Columbine Inn opened with two condominiums and five hotel 1989-90 Season

1990-91 Season

Peak and at the Hidden Lake parking lot. Diamond Peaks Heli-skiing started providing service between James

Sunrise Lift opened. 1994-95 Season

1999-2000 Season

Cat skiing moved to Lightning Ridge accessing an additional 700 Paradise Lift, a quad, opened up an additional 1300 acres of lift accessed terrain.

Powder Mountain became resort with the most ski able terrain in America.

2001-02 Season

Terrain Park added off Hidden Lake run. Rails added at the Sundown Lift area

2006-07

Powder Mountain was sold to Western American Holdings with people mover. The snowmobile tow at Lightning Ridge was replaced with snow cat High-speed quad replaced the double chair lift at Hidden Lake.

2007-08

one of the first, if not the first, resort in the US to offer a snow kite A snow kiting area was designated and Powder Mountain become

The Snow cat Powder Safari began in January 2008

California Summit relocates its operations to Eden, Utah from Malibu,

Sky Lodge construction begins. acquisition process to acquire the approximate 10,000 acre resort. Summit Mountain Holding Group, L.L.C. ("SMHG") begins the

SMHG assumes Mountain operations for the 2012/2013 ski season

Summit Powder Mountain Village phase 1 PRUD of 154 units is the Summit community to the Phase 1 development Summit holds a Founders weekend on the Mountain to introduce The Sky Lodge at Hidden Lake is completed SMHG closes on Powder Mountain's 10,000 acres Summit Outside is held over 3 days at the future Village site.

Phase 1 plats approved for 154 units

PURPOSE OF THE REZONE APPLICATION

neighborhoods and on mountain experiences with appropriately Gersten and the Meadow provide the community with varied Mountain Village such as Mid-Mountain, The Ridge, Earl's Village Additional development areas surround the Summit Powder Mountain Village as the center of this Summit community. the 6,240 acres within Weber County with the Summit Powder destination with varied vibrant neighborhoods clustered throughou foundation for Powder Mountain to create an authentic mountain has been placed. The Master Plan provided herein establishes the where development has not been placed as it is where development studies, programming, visioning and processing is as much about Plan contained within this document that is a result of months of process of creating a Master Plan for the approximately 6,160 Powder Mountain Resort as a destination four-season resort, the center for its unique community and to maintain and advance To aid in the creation of Powder Mountain as the entrepreneurial acres in the Powder Mountain area began in 2012. The Master

are incorporated within this application. and out of the property) and open space preservation, all of which resort connectivity, wildlife corridors, existing trails, viewsheds (into zones, wind and solar aspect studies, access feasibility, ski terrain and existing vegetation mapping, geotechnical investigation, avalanche This process included comprehensive development of slope maps, projects in the West as well as one of the most unique and diverse resort will be one of the most sensitively designed master planned site observations and design development studies to ensure the The Master Plan process began with substantial base mapping, scaled developments and important open space preservation.

as one of the world's most unique mountain destinations combining an enhanced mountain experience with a truly cutting edge master Recreation Resort will allow Powder Mountain to realize the vision within Weber County. Rezoning the property to a Destination and created to enable quality resort development in appropriate location signed on August 18, 2009 (Ord. 2009-16). This ordinance was Destination and Recreation Resort Ordinance (DRR1) passed and 6,160 acre Powder Mountain project area per the Ogden Valley The Applicant requests a zoning change for the approximately

NO CHANGE

O A I 0

Powder Mountain is located in Northeastern Utah just north and east of the City of Ogden. The resort property is located in both Cache and Weber Counties above the Ogden Valley and the communities of Eden, Huntsville and Liberty. The property is approximately 55 miles from Salt Lake City International Airport. It is accessed from the south by Highway 158 from the Ogden Valley.

Driving Distance from notable Locations to Powder Mountain: Snowbasin Resort 22 Miles

OMING

Ogden Salt Lake City Layton 60 Miles 27 Miles 36 Miles

Y W

Powder Mountain

Park City

80 Miles

328 Miles 101 Miles

Boise Provo

St. George 360 Miles

441 Miles

Cheyenne

Las Vegas

480 Miles

50 Mile Radius

30 Mile Radius

15 Mile Radius

540 Miles 570 Miles

Reno

Denver

T A H

POWDER MOUNTAIN

100 Mile Radius

Weber County Rezone Application: DRR1 5

PROCESS

coordination with the Weber County Planning Department. Weber County in order to obtain zoning and entitlements for the and Recreation Resort Ordinance (DRR-1) and thru close been prepared in accordance with the Weber County Destination Powder Mountain Property identified herein. This application has application contains all documents as required and requested by This Destination and Recreation Resort Rezone (DRR-1)

in the Ogden Valley Destination and Recreation Resort Ordinance. compiled in accordance with the application requirements outlined development progress with more flexibility in design and density this document and to build upon their Phase 1 approvals and placement. The information within this document has been Mountain to continue with the development plans outlined in This application and subsequent approval will allow Powder

the County Commission to obtain full rezone approvals Following the OVPC findings, a public hearing(s) will be held with staff, the applicant will fulfill all necessary requests for approvals. Public comments on the rezone application. Working with Planning Commission (OVPC) as necessary to receive Commission and is prepared to present the plan to the Ogden Valley Planning Upon acceptance of the rezone application documents, the applicant

CHANGED WHY PRESENT ZONING SHOULD BE

resort development planning strategies to be implemented lifting Powder Mountain to the front of the mountain community, ski and promoting the goals and objectives identified within the Ogden Valley General Plan. The rezone will enable new and yet traditional extraordinary recreation and residential experience while preserving retreats, top notch food and beverage, ski lifts, lodges, retail and spaces and contributing to the surrounding community's long term resort and retreats industry while still preserving abundant open and Recreation Resort will enable the land owner to create an mountain destination. Rezoning the property to Destination to allow Powder Mountain to maximize its potential as a unique adequate development of the mountain but is not fully appropriate other amenities. The current zoning on the property allows for destination resort, such as high quality and diverse accommodations skier guests. This all despite missing key elements for a successful within Utah as a mountain with abundant terrain and great value for destination in northern Utah and Weber County and is well known Powder Mountain Resort has been a popular ski mountain well being.

PUBLIC INTEREST

the recreational focus as identified by the County. grow and will benefit the community as a whole while continuing Powder Mountain a sustainable development base from which to recreational uses and open spaces at Powder Mountain will provide developments supporting the proposed residential, hotel(s), recreational properties within the project. The new commercial additional tax revenues to Weber County. These new uses will give The Master Plan provides for both residential communities and and unique mountain experience for both visitors and residents. The Master Plan for Powder Mountain Resort will provide a diverse

SUBSTANTIAL PUBLIC BENEFITS

development plans that will provide the following Substantial Public The rezone will allow the development to move forward with

The process requires the development of a full Master Plan for the Rezone area. This will provide the public with the vision for the resort and will insure public input is provided as part of the rezone approval process that would otherwise not be available under the current zoning approval process and development applications

and provides for a much broader scope of review than if the project DRRI rezone application. This review is expansive and thorough was submitted in piecemeal fashion under current zoning. This Substantial agency review of the project is required as part of the

- Planning, School District, Sheriff, Treasurer) Weber County (Assessor, Economic Development, Engineering) includes reviews by
- Utah Department of Transportation
- Utah Division of Wildlife Resources
- US Forest Service
- Weber Pathways
- Rocky Mountain Power
- Powder Mountain Sewer and Water

open space identified within the Master Plan and with a minimum of 30% of the adjusted gross acreage being provided as conservation Substantial Open Space will be guaranteed with the location of the

development application approval and proposes to strip all development rights from this additional property while preserving the area as open space. Much of this property includes the Regional trail to Wolf Canyon Trailhead. The rezone adds approximately 1,940 acres of land to the previous

future communities within Weber County. This includes the integrating the new community with those existing and All proposed recreational amenities will be publicly accessible

> as identified on the Open Space and Trails Plan. implementation of important public trail links to and thru the resort

and its allowed uses, building heights and overall design flexibility, areas preserving more open spaces thru the flexibility of the rezone The rezone allows the development to further cluster development

requirements minimizing the overall impact of the community as a whole. the rezone application far superior to current zone development Establishes Design Guidelines and Sustainability practices within

system and existing community that far exceed current zone requirements. These proposed mitigation practices include: reducing the overall traffic impacts to the existing transportation Establishes traffic mitigation practices with the rezone application

- hybrid vehicles and other low-emissions vehicles. three or more occupants. To promote reduced vehicle emissions and a healthier environment, preferred parking could also be extended to Providing preferred parking in the day skier lots for vehicles with
- skier transit services. Implement the use of alternative fuel shuttles for the employee/
- require the employees to use them to access the resort. · Provide transit passes to all employees not housed on-site and

THE ADOPTION OF THE GENERAL PLAN CHANGES TO THE GENERAL AREA SINCE

is an ideal location for responsible, well balanced and sustainable resort development. The County General Plan supports and promotes appropriate resort facilities as a major element within the County. Powder Mountain in ownership since the adoption of the General Plan marks a economic stability for the existing resort while also providing the General Plan, the Powder Mountain Resort and adjoining development in appropriate locations. Since the adoption of and Recreation Resort Ordinance was written to allow resort the resort providing a viable long term project. The Destination support and enhance the existing recreational components within resort area that has potential for further development that would The Powder Mountain Resort area is recognized as a recreation/ and sustainability requirements as outlined within this document substantial shift in project vision with enhanced traffic mitigation substantial expansion and diversity of this amenity. This change village and associated mountain neighborhoods that would provide unique destination community with a vision for a diverse mountain Summit Mountain Holding Group. This group aims to create a undeveloped acreage within Weber County was purchased by

TO WEBER COUNTY PROMOTE HEALTH, SAFETY AND WELFARE

NO CHANGE

County and in particular the Ogden Valley while also preserving diversity will provide stability and long term benefits to Weber significant open space within the project. County residents by creating a diverse year-round resort. Powder Mountain promotes the health, safety and welfare of Weber The Master Plan as proposed within this rezone document for

negatively impacted fiscally. the Benefits Analysis ensuring the County and its residents are not The project will provide long term economic benefits as outlined in

residential neighborhoods continuing the important community Resort to the Valley floor providing access to important recreational neighborhoods and within the surrounding communities of Eden access to the vast outdoors in Weber County. amenities while limiting impacts to existing communities and into and thru the Resort property. These trail connections link the and Liberty through the regional trail links that have been extended The Master Plan includes important trail connections between

development impacts to existing and future roadways are minimized providing safe a appropriate access to the mountain while mitigating those impacts to existing and future neighborhoods in the Valley. Traffic mitigation plans will be implemented to ensure that all new

to the owners, Weber County and the community, consideration to ensure a quality destination that provides benefits environmental, community and aesthetic benefits were taken into respect to the land attributes preserving sensitive lands and stream corridors and to avoid sky lining. The importance of economic, The development areas within the project were designed with

NO CHANGE

As outlined in Chapter 35 of the Weber County code (35-3), the project meets the approval criteria as follows:

A. The proposed Resort can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands as identified in Chapter 43, Ogden Valley Lands Overlay District, or the Weber County Zoning Ordinance.

The Sensitive Lands Areas as outlined in Chapter 43 of the Weber County Code are provided on pages 13-15 with the Powder Mountain project boundary indicated. The Wildlife Habitat exhibit shows that the Powder Mountain project area is generally outside the important wildlife habitat area with the only interface occurring within the Southwest portion of the property and involving the existing highway access to the Resort. No development is proposed within this important wildlife habitat area.

While there are stream corridors within the project area, the primary area of potential impact includes the Powder Mountain Road and Wolf Creek interface. The Road exists and all impacts have previously been mitigated as this roadway serves as the existing access to the Resort. No other stream corridors exist within close proximity to any proposed development area within the rezone Master Plan.

Due to Powder Mountain's proximity above the valley floor, no scenic roadway impacts exist as defined within these exhibits.

B. A professional study has provided substantial evidence determining that the proposed Powder Mountain Resort is viable and contributes to the surrounding community's economic well being. A fiscal impact and cost benefit analysis is attached as Exhibit A. This study was conducted by Bonneville Research out of Salt Lake City, Utah. Highlights of the market, economic and fiscal impact are as follows:

MARKET FEASIBILITY

Utah's mountain resorts are provided with unique market advantages due to their close proximity to the Salt Lake International Airport, large and well maintained local highway and road infrastructure, a large local skier and recreational base in close proximity to resorts and typically abundant snowfall that is considered some of the best in the world.

The State of Utah is also progressive in its ski and outdoor recreational marketing promoting Utah as a recreational destination and prioritizing it as one of the major cornerstones of long term revenue generators for the state.

With the region established as a well developed destination for both summer and winter visitors, the Ogden Valley and Powder Mountain are poised to maintain a consistent rate of growth within

these recreational and residential markets. With the proximity to the Salt Lake International Airport and the continued exposure to the area that is spearheaded by Park City and Deer Valley communities among others, the opportunity to capture first and second home buyers from regions throughout the west remains strong. The Summit community and their unique gathering of entrepreneurial guests will also bring together this love for the outdoors with the new and local communities creating a unique mountain destination.

The Powder Mountain Resort will continue to become more and more recognized by a greater audience as already seen with the implementation of the Phase I infrastructure and momentum will only continue to grow as the project develops on the mountain.

ECONOMIC IMPACT

Total economic impacts of the Powder Mountain project are anticipated to continually increase as the project builds out with the addition of hotels, corporate and educational retreats, expanded and new recreational amenities and the synergy of the Summit Powder Mountain Village grows. After full build out, ongoing economic impacts are projected to provide continued positive effects as follows:

Direct annual output is projected as \$60 million, and total annual output (including direct output plus secondary or "multiplier" impacts) is projected at \$112 million.

Direct jobs created by the development are projected at 1,623 at full build out.

Direct labor income is projected at \$24 million annually.

FISCAL IMPACT

The proposed Powder Mountain project is identified to provide a substantially positive fiscal impact for Weber County.

After project build out, Powder Mountain is projected to generate approximately \$55 million in annual taxable revenue. The Powder Mountain project is anticipated to be one of the highest valued resort projects in the west with these values creating the very positive budgetary impact. Most residential units will be second homeowner classification while the assessment of most residential units will be at full market value. This will result in high per capita spending and resulting sales tax revenues and a moderate cost of service profile which is consistent with similar projects throughout western resorts.

Other growth-sensitive Weber County funds are projected to experience positive fund balances throughout the construction period of the project and after build out providing a broad fisca

benefit to the County. (See attached Bonneville Research Study)

C. A professional traffic study has explored and provided substantial evidence determining that proposed traffic mitigation plans will prevent transportation corridors, serving the Project, from diminishing below an acceptable Level of Service.

The Transportation Element study prepared by PEC out of Salt Lake City is attached as Exhibit 2.

Overall the road network can and will provide appropriate access to and from Powder Mountain, with some improvements required for mitigation as the project is built out.

D. The natural and developed recreational amenities, provided by the Resort, shall constitute a primary attraction and provide an exceptional recreational experience by enhancing quality public recreational opportunities.

Powder Mountain Resort is currently a well established ski resort. The proposed Master Plan is designed to enhance the visitor experience with expanded recreational services, new and diverse overnight accommodations, varied retail shops and services including restaurants, a mountain village main street, and varied destination attractions. Publicly accessible recreation facilities and activities are planned throughout the project area to establish Powder Mountain as a year-round destination. These activities include walking/hiking trails, biking trails including mountain biking and cyclocross trails, horseback riding, naturalists tours, camping, tental of non-occupied units and other outdoor special events.

E. The proposed Seasonal Workforce Housing Plan will provide a socially, economically and environmentally responsible development.

The seasonal workforce housing plan is provided on page 43. At full project build-out, it is estimated that Powder Mountain Resort will generate 1,623 full-time equivalent employees and 984 workforce housing units.

As calculated in the table on Page 43, Powder Mountain Resort will provide at least 98 seasonal workforce housing units.

F. Public safety services are and/or will be feasible and available to serve the Resort in a manner that is acceptable to the County Commission.

Station as per the discussions with the emergency providers services on mountain. A preliminary parcel has been identified within Summit Powder Mountain Village and will be provided at Department are attached on Page 47. Feasibility letters from both the Fire Department and Sheriff's the scope of services provided will be modeled after the Huntsville manner that fits the development setting in which it is located but providers. This parcel will be integrated within the Resort in a the time the services are deemed necessary by the emergency service discussions with these public safety providers, Powder Mountain departments with regard to necessary Emergency Services. Per the The proposed Master Plan reflects the input received from Department and Emergency Medical Service providers gathering continually met with representatives from the Sheriff's office, Fire the DRRI Master Plan development, The development team has will provide a facility to house both the Sheriff and Fire Department input to the plans and incorporating that input into this application Throughout the development of the Phase 1 plans as well as

Compliance with the Compliance with the

Existing plan with changes noted

NO CHANGE

Plan as follows: The proposed Master Plan for Powder Mountain presented in this application is in compliance with the Ogden Valley General Plan Goals and Objectives as outlined in the Ogden Valley General

AND NATURAL RESOURCES OF THE VALLEY 3.01 VISION: PROTECT THE NATURAL BEAUTY

Goal: Protect Air Quality and Water Resources

Weber County's goal of preserving the natural beauty and natural resources of the Ogden Valley. The Master Plan was developed construction stages include: greatest extent possible providing a balance between the built and beauty of the Ogden Valley during and after both the planning and natural environments. Measures to protect the natural resources and all development impacts should be minimized or mitigated to the with the ethos that all development must be light on the land and Powder Mountain maintains a strong commitment to

development impacts thus maximizing significant and important Clustering all development within areas that allow for minimized

the size of the project "footprint" on the mountain. allowing for walkable trips or reduced traffic impacts and limiting Much of the development is centered around "village" infrastructure

resort shuttles from the Valley via Park and Ride lots, shuttles protect the Valley's air quality thru the reduced trip counts. mountain services reducing off-mountain trips all of which will help within the resort property and the provisions of essential on-A comprehensive transportation plan will be implemented providing

Water quality controls will be implemented on the following levels

develop a truly sustainable project. is using an integrated water management strategy in an effort to than almost any project yet envisioned in Utah. Powder Mountain and implementation of sustainable practices grows, Powder Mountain has a goal to introduce a higher level of implementation As awareness of the importance of conservation of resources

Groundwater

the project a leader in the State of Utah requirements for both indoor and outdoor water use that will make Powder Mountain is adopting water conservation and efficiency essential resource. To minimize impacts to groundwater resources, Powder Mountain understands the value of groundwater as an

Surface Water

drainages, wetlands and surface waters. water by limiting grading and preparing erosion control plans and Stornwater Pollution Prevention Plans (SWPPPs) that will incorporate the appropriate best management practices to protect Powder Mountain will also focus on the protection of surface

Water Conservation

low water use plant types and limiting grading areas to protect as well as requiring weather based irrigation controllers, native and restricting the total landscape area of each unit that can be irrigated reduce per person indoor water use to less than half of the State of the use of low flow appliances and fixtures that are expected to is conserved both indoors and outdoors. The Guidelines require 3 within this application, have been written to ensure that water natural areas. Utah's design code requirement. In addition, Powder Mountain is Powder Mountain's Design Guidelines, attached as exhibit

Goal: Protect Open Space and Sensitive Land:

and scenic road buffers. See Pages 13-15. identified as important wildlife habitats or within stream corridors to ensure that all proposed development does not occur on areas County's sensitive land maps were overlaid on the Master Plan Additionally and as part of this application requirement, Weber wildlife corridors, recreational open spaces and open space buffers. drainages but it also factored in visually sensitive lands, important to not only identified steep slopes, wetlands, stream corridors and The most substantial and important portion of the Master Plan is what is not being developed. The Master Plan was sensitive

Goal: Preserve Wildlife and Wildlife Habitat

throughout the property and providing well placed wildlife corridors will allow all proposed development to work in harmony with proposed development boundary does overlap upon important wildlife habitat areas as designated by Weber County. However, available for wildlife habitat and open space. proposes clustered development parcels on only 18 percent of the gross acres located in Weber County. The remaining 82 percent is the natural environment. The master plan for Powder Mountain to this area. However, it is recognized that wildlife can be found this important wildlife area and in fact creates a substantial buffer the detailed Master Plan does not propose any development within As shown on the Sensitive Lands Exhibit on Page 13, the

ATMOSPHERE AND RURAL LIFESTYLE 3.02 VISION: MAINTAIN THE VALLEY'S RURAL

Goal: Promote a Sense of Pride in the Valley's History and

resort special and enhancing those elements. maintaining the wide open and rustic nature of the resort while committed to preserving the existing ski area at Powder Mountain as a community resource. Powder Mountain is committed to within the Powder Mountain project area. The applicant is dedicated to appropriately addressing the elements that make the providing tasteful upgrades and updates to the facilities. We are

Rural Character and Natural Setting: Goal: Require that Development be Compatible with the Valley's

part of the landscape, not dominate the landscape. materials and requires structures to be placed sensitively to become from the Valley's architectural vernacular, utilizes timeless forms and characteristics of buildings, landscaping, signage, etc. This style pulls Guidelines has been established that will govern the style and the Valley's rural character and natural setting, a set of Design In order to ensure that development is compatible with

Conform with the Valley's Natural Resource Capabilities Goal: Require that Development and Community Services

establish required funding mechanisms for required development of units, concurrency measures for water and sewer as well as plan and provide for adequate infrastructure to support all proposed development. This will include calculated phasing Throughout the development process the Applicant will

Goal: Provide Adequate Emergency and Medical Services

of feasibility from each. Emergency and medical services will be required by these Emergency Service Providers. phased appropriately and adequately as development occurs and as the discussions with the Sheriff and Fire Marshall as well as letters Emergency Services Plan on page 47 of this application outlines Departments has been implemented in the Master Plan. The

Goal: Promote Agricultural Land

There are no identified cultural and/or historical resources

Substantial coordination with the County Emergency Services

focus of the existing mountain property, the project does not above the valley floor as well as the steep slopes and recreational

Goal: Recognize and Respect Private Property Rights not conducive to provide agricultural uses in the proposed plan for

currently contain an abundance of agricultural uses and therefore is

Due to the proximity of the project property at elevations well

owned by the applicant and does not negatively impact any adjacent private land. The proposed Master Plan is fully located on private property

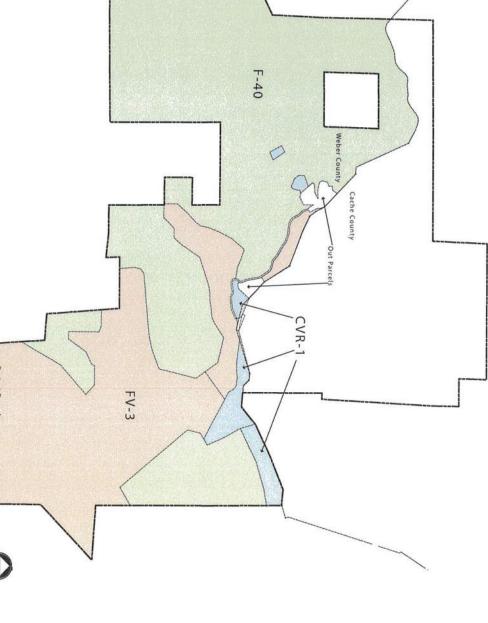
Goal: Facilitate the Smooth Flow of Traffic In and Out of the

development progresses ti build out. to provide adequate operations throughout the valley as the project to ensure the existing and future road systems continue and identifies any traffic mitigation measures to be utilized by the and when any necessary roadway improvements would be needed. provides an analysis of phased development steps to identify what application as Exhibit 2. The report studies the transportation Project Engineering Consultants (PEC) and is included with this impacts anticipated to be associated with the proposed Master Plan A comprehensive transportation study has been prepared by

Goal: Enhance Quality Recreational Opportunities

trails plan highlights trail linkages to the Ogden Valley via Gertsen Canyon and the existing Gertsen Canyon trail and also provides for regional trial connections both east and west thru the project while also providing a substantial and diverse trail network internal to the existing within the project and as part of the existing ski area. The amenities that may be provided in addition to those that currently Mountain. These plans highlight the additional recreational outline the recreation opportunities that are proposed for Powder The Recreation Plan and the Open Space and Trails Plan

well as facilities for special events and equestrian experiences. such as hiking, mountain biking, glamping, ice skating, fishing, as expands the recreation opportunities to include non-skiing activities already enjoyed at Powder Mountain, the recreation facilities plan In addition to skiing, snowboarding, snowshoeing, etc., which are



Project Boundary



CVR-1 - Commercial Valley Resort Recreation Zone

and goods normally required by the public in recreation resort areas, where service facilities be obtained. the pursuit of general recreation activities can locations in the Ogden Valley and at major The purpose of this zone is to provide



FV-3 - Forest Valley Zone

provide area for residential development in a forest setting at a low density, as well as to The purpose of the Forest Valley Zone is to environment of the development. protect as much as possible the naturalistic



naturalistic land, and to permit development compatible to the preservation of these areas. of those areas of the County that are and preserve the natural environment Forest Zone - F-40
The intent of the Forest Zones is to protect characterized by mountainous, forest or

NO CHANGE

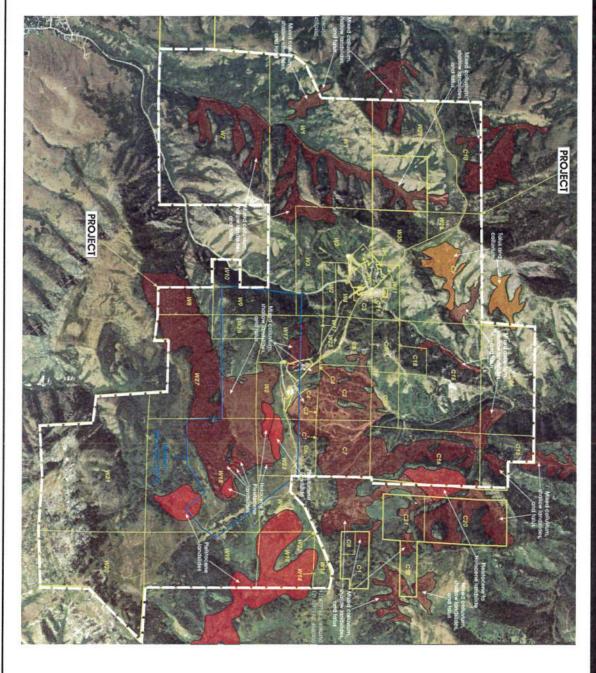
from geologic hazards. This investigation is intended to: conditions at the Project and identifies potential risk The Geologic Hazards map identifies surficial geologic

- assessment of geologic conditions; (1) provide preliminary geologic information and
- present and qualitatively assess their risks to the intended (2) identify potential geologic hazards that may be project; and
- (3) provide recommendations for additional site- and needed based on our findings. hazard-specific studies or mitigation measures as may be

impacts from high-risk geologic hazards. to assist with Project planning, and reduce and minimize and should be expected. This report is intended to be a reconnaissance-level tool

surficial conditions and geologic hazards risk may occur included with this investigation, small variations in Given the large Project size and scale of the mapping

detail in the preliminary Geologic Hazard Evaluation report that is included as Exhibit 1 of this submission. The known geologic conditions are explained in greater

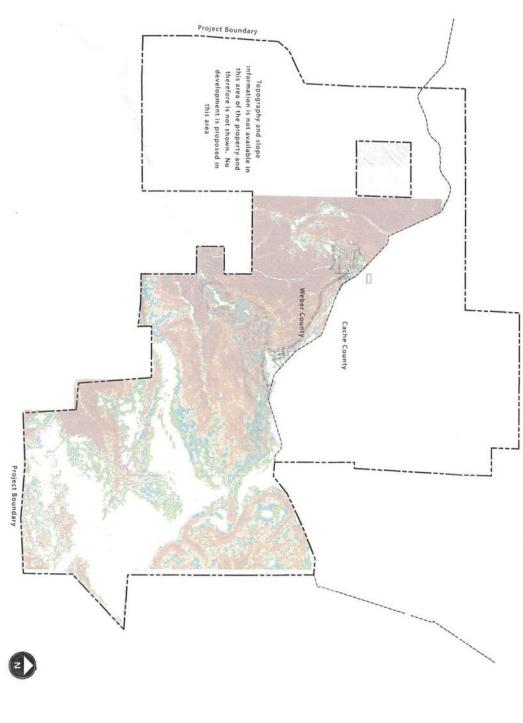


Existing Topoglapiny, Jupe

Exhibit A Existing plan with changes noted

NO CHANGE

mountain slopes. The Master Plan was developed with sensitivity to placing development on steep slopes with the majority of the project density clustered around the the development. The Slope Analysis illustrates that much of the Powder Mountain property contains slopes most suitable to ski terrain. The projects topography does vary greatly more gentle meadows and saddles that exist throughout from flat meadows and ridges to steep ski terrain and



Slope Legend





20%-25%



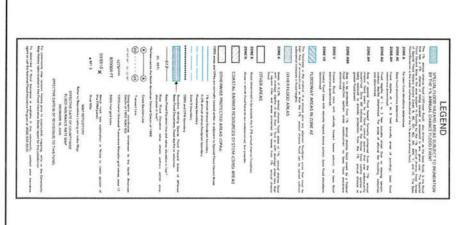
40% & Above

Flocapiani map Exhibit A

Existing plan with changes noted

NO CHANGE

The FEMA Flood Insurance Rate Maps for Weber County illustrate that all areas mapped within the Powder Mountain project boundaries are identified as Zone D. As defined, Zone D area flood hazards generally located at an elevation above flood hazards due to its proximity to the top of the drainages within the are undetermined. The Powder Mountain property is



Existing plan with changes noted

NO CHANGE

Sensitive Land Areas: Wild

Ogden Valley Sensitive Lands Important Wildlife Habitat

and continued coordination with Weber County and the Utah Division of Wildlife Resources will be a priority to maintain these habitats throughout the project. habitat and wildlife corridors throughout the project significant open spaces and buffers to facilitate wildlife Future development has been located to account for wildlife habitats exist within the project boundary. Zones, it is recognized that smaller yet still significant or near these areas. Although the proposed development areas are outside of the Important Wildlife Habitat project area. No development plans are proposed within here but both areas are located at the periphery of the The Powder Mountain property does slightly overlap with the Important Wildlife Habitat Zone as indicated

Sensitive Land Areas: Stream Communications

NO CHANGE

Ogden Valley Sensitive Lands Stream Corridors Cache County

in Chapter 43-2. The primary impacts are associated The Powder Mountain property is affected by the Ogden Valley Sensitive Lands Overlay District for streams introduced as part of the existing roadway access to the Powder Mountain resort and any further impacts due to Southwest portion of the property. These drainages with the Wolf Creek and South Fork drainages in the corridors, wetlands and shorelines. The Master Plan County development standards. have already been impacted and mitigation measures has conformed to the development standards outlined future roadway modifications will conform to the Weber

proximity to proposed development areas within the Resources (UDWR) all existing riparian corridors within areas are preserved. the time of individual project approvals to insure these project will be identified and protections put in place at In coordination with the Utah Division of Wildlife

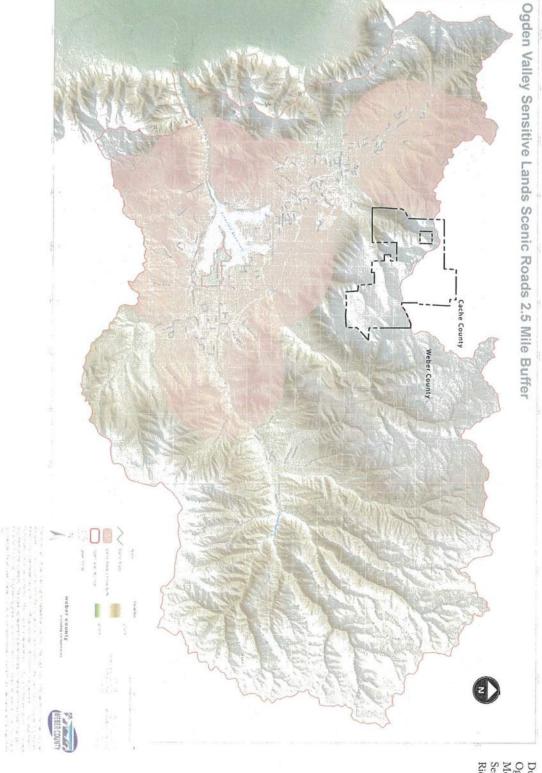
jurisdictional wetlands may exist within any proposed for each phase of development if it is determined that and concurrence report from the United States Army Corps of Engineers shall be required with the submittal An approved jurisdictional wetland delineation report development areas on the property.

Sensitive Land Areas: Scenic Roads 2.5

Existing plan with changes noted

NO CHANGE

Due to its physical location and relationship to the Ogden Valley and its Scenic Roadways, the Powder Mountain property is not affected by the Ogden Valley Sensitive Lands Overlay District for Scenic Corridors, Ridgelines and Historical/Cultural Resources.



12365 - 19:

NO CHANGE

PLANNING AND DESIGN PRINCIPLES

part of this rezone application. space with the additional potential density stripped as additional acreage will be committed to project open total of 6,160 acres to be processed for rezone. This an additional 1,860 acres to the rezone property for a units. This application for the DRR1 rezone will add established density for the property totaling 2,800 dated November 29, 2012, Entry # 2607988 that is vested by an approved Development Agreement acres of the Weber County portion of the project located within Weber County. Approximately 4,300 within Cache County with only a small area currently Powder Mountain Resort Ski Area terrain is primarily majority of this area undeveloped. The existing acres are located within Weber County with the vast County and Cache County. Approximately 6,160 10,000 acres with property that spans both Weber The Powder Mountain Resort totals approximately

and snow removal strategies. This planning process integrate the vision for Powder Mountain. of design and development professionals to initiate was thorough and extensive. design from roadway and ski design to snow storage professionals and focused on every aspect of mountain planning process involved dozens of varied and skilled the Master Plan development that would appropriately In 2012, Powder Mountain began to assemble a team This

and massing. area identifying anticipated densities, uses, amenities to further illustrate anticipated master plans for each planning area is then detailed within this application Use Plan with a letter (Areas A through F). Each denoted on the Overall Master Plan and Overall Land and broken into separate, smaller planning areas DRR1, the proposed development has been organized Due to the size of the property proposed for rezone to

> The development areas throughout the property are shown in two land uses that follow Weber County's within the zone per the Land Use Code. identified as permitted or conditional residential uses conditional Land Uses as identified by the DRR1 intense use (Mixed Use) allows for all permitted and DRR1 Zone Land Uses (Section 104-29-8). The most for development are as important or more important element of the Master Plan. The areas NOT shown distinction has been identiifed as the most important Zone while the Residential use only allows those uses than those areas that are suitable for development. mountain areas that will remain open space. This those areas most suitable for development and those The concept plans within this submittal identify

County emphasizes the development of mountain "villages" that are appropriately located and provide suitable land uses, vehicular and pedestrian access, proposed functions within the resort. amenities and open spaces based on their locations and The proposed plan for the property within Weber

energy throughout the year. give the Mid-Mountain area a true ski village mass and by including hotels and condominiums for overnight accommodations at the existing base of the mountain. to enliven the existing mountain base at Mid Mountain and Sundown (Area A - Mid Mountain) family and multi family homes at Mid Mountain to Summit Pass Road and adjacent to the existing single multi-family homes located along the Sliver above the Sundown lift as well as a mix of single family and This area becomes the primary destination for year The first of these mountain villages includes uses area also includes potential Hotel uses at the top of round visitors providing direct mountain access. This

of this planning area. The Ridge development area properties ranging from small "nests" to 20+ acre Lake Express top terminal which will become the core The Ridge (Area B) builds upon the existing Hidden spaces, hotels, townhomes and various residential will include Ski Lodges, Conference and Meeting

> village anchor to the Resort. Mountain Village providing the classic ski mountain Village sits above the more boutique Summit Powder with views that are unmatched in the West. Earl's with ski access in three directions and properties a mix of hotel and multi-family development parcels Mountain tradition of starting your day at the top of the mountain and skiing down. Earl's Village provides Earl's Village (Area C) continues the Powder

clustered residential development tucked amongst the existing trees and just beyond the village core. These Mountain Village contains a mix of hotels, boutique Canyon providing immediate access to the world class skiing at Powder Mountain. The Summit Powder larger lot types including ranch lots. begin the density transition to the open spaces with areas include single family residential products that existing trees and just beyond the village core. attached and detached single family and "nests" of all hotels and boutique shops, community amenities, for ski access into Mary's Bowl, Lefty's and Gertsen the Summit Community and is located on a saddle Summit Powder Mountain Village is the center of Summit Powder Mountain Village (Area D). The the Summit Powder Mountain Village. It also includes Mountain Village Main Street and forms the core of types. This mix of uses surrounds the Summit Powder home sites including townhomes, condominiums, public places and spaces, multifamily and single family and protected environment. This village provides location preserves views and provides for a secluded being tucked away from the rest of the mountain. providing commanding views while simultaneously The heart of the Powder Mountain project is the

of the proposed Vern's and Gertsen lifts with lots organized node of multi family townhomes, "nests" and moves toward the project boundary. A small, well multi family and single family units as the project getting progressively larger as you move west and down smaller lot single family units anchor the top terminals Mountain Villages to less intense yet still clustered Enchanted Forest. into large expanses of aspens and along the edge of the the hill. Here larger estate and ranch lots are tucked from the more dense Earl's and Summit Powder The Gertsen development area (Area E) transitions

Ogden. Mountain Village to the project's south edge. The north edge of the Meadow development area maintains with views overlooking the Ogden Valley and Mount retreat providing a destination anchor to the resort the rock outcropping with larger estate and ranch lots this development pattern thru the meadow and out to Summit Powder Mountain Village but begins to loosen the structured road and lotting systems found in the from the most dense area of the Summit Powder identified for a small, exclusive boutique hotel and The south edge of the development area is a location The Meadow Master Plan (Area F) transitions density

corridors and connections took center stage as seen Throughout the planning process, open spaces and trail much of this natural environment as possible. within the project remains accessible and preserves as access to the beautiful and abundant natural features on the Open Space and Trail Plan. This ensured that

providing a unique on-mountain development that element which is included as Exhibit 2. The Master Benefit Analysis. The impact on traffic congestion in compliance with the goals and objectives identified goals of a Destination Recreation Resort. project that is sustainable and advances the community and maybe just as importantly, Weber County, with a mountain uses that will provide Powder Mountain will include a well placed and well balanced mix of boost to the Powder Mountain Ski Area while also Plan for Powder Mountain will add a much needed traffic study completed as part of the transportation through the Valley will be minimal as outlined in the surrounding area will be positive as outlined in the in the Ogden Valley General Plan. The impact to the with surrounding land uses and, as outlined herein, is The proposed Powder Mountain project is compatible

SUSTAINABILITY

of the natural landscape. Summit community and celebrates the inherent beauty create a setting that exemplifies the core values of the The vision for development on Powder Mountain is to

Core Values. We will create a built environment that:

· Pushes the limits of sustainable performance, as a · Is made for people and promotes quality of life.

result of our innovative mind-set and high level of

- · Merges urban living with the qualities of nature.
- · Is functional, smart and aesthetically appealing, Achieve net zero emissions over it's lifespan.
- building on the best of the regional design tradition. Is robust, durable, flexible and timeless - built to
- conditions. Utilizes local resources and is adapted to local
- and disciplines. founded on transparent collaboration across borders Is produced and maintained through partnerships
- · Employs concepts that are scalable and used globally. · Profits people, business and the environment.

transportation throughout our village among others. water, power, our building standards and the flow of environmental stewardship that encompasses waste, We are filtering our decisions through the lens of best practices that will lead the region in our approach goal to uplift the economy and community through adherence to these core values and principles. It is our that currently exists on Powder Mountain through We are actively working to complement the ecosystem to sustainability and community development.

ECONOMIC SUSTAINABILITY

that will stand on its own two feet while providing substantial local and regional economic benefits. County with an economically sustainable development (Exhibit 4) the proposed Master Plan will provide the As identified within the provided Benefit Analysis

COMMUNITY SUSTAINABILITY

wide sustainable development and is requiring green building practices as part of the Design Guidelines Sustainable Development: to insure the construction and maintenance of the Powder Mountain aspires to a higher level of project

> detailed in Exhibit 3 - Design Guidelines, attached as building heights to protect view. The requirements are and locally sourced building materials, and limiting energy efficiency, water conservation, limiting grading and limiting building footprint, using sustainable part of this application. project is sustainable. These requirements include

Transportation:

total number of trips to, from and within the resort. study, the project is providing mass transit alternatives aggressive traffic mitigating elements ever seen in a development application. As identified in the traffic internal shuttle and car share services limiting the additional guests to the mountain as well as providing services, utilizing park and ride locations to shuttle to incentivize skiers to use existing and expanded UTA Powder Mountain is proposing some of the most

access to trails, sidewalks and streets. incorporating easy connections for pedestrian and bike orientation that emphasize connections to sidewalks transportation through site planning and building and trail networks. Homes should be placed and built include encouraging alternative modes of Other methods to reduce transportation impacts

will include such uses as a grocer, restaurants, theaters, required by guests within the resort villages reducing the need for additional trips off the property. These shopping and recreational amenities among others. The project is also providing those goods and services

Market Sustainability:

readings, etc. skiing, mountain biking, hiking and organized outdoor events such as music festivals, Summit Outside, poetry active and passive opportunities that range from further provide all residents and guests with both commercial uses that will create real village life. Civic community with a mix of residential products and market sustainability as well as foster an authentic product variety within the project will provide for diverse community and ensure its sustainability. The spaces and recreational opportunities will serve to Variety is important to serve the wants and needs of a

Open Space:

natural vistas that reinforce a sense of place and continuity of open space and preserve important connection to open space and parks. Provide maximum Encourage design that emphasizes the natural relationship to the natural environment. Integrate

> that create attractive, comfortable outdoor spaces. from homes. Promote the development of site plans views and access into the open space trail network

opposite sides of the street, rather than siting homes directly opposite one another, can provide better preservation of views. Use topography to create vegetation. Retain the maximum possible amount of natural continuous green space connectivity between homes. sloping sites, staggering placement of homes along placed at right angles to the prevailing slope. On placement should follow contours rather than being views and vegetation into site design. Building Integrate natural site features such as topography,

Landscaping:

plans. schedules are to be included in all submitted landscape impact irrigation methods, and efficient watering landscape planning. Strategies of hydrozoning, lowdesign strategy for water irrigation systems and have similar water requirements," is a highly efficient Hydrozoning, defined as "the grouping of plants that

Fire protection:

to any structure. potential for transmitting fire from the native growth used as the standard for all fire safety planning and Powder Mountain. This plan shall be implemented for the remaining development at Powder Mountain and landscape adjacent to all buildings to minimize the fire resistant vegetation or growth within the planned hazard severity. This places an emphasis on utilizing that creates a defensible space for calculating the fire Additionally, all structures will provide landscaping protection measures within the project. initial Phase 1 PRUD approvals for the 154 units at Interface (Exhibit 5) has been developed for the A Community Fire Plan for the Wild land - Urban

AESTHETICS

oriented in clever ways to create truly progressive mountain architecture. regionally sourced, familiar and heritage materials sustainably driven, site responsive structures using The goal of Summit Powder Mountain is to design

- Humble
- Site responsive
- Familiar, regional and heritage materials in clever Sustainably driven
- orientation. Classics with a twist.
- · Develop a new archetype of progressive mountain · Subtle elements of surprise, wonder, awe architecture
- Frame up inspiring views
- Build value through defining a functionally driven
- turnishings interiors to highlight Owner's preferred finishes and Create a cohesive exterior vernacular while allowing

Define Summit Powder Mountain architecture as living in the mountains. new building methods that enhance the experience of aesthetically timeless while featuring the pinnacle of

ENVIRONMENTAL STEWARDSHIP

development is further exemplified in the following as possible. This careful integration of all proposed critical areas of resource management: preserving as much of the natural character of the land thru location and tighter massing of buildings and uses clustered to limit the footprint of the development neighborhoods to create real places. These are Development areas are planned as compact

Utah. to 25 when compared to other similar developments in the associated wastewater generation) with a goal of 50 percent compared to State Water (and Wastewater) irrigation to reduce the overall project water use by 20 residential construction and limits on landscape for water efficient fixtures and appliances for new Design Requirements. This includes requirements reduce the project's average indoor water demand (and indoor water as part of the Design Guidelines to Powder Mountain is implementing requirements for

conformance with State law). grey water and/or rainwater harvesting (in strict opportunities for strategies that might include Guidelines also require a water budget, weather based for each lot as part of the Design Guidelines. The the use of native and low water plants and encourage irrigation control, water efficient irrigation system, by limiting the amount of irrigated area allowed Powder Mountain is reducing irrigation water demands

State requirements. All gray and rainwater capture will comply with Utah or visually screened from neighbors and public paths. storage and related equipment should be below grade for use as supplemental landscape irrigation. Any sinks, washing machines) and rainwater are encouraged collecting and utilizing greywater (showers, bathroom for future phases of the project such as techniques for treatment techniques and reuse will also be considered 50 percent. The use of various advanced wastewater also reduce wastewater generated by the project by 50 percent when compared to State requirements will Powder Mountain's goal to reduce indoor water use by

Stormwater:

volumes, attenuate peak flows, and encourage filtering degradation of downstream water quality. made to maintain natural conditions and prevent the and infiltration of stormwater. Every effort will be impervious areas to route runoff from impervious significantly over the past several years as an awareness of the need to implement best management practice swales to slow down the rate of runoff, reduce runoff stormwater runoff to buffer strips, and vegetated will also focus on reducing paved areas and directing runoff and promote infiltration. Powder Mountain surfaces over landscaped or natural areas to slow down will emphasize minimizing directly connected volumes from development areas, Powder Mountain been implemented. To help reduce runoff peaks and (BMPs) has grown and NPDES regulations have The state of the practice for drainage has progressed

well as incorporating solar, solar domestic hot water, Energy:

Reducing energy use with more efficient buildings as

Reducing energy use with more efficient buildings as traditional energy sources are all under consideration geothermal and ground source heat pump to reduce for Powder Mountain.

Solar Energy:

should be applied wherever possible. Site and building design are to be energy efficient and incorporate natural cooling and passive solar heating. This may Site and building designs are to implement orientation include: orientation can substantially reduce energy costs and passive and active solar systems. Proper solar strategies that optimize solar exposure and incorporate

- (can incorporate radiant heating systems) Thermal or Active Solar Panels
- Window Shade Elements Extended Eaves
- Awnings
- (for both shading and wind buffering) Strategic Tree Placement
- Strategic Building and Window Orientation

panels. water, and space or water heating using solar-thermal and day-lighting energy building design, solar hot the efficiency of heating buildings using passive solar direct solar (photo-voltaic panels) as well as increasing The Design Guidelines include opportunities for and space or water heating using solar-thermal panels. day-lighting energy building design, solar hot water efficiency of heating buildings using passive solar and The Design Guidelines address increasing the

wildlife habitat. Wildlife Resources to ensure that any proposed site appropriate and aesthetically pleasing and Powder Mountain would work with the Utah Division of of solar panels in locations that are environmentally approach to delivering power to the community. A solar garden approach would require the placement would minimize potential impacts to wildlife and Powder Mountain is also exploring a solar garden

are more efficient, saving energy, money and reducing air pollution. Powder Mountain is also exploring than conventional heating and cooling systems and a ground heat exchanger and a pump unit to heat and and cooler in the summer, geothermal heat pumps use community wide geothermal solutions. cool buildings and heat water. They use less energy alternative energy strategies like geothermal exchange Geothermal Energy: Powder Mountain's Design Guidelines also encourage warmer than the air above the surface in the winter of 50-60 degrees Fahrenheit. Since the ground is which maintains an almost constant temperature heat pumps. Heat pumps utilize the subsurface ground

use code requirements and will be subject to review and any system proposed must comply with local land and approval by the Architect's Review Committee as community and environmental impacts they can create systems but these systems must be sensitive to the be considered as portions of the Powder Mountain Resources. property offer the potential for ideal wind energy Wind energy systems may be allowed and should well as coordinated with the Utah Division of Wildlife

Overall Land Use Flam

Existing plan with changes noted

The Overall Land Use Plan depicts general areas for development within the proposed Rezone boundary. These areas indicate general land use areas and roadway circulation proposed.

greater detail within this Rezone Application. Each development area identified is represented in

UPDATED LAND USE PLAN

DEVELOPMENT AREAS

- A Mid-Mountain
- The Ridge
- Earl's Village
- D Summit Village
- Gertsen
- The Meadow

DEVELOPMENT LEGEND

W



MIXED USE



RESIDENTIAL

DEVELOPMENT DATA HOTELS

Open

1,218 ROOMS 159,000 SF

SERVICES/CONF. CENTER

COMMERCIAL/SKIER

180 ROOMS 2,334 UNITS 2,800 UNITS

NOTES:

TOTAL UNITS

RESIDENTIAL RETREATS

- MIXED USE LAND USE INCLUDES ALL PERMITTED OR CONDITIONAL USES AS IDENTIFIED WITHIN THE DRR1 ZONE (SEC. 104-29-8)
- RESIDENTIAL USES SHALL INCLUDE ALL PERMITTED OR CONDITIONAL USES AS IDENTIFIED FOR RESIDENTIAL USES WITHIN THE DRR1 ZONE (SEC. 104-29-8)
- 3. HOTEL AND RETREAT ROOMS EQUAL .33 UNITS EACH FOR DENSITY CALCULATIONS

Property Boundary

REMOVED EXHIBIT

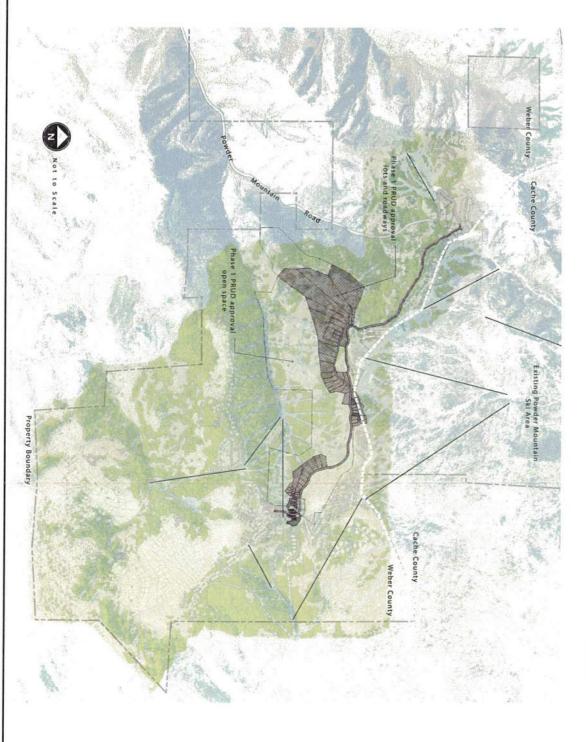
The Overall Master Plan depicts conceptual development patterns and connectivity within the proposed Rezone boundary. These areas identify the general development massing, open spaces, recreational components and pedestrian and roadway circulation proposed.

Each development area identified is represented in greater detail within this Rezone Application.



DEVELOPMENT AREAS

- A Mid-Mountain
- The Ridge
- Earl's Village
- Summit Village
- Gertsen
- The Meadow



Mountain Village and includes approvals and plats for all units and the roadways dedicated to serving these units and as shown here. Ridge development area and into the Summit Powder single family nests, single family village lots and single family zero lot line lots within the Summit Powder Mountain Village. Phase 1 approvals stretch across the

of a mix of large ranch lots, estate single family lots,

Phase 1 of the Summit at Powder Mountain community.

This approval includes 154 units that are comprised project area that includes 154 units and is identified as

This Master Plan exhibit identifies the approved PRUD

REMOVED ILLUSTRATIVE BACKGROUND

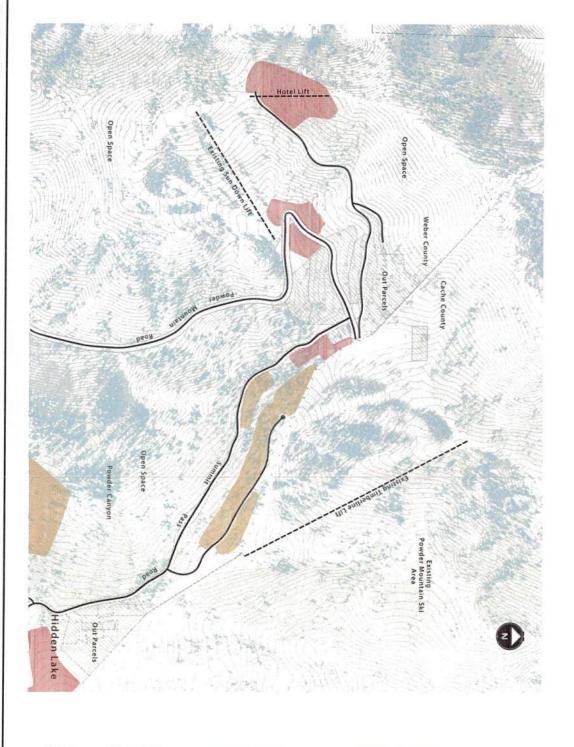
REMOVED FUTURE LIFTS

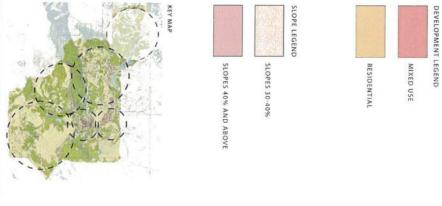
Mid-Mountain Slope Map &

Existing plan with changes noted

REMOVED EXHIBIT Tellal I Horo

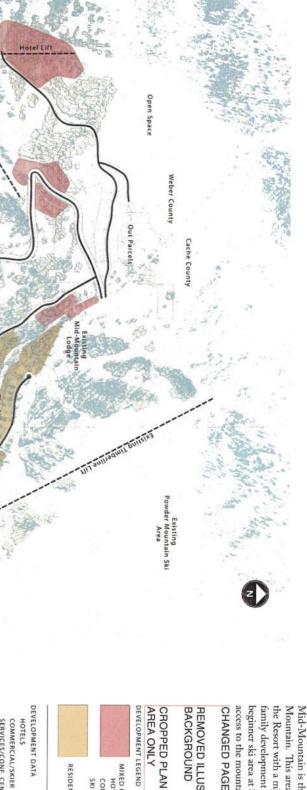
The map exhibit identifies the proposed development areas in relation to existing slopes and existing vegetation. Development areas have generally been placed on those slopes below 30%.





Mid-Mountain

Existing plan with changes noted



Mid-Mountain is the entry portal to Summit Powder Mountain. This area will provide a subtle entry into the Resort with a mix of Hotel, townhome and single access to the mountain at the Mid Mountain Lodge.
CHANGED PAGE TITLE beginner ski area at Sundown as well as the existing ski family development opportunities that will support the

REMOVED ILLUSTRATIVE BACKGROUND

CROPPED PLAN FOR PLAN

MIXED USE

COMMERCIAL SKI LODGES & SERVICES

RESIDENTIAL

DEVELOPMENT DATA COMMERCIAL/SKIER SERVICES/CONF. CENTER HOTELS

108 ROOMS 10,000 SF

155 UNITS

RESIDENTIAL



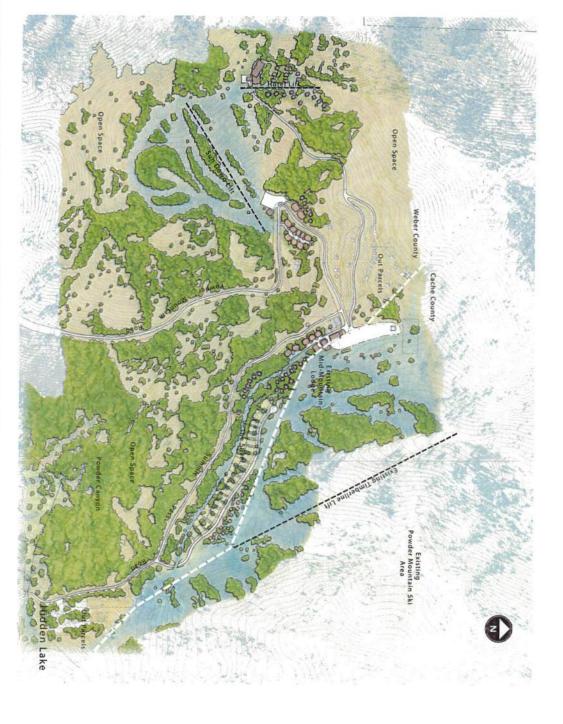
lidden Lake

Existing plan with changes noted

REMOVED EXHIBIT

as identified in the Design Guidelines. intrusion to the project and to those residents of Ogden Valley with the preservation of a dark night sky a priority all entities controlling those private roadways. This currently serving existing lots above Powder Mountain of the Sundown Lift is proposed as a dramatic Boutique Sundown lift and the existing Mid Mountain Lodge for multi-family ski village units. The saddle near the top also be studied further to mitigate any possible dark sky private roadways for access would require approval from Road. It is recognized that any development utilizing would require access via a private roadway (Aspen Drive) Hotel location located just above the lift. This hotel site The illustrative plan identifies the areas near the potential hotel location and ultimate building design will

existing ski terrain and mountain access. views with ski-in/ski-out access while maintaining the in an area called The Sliver providing dramatic long A mix of single family home sites and single family nests are proposed along the south slopes of the County line





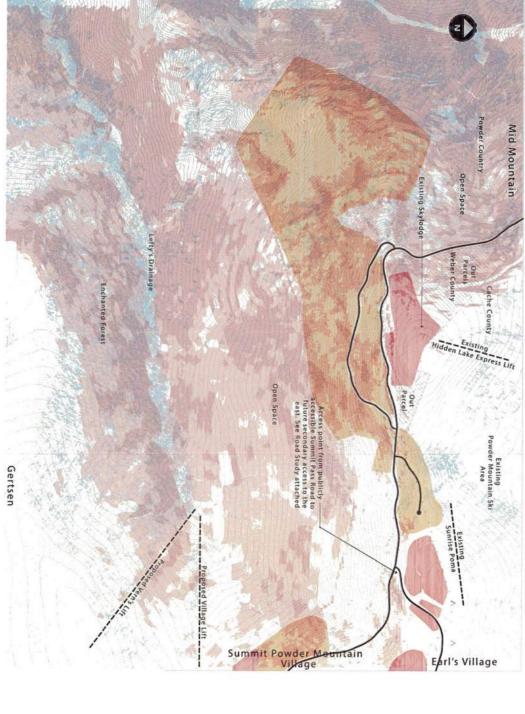
The Ridge Slope Map &

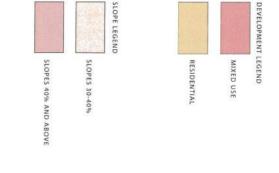
Existing plan with changes noted

REMOVED EXHIBIT

TO1101 1 11010

The map exhibit identifies the proposed development areas in relation to existing slopes and existing vegetation. Development areas have generally been placed on those slopes below 30%.

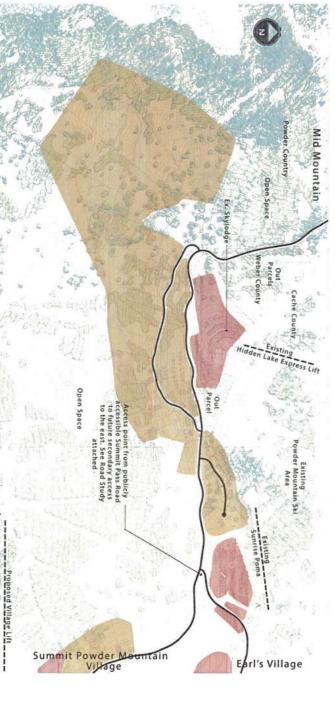




KEY MAP

Exhibit A Existing plan with changes noted

The Ridge mascer i an



of single family lot sizes providing dramatic views to Mount Ogden, the Wasatch Range and the Great Salt mountain" and existing and proposed top lift terminals providing the classic Powder Mountain ski experience. family units all centered around the "top of the associated skier lodges/skier services as well as multi The Ridge development area includes hotel and Remaining development areas provide a mix of small "nests" tucked among existing vegetation and a mix



RESIDENTIAL	SERVICES/CONF. CENTER	COMMERCIAL/SKIER	HOTELS	DEVELOPMENT DATA
STINU 651		19,000 SF	180 ROOMS	



BACKGROUND

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CROPPED PLAN FOR PLAN AREA ONLY

LABELED EXISTING LIFTS

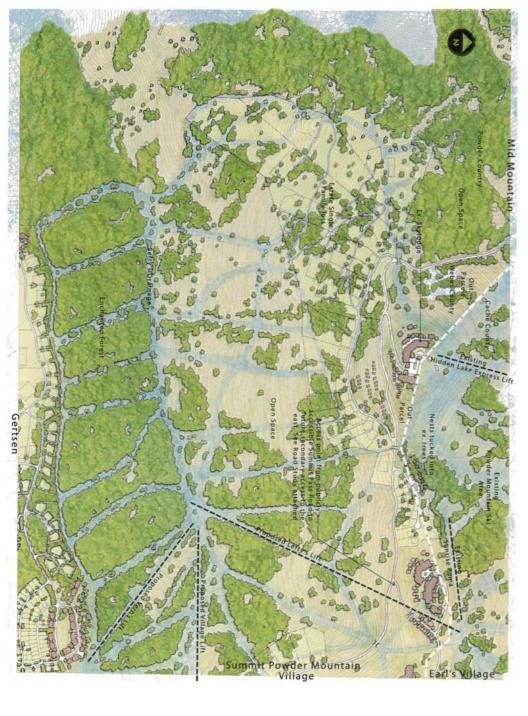
Gertsen

The Ridge Illustrative i ian

Existing plan with changes noted

REMOVED EXHIBIT

and physical protection as well as to maintain those important open meadow and hillsides for the remainder of the Resort. Placement of development within the Ridge area has been sensitive to the existing ski experience at Powder Mountain with future hotels and multi mountain within existing tree massing to provide visual accesses. Single family units have been located on the existing mountain while maintaining the existing ski family units designed to be within ski access to the





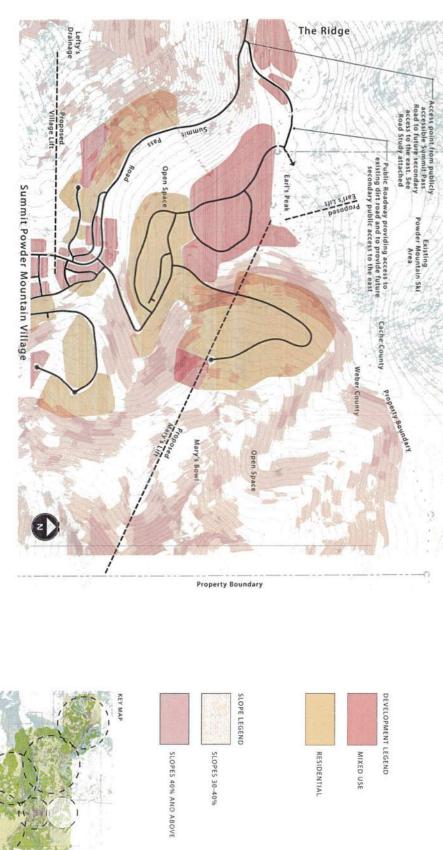
Earl's Village Slope Map &

Existing plan with changes noted

REMOVED EXHIBIT

Perial I HARA

The map exhibit identifies the proposed development areas in relation to existing slopes and existing vegetation. Development areas have generally been placed on those slopes below 30%.



IMIGAREL I IGII

more boutique Summit Village providing the classic ski mountain village anchor to the Resort. unmatched in the West. Earl's Village sits above the mix of hotel and multi-family development parcels with ski access in three directions and with views that are tradition of starting your day at the peak skiing down from the top of the mountain. The Village provides a Earl's Village continues the Summit Powder Mountain



BACKGROUND REMOVED ILLUSTRATIVE

ADDED BOUNDARY TO DELINEATE PLAN AREA LABELED "EXISTING" LIFTS

MIXED USE

DEVELOPMENT LEGEND



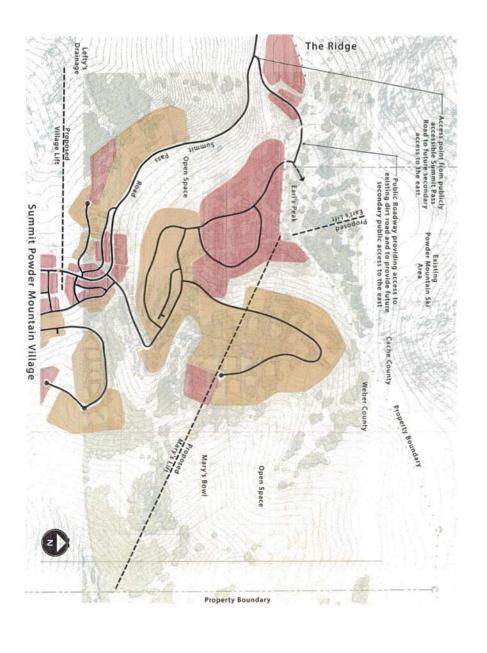
DEVELOPMENT DATA

HOTELS

COMMERCIAL/SKIER
SERVICES/CONF. CENTER
RESIDENTIAL 240 ROOMS 40,000 SF

814 UNITS



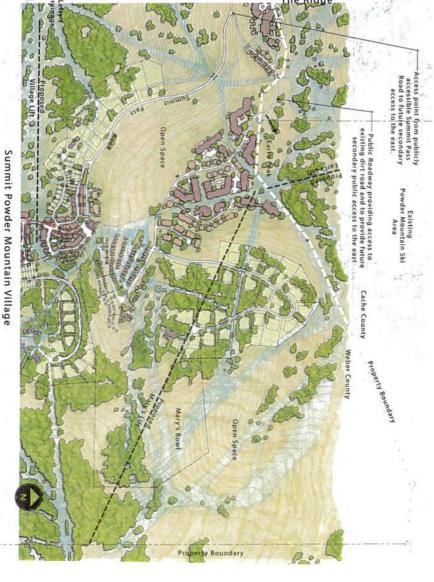


Earl's Village Illus...... 1011

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contains a limited number of ski-in/ski-out estate single Mary's Bowl and to the Summit Village. Earl's also located around the south side of Earl's Peak. The Village for the project providing public access to the adjacent properties north and east of the Powder Mountain Earl's Village also provides a secondary access stub family lots at the top of Mary's bowl. Mountain Ski terrain while providing development the resort with hotels, townhomes and condominiums Earl's Village is the high mountain ski destination within Mountain. Ski access out of the Village leads to Lefty's parcels with commanding views from the top of the provides for excellent access to the existing Powder

connection to the east exists. A separate roadway study existing dirt road where the most feasible future roadway Road with a roadway stubbed to the adjacent parcel and illustrate this connection feasibility. has been provided to Weber County engineering to project area. This access is provided via Summit Pass







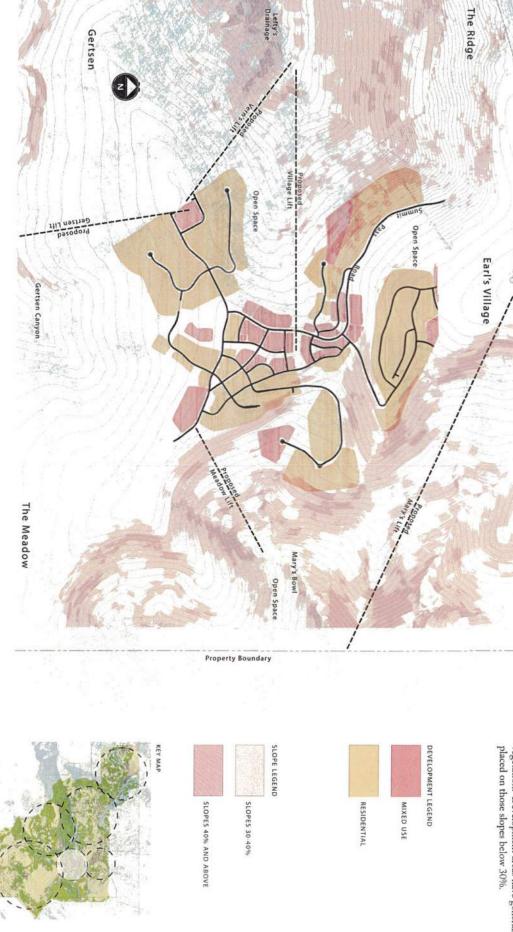
Summit Powder Mountain Village Slope Map &

Existing plan with changes noted

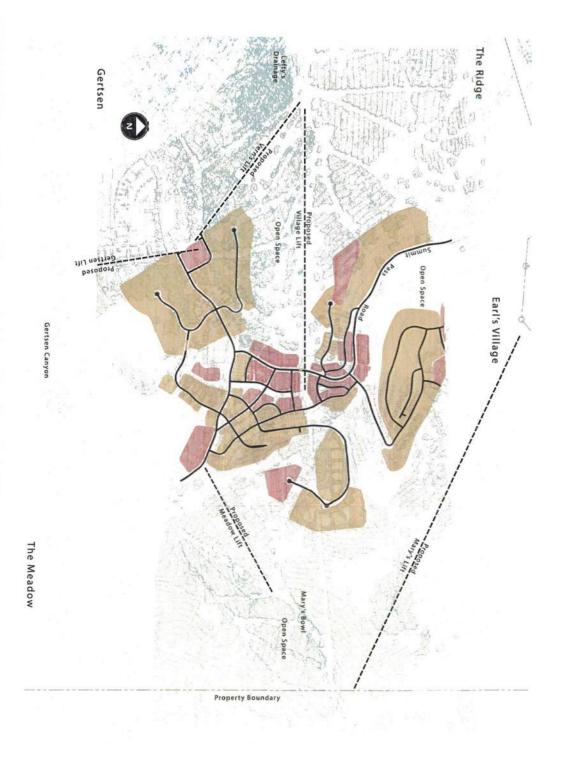
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Perior i noro

The map exhibit identifies the proposed development areas in relation to existing slopes and existing vegetation. Development areas have generally been







single family lots and "nests" making it the most diverse of boutique hotels, condominiums, townhomes, small small mountain villages in North American and Europe with walkable, interconnected streets and is made up Summit Powder Mountain Village is modeled after Summit Powder Mountain Village is the activity center for the Resort with Main Street retail shops, destination amenities such as lodges, public plazas, recreational development area at the Resort. facilities and trail heads to access the outdoors. The

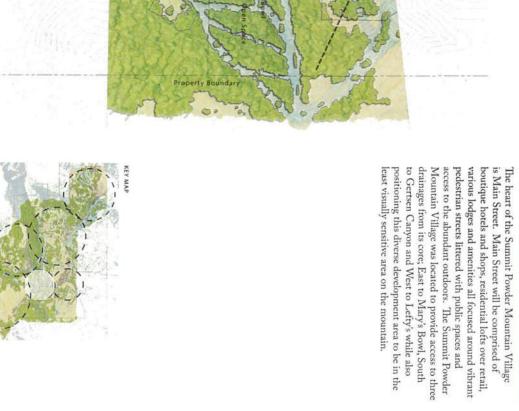
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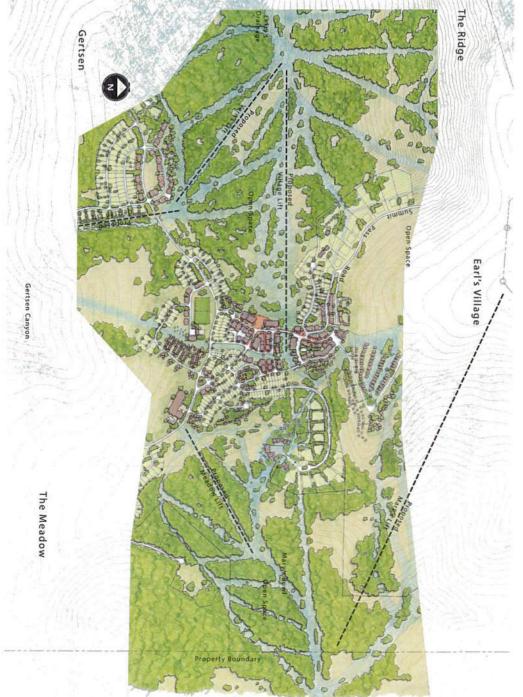
DEVELOPMENT LEGEND	LEGEND	REMOVED ILLUSTRATIVE BACKGROUND
	MIXED USE	CROPPED PLAN FOR PLAN AREA ONLY
	RESIDENTIAL	LABELED "EXISTING" LIFTS
DEVELOPMENT DATA	DATA	
HOTELS		SOO ROOMS
COMMERCIAL/SKIER SERVICES/CONF. CEI	COMMERCIAL/SKIER SERVICES/CONF. CENTER	100,000 SF
RETREATS		
RESIDENTIAL		90 ROOMS

Summit Powder Mountain Village USTIGLIAC

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- 19:





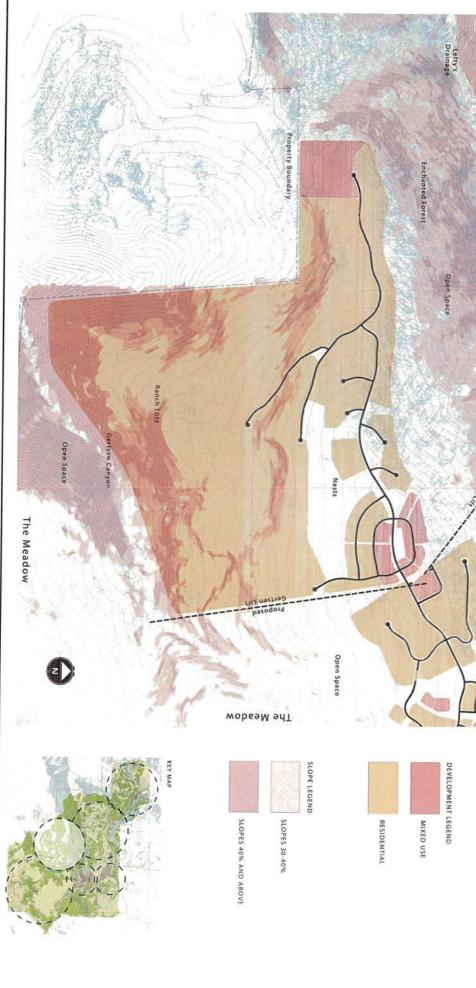


The Ridge

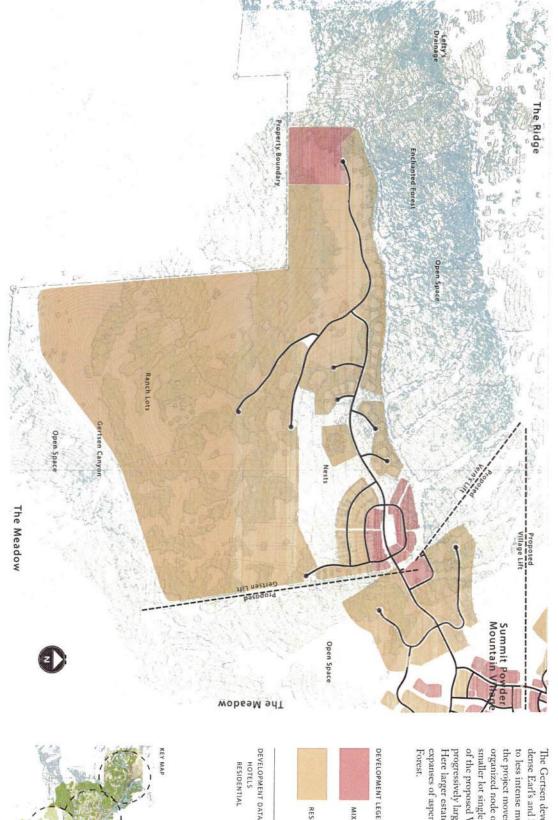
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The map exhibit identifies the proposed development areas in relation to existing slopes and existing vegetation. Development areas have generally been placed on those slopes below 30%.

Summit Powder



Gertsen ...ascol i iaii



expanses of aspens and along the edge of the Enchanted Forest. Here larger estate and ranch lots are tucked into large of the proposed Vern's and Lefty's lifts with lots getting smaller lot single family units anchor the top terminals the project moves to the project boundary. A small, to less intense multi family and single family units as dense Earl's and Summit Powder Mountain Villages progressively larger as you move west and down the hill organized node of multi family townhomes, "nests" and The Gertsen development area transitions from the more

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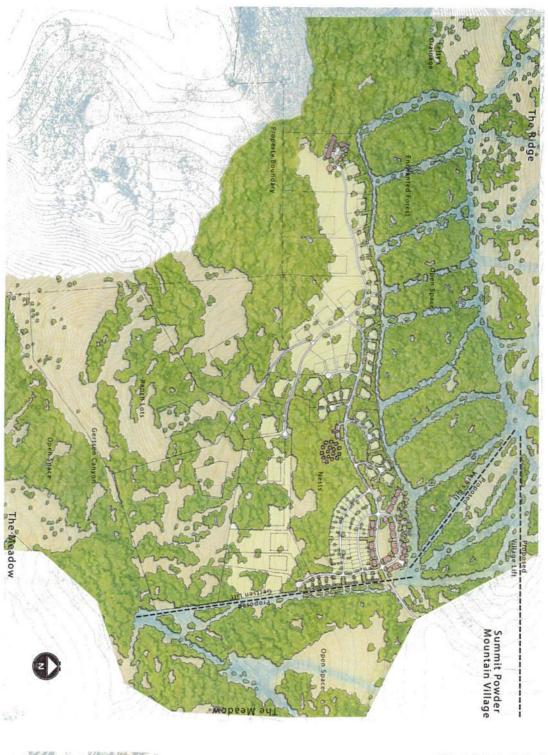
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RESIDENTIAL LABELED "EXISTING" LIFTS

243 UNITS 60 ROOMS

REMOVED EXHIBIT

a unique setting with southern exposure and views to Mount Ogden. The top terminals of the proposed Vern's and Gertsen lifts provide the recreational and density The Gertsen development area straddles the south edge of Lefty's drainage and sits just above the Gertsen Canyon and is heavily wooded with aspen providing access to Lefty's, Gertsen Canyon and to the Summit Powder Mountain Village via the Village Lift. node for the development area. This ski node provides



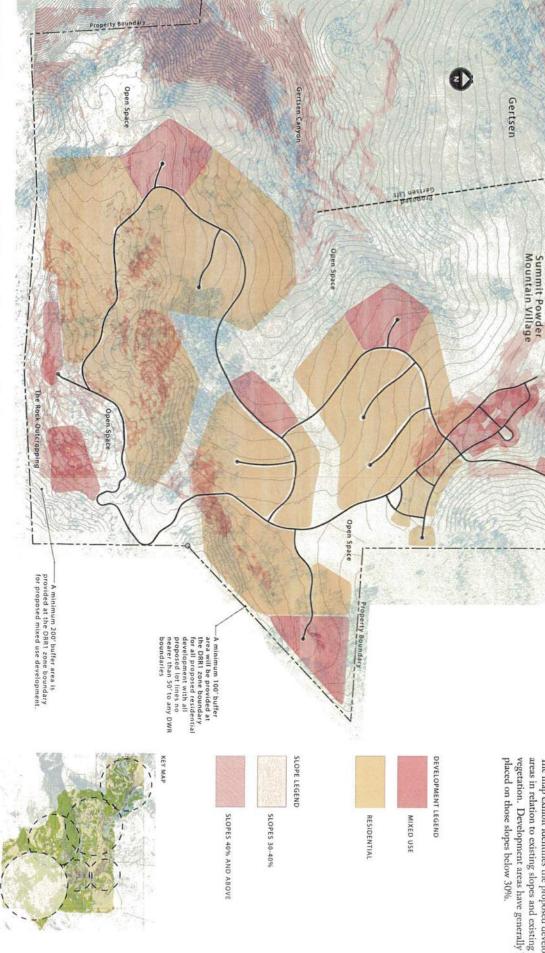


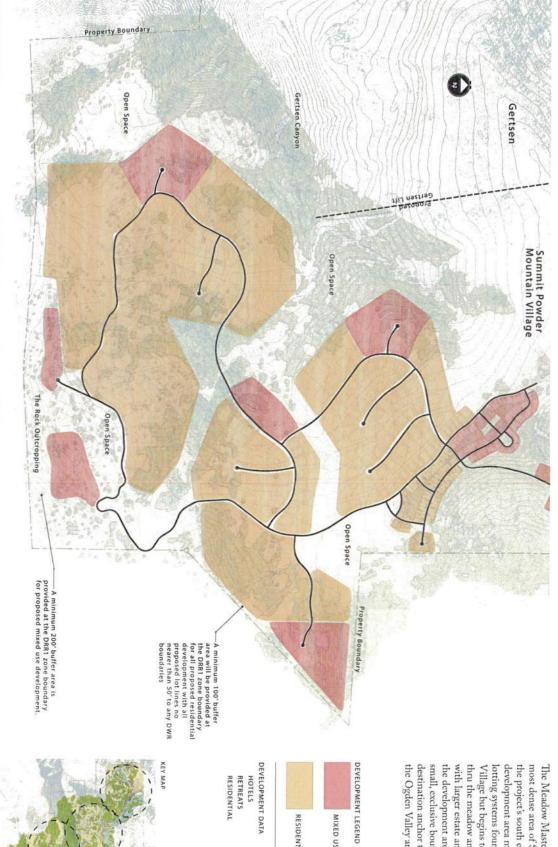
The Meadow Slope Map &

Perior I Horo Existing plan with changes noted

REMOVED EXHIBIT

The map exhibit identifies the proposed development areas in relation to existing slopes and existing vegetation. Development areas have generally been





small, exclusive boutique hotel and retreat providing a the development area is a location identified for a with larger estate and ranch lots. The south edge of the Ogden Valley and Mount Ogden. destination anchor to the resort with views overlooking thru the meadow and out to the rock outcropping most dense area of Summit Powder Mountain Village to the project's south edge. The north edge of the Meadow Village but begins to loosen this development pattern lotting systems found in the Summit Powder Mountain development area maintains the structured road and The Meadow Master Plan transitions density from the

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ADDED NOTE FOR MIXED USE ON CUL-DE-SAC.

MIXED USE

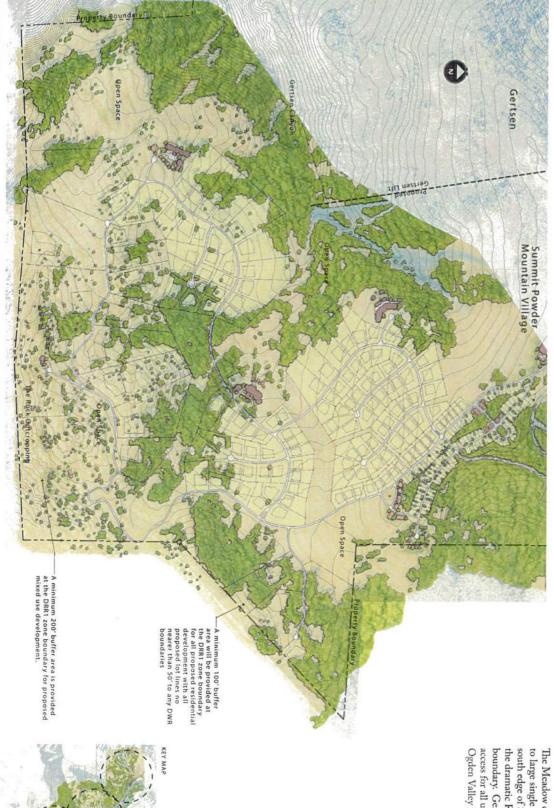


RESIDENTIAL

130 ROOMS 90 ROOMS 359 UNITS

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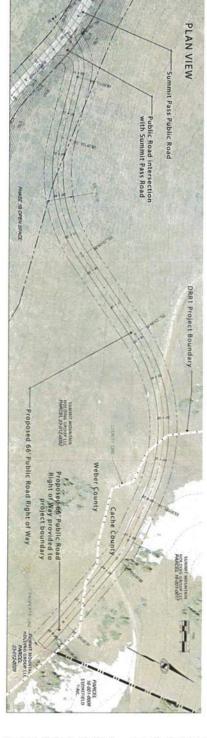
boundary. Gertsen Canyon provides open space and trail access for all units within the development linking the Ogden Valley to the Resort. south edge of Summit Powder Mountain Village to The Meadow comprises a mix of townhomes and small to large single family homes that stretch from the the dramatic Rock Outcropping at the south project

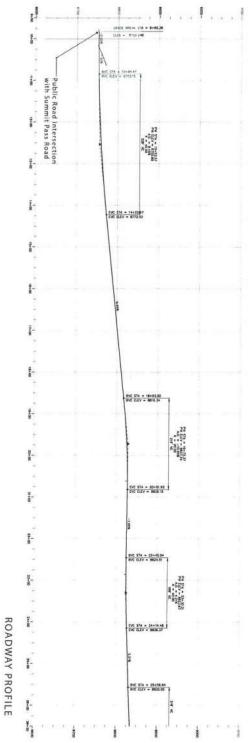


NO CHANGES

maintenance of the right-of-way. Developer and the County shall agree on the access to the east. Prior to any right-of-way dedication, a feasible point of connection for a future roadway Summit Pass and this proposed roadway to provide resort to the east via Cache County. This public access road right of way would utilize Powder Mountain Road, of way that will enable a secondary roadway link thru the Powder Mountain is committing to a public road right

this rezone application. etc. is to be determined at a later date and is not part of provide access. This access extension, design, location and would therefore require those property owners to further east of this point is off of the subject property a roadway extension. Any roadway alignment provided stubbed at a location with topography that is feasible for Stonefield, Inc. parcel within Cache County and is This stub is being provided at a point adjacent to the







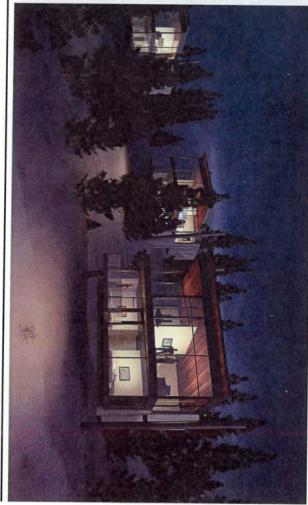
Architectural Precedents. Nests NO CHANGES











POWDER MOUNTAIN

xisting plan with changes noted



NO CHANGES

ended in its definition. While designers and architects an identifiable and cohesive modern mountain design are considered an ethos and to be applied with sustainability requirements, the architectural guidelines will adhere to specific site, landscape, massing and aesthetic. "Modern mountain" is intentionally open-Building design at Powder Mountain will preserve the pristine views and natural beauty while creating innovation and creativity.

grading by following the natural undulation of the from the site's natural surroundings. Buildings should recede into the landscape rather than dominate it. topography. Building masses and articulation are to maintain a low profile and are to be sited to minimize design feature, and improvements are not to detract its magnificent panoramas shall remain the dominant enhanced by building and site design. The land and create shadow, texture, and patterns that help buildings Architecture is subservient to the natural landscape. Fenestration open to mountain views should be



POWDER MOUNTAIN

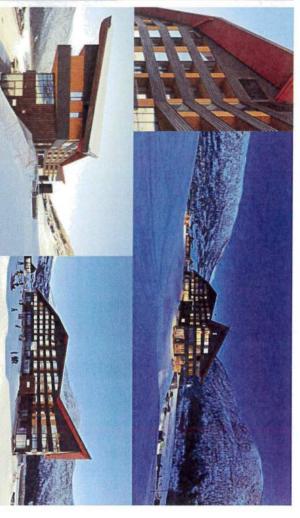
NO CHANGES

natural surroundings. reinforce the connection between buildings and their taken from the site and/or nearby resources in order to are to be built of materials that appear to have been natural in appearance and available locally or regionally.
All houses and landscape structures at Powder Mountain Building and landscape materials will be used that are

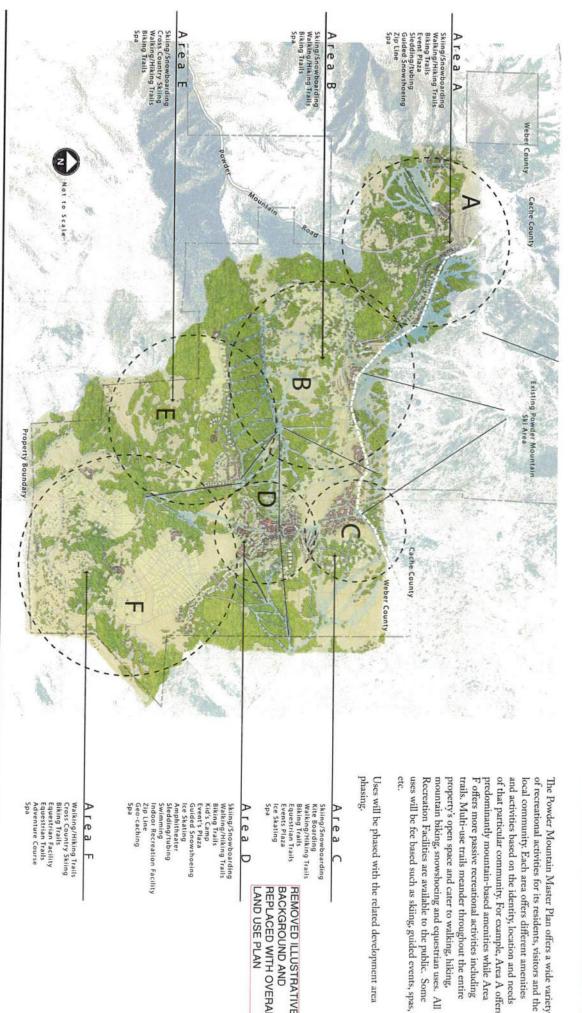
water conservation measures. construction waste, utilization of natural day lighting and energy systems, green building materials, recycling of including: utilization of renewable and highly efficient sustainable building design and construction practices, The design of the site and buildings must incorporate restorative, and a complement to the natural landscape All buildings, site landscaping and construction at Powder Mountain should be healthy, durable,









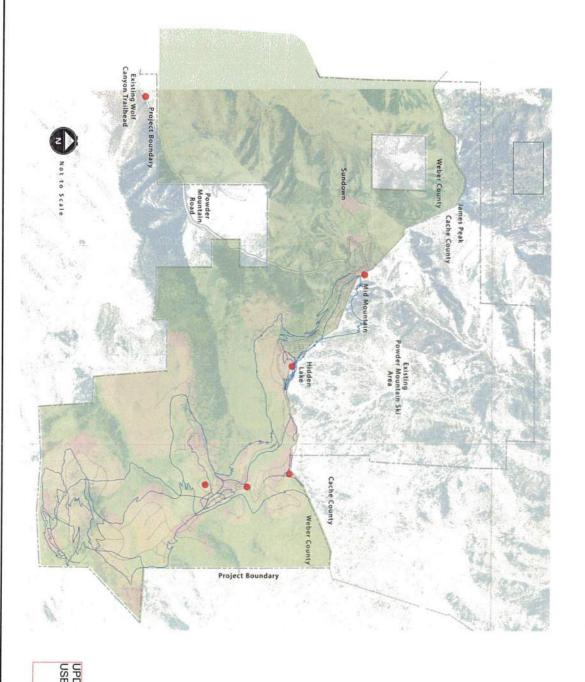


BACKGROUND AND REPLACED WITH OVERALL LAND USE PLAN

REMOVED ILLUSTRATIVE

Open Space with the same is a second





include multi-use trails, single-track for mountain biking and general use trails for walking and hiking. within and around each development area that will shown. In addition, there will be a variety of trails connections. A priority has been placed on creating UDWR and Weber Pathways to provide these Mountain will work with the adjacent landowners, insure public trail access to and thru the project. Powder Association to provide beginner level trail loops as Pathways and the International Mountain Biking loops within the project. The loop trails shown (in Trail Connectors thru the project (shown in blue) to Mountain is committed to providing Regional Public another and to the regional trail network. Powder project trails that will connect neighborhoods to one The Open Space and Trails System diagram illustrates Green) were developed in conjuction with Weber

OPEN SPACE CALCULATION

total acres, resulting in an Adjusted Gross Acreage of the Adjusted Gross Acreage preserved as open space. slope more than 40 percent were subtracted from the order to calculate the open space per the DRR1 zone total land has been preserved as total open space. In Approximately 6,160 acres of the Powder Mountain approximately 1,500 acres, leaving 2,560 acres or 63% of approximately 4,060 acres. Development is planned on requirements, the approximate 2,100 acres that have property are located in Weber County. In Weber County, approximately 76 percent (4,740 acres) of the

DEVELOPMENT LEGEND







OPEN SPACE

RESIDENTIAL



LOOP TRAILS

UPDATED OVERALL LAND USE PLAN WITH TRAILS

TRAILHEAD OR

NO CHANGES

County have been calculated as part of this plan. Mountain Village but will include employees servicing with 960 FTEE projected for the proposed Phase 1 will be generated by Powder Mountain at full build out calculated according to the formula in the Destination employees generated due to development within Weber communities throughout the project. Only those be located within the Earl's Village and Summit Powder development. These workforce additions will primarily a total of 1,623 full time equivalent employees (FTEE) and Recreation Resort Ordinance. It is estimated that Employee generation at Powder Mountain has been

type/availability and occupancy will be generated and employment level, workforce housing needs, housing request, an annual report that outlines the previous year? workforce housing units will be deed restricted. Upon and affordable in perpetuity, the on mountain seasonal goods and services such and schools and shops. Ogden ideal for the majority of the employee base to development of these mass transit alternatives as per the availability of mass transit alternatives and the further of Ogden and the Ogden Valley to the resort and the workforce housing requirements. With the proximity units will be located off-site to support the seasonal automobile use. It is estimated that the additional 886 as identified on the proposed Powder Mountain Master Mountain and Summit Powder Mountain Village Areas the seasonal employees will be housed in the Mid and will be phased with development. Conceptually, dwelling (condominiums/townhomes) within the Resort, overall need for 984 workforce housing units and will be At full build out, Powder Mountain will generate the In order to ensure affordable housing remain available families are near to and have reliable access to essential reside on a day to day basis. Here, employees and their the resorts winter weather makes the Ogden Valley and the upper alpine elevation and unpredictable nature of housing options to serve the resorts needs. Additionally Traffic Study (Exhibit 2) there exists available seasonal Plan, nearest their employment to reduce the need for the form of group dwelling (dormitories) or multi-family housing units. These housing units may be provided in required to provide approximately 98 of these workforce presented to Weber County Planning Staff.

Seasonal Workforce Housing i iaii

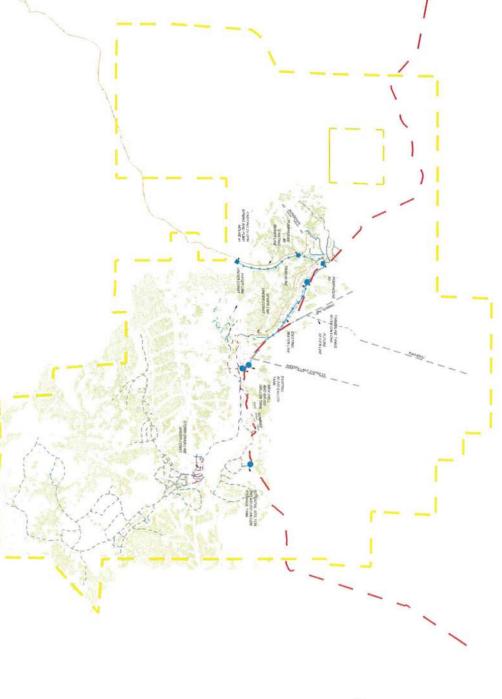
	Restaurant/Bar	Office	Retail	Multi Family & Nests Rental	Hotel	Uses	Overall - 2,800 Units		Restaurant/Bar	Office	Retail	Multi Family & Nests Rental	Hotel	Uses		Phase 1 - 1,477 Units	Required # of Seasonal WF Housing Units	Estimated # of Employees in WF housing Unit	Restaurant/Bar	Office	Retail	Multi Family & Nests Rental	Hotel	Resort Operations	Uses	
	30,000	29,000	100,000	1,596	1,218	SF	;		25,000	19,000	75,000	656	818	SF	Total Rooms or		0.1	1.65	3.5	2.3	2	0.3	0.7	VACCOUNTY OF THE PARTY OF THE P	Generated	# Employees
	ĸ	•		50%	•	% in Rental Pool				,	•	50%		% in Rental Pool					1,000 SF FF	1,000 SF	1,000 SF	1 Room	1 Room		Per Room/SF	
Totals	ĸ			798	1	Rental Units		Totals		×		328		Rental Units			Weber County DRRO	Weber County DRRO	Weber County DRRO	Weber County DRRO	Weber County DRRO	Canyons	Canyons	Powder Mountain Ops	Source	
1623	105	67	200	399	853	FTEE Employees Gen.		952	88	44	150	98	573	Employees Gen.	FTEE											
984	64	40	121	242	517	Emps/WF Unit (/1.65)		577	53	26	91	60	347	(/1.65)	Emps/WF Unit											
98	6	4	12	24	52	Required # Units (10%)		58	5	ω	9	6	35	Units (10%)	Required #											

Wet Utilitie

Existing plan with changes noted

NO CHANGES

The wet utilities diagram illustrates the existing and proposed water, wastewater and storm drain infrastructure on site at Powder Mountain. The majority of the existing infrastructure is located in and around the mountain operations including the Mid Mountain and Hidden Lake areas



LEGEND

WATER LINE (FUTURE) STORM DRAIN LINE (FUTURE) FUTURE SKI LIFT PROPERTY BOUNDARY COUNTY LINE SANITARY SEWER LINE (UNDER CONSTRUCTION) SANITARY SEWER LINE (FUTURE) EXISTING WATER LINE EXISTING STORM DRAIN LINE EXISTING SANITARY SEWER LINE EXISTING SKI LIFT

WATER LINE (UNDER CONSTRUCTION) STORM DRAIN LINE (UNDER CONSTRUCTION)

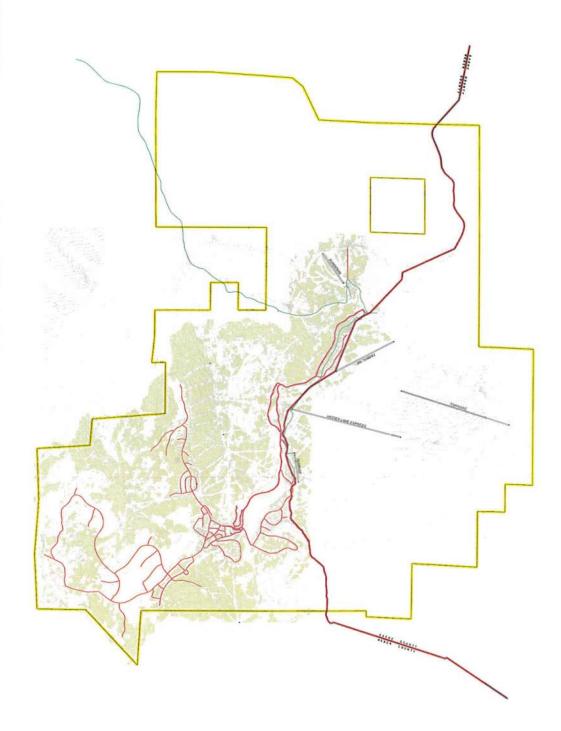


Dry Utilities Commen

Exhibit A Existing plan with changes noted

NO CHANGES

The existing and proposed dry utilities map illustrates the on and off-site power, gas and communications infrastructure at the Powder Mountain Resort.



LEGEND

COUNTY LINE

PROPERTY BOUNDARY EXISTING SKI LIFT

FUTURE POWER LINE EXISTING POWER LINE

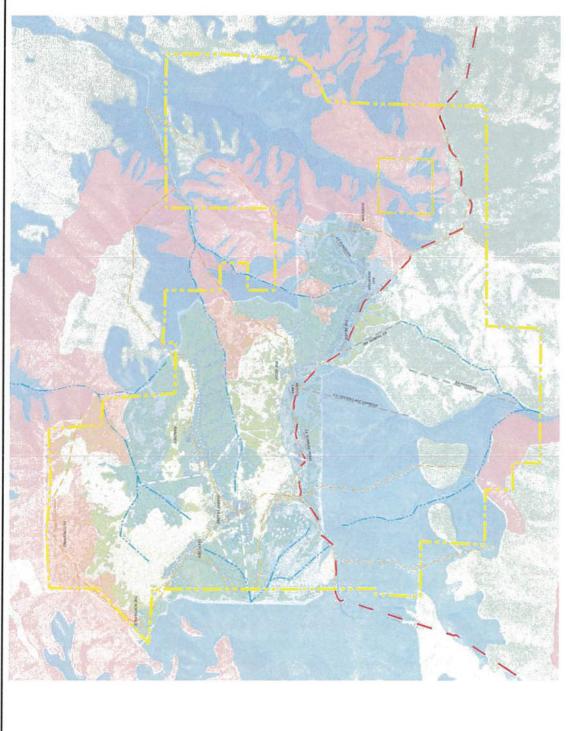
FUTURE COMMUNICATION LINE



Conceptual Stormwater System

NO CHANGES

Exhibit A Existing plan with changes noted



LEGEND

COUNTY LINE

EXISTING SKI LIFT PROPERTY BOUNDARY

DRAINAGE BASIN BOUNDARY DRAINAGE CHANNEL FUTURE SKI LIFT

HYDROLOGIC SOIL GROUPS

В

C



NO CHANGES



2023 W. 1300 N. Farr West, UT 84404 (801) 782-3580 Fax (801) 782-3582

Board of Trustees Blaine Holmes Kevin Ward Jim Truett Val Heiner Brad Ostler Michael Hancock Paul Dinsdale Kerry Gibson Scott VanLeeuwen

July 2, 2014

Watts Enterprises 5200 South Highland Drive, STE 101 Salt Lake City, Utah 84117 Rick Everson

RE: Will Serve Notice

potential of 2,800 residential units. The project area is within the jurisdictional boundaries of the Weber Fire District. Weber Fire District currently has two fire stations located in the Upper Valley area that have been and well continue to serve the Powder Mountain area. The closest station to the project site is Station 62, located at 5550 East 2200 North, Eden. Weber Fire District will serve the project area from these two locations supported by units from the lower The project at the Powder Mountain area includes multiple phases of development with the

incidents in the new developed area warrants it, a new fire station facility may be needed to serve the area. If the build-out reaches its full potential, a fire station in the area will most likely be needed. It would be wise of the developer to consider this and to work with the Fire District regarding response for emergency medical and fire related emergencies. When the number of residences and/or commercial structures warrants it, or when the number or

The development will be required to meet all applicable codes and rules, including fire codes

If you have further questions, please feel free to contact myself or Chief Austin.

Sincerely,

General more

Brandon Thueson Fire Marshal

Chief, David L. Austin - Deputy Chief, Paul Sullivan - Fire Marshal, Brandon Thueson

Weber County Sheriff's Office

Sheritt Terry L. Thompson

Chief Deputy Law Enforcement Division Klint D. Anderson

Chief Deputy Corrections Division Kevin II. Burton

Support Services Division Steffani Ebert Administrative Assistant

Law Enforcement Division (801) 778-6600

Corrections Division (801) 778-6700

Пинетрепку Манадетнені (801) 778.6680

Office Hours are Monday through Friday 8:00 n.m. to 5:00 p.m.

Fax (801) 778-6667 (801) 778-6600 721 W. 12th Street Ogden, Utah 84404

August 6, 2014

would not be able to adequately serve a development of more than a few hundred units. It will be imperative that we work with both the increase deputy numbers at a rate that is the equivalent to the rate of developer and county commissioners, both Weber and Cache, to With current staffing levels, the Weber County Sheriff's Office

Sincerely,

Watts Enterprises

Salt Lake City, Utah 84117 5200 South Highland Drive, Ste 101

RE: Serve Notice

Office has one deputy assigned to the area to handle law law enforcement services to the entire area as Cache County has limited access to the area. Currently the Weber County Sheriff's County currently has an agreement with Cache County to provide potentially consist of 2800 residential units and commercial properties. The project spans two counties, Weber and Cache. Weber Upon completion, the Powder Mountain Development area will

If you have further questions, please feel free to contact me.

2/Kg

Sheriff Terry Thompson Weber County

and will work with the emergency services providers to and a preferred solution by all parties. At this point, it size and location. Construction of said facilities will be ensure adequate facilities are on-site in the appropriate sheriff office, one engine, ambulance and brush truck is envisioned that the facility would need to include a was discussed, as well as potential emergency services the full Master Plan concept for Powder Mountain phased as appropriate depending on development. safety and welfare of visitors and residents of the Project in a central location to aid in easy access to the entire indicated they would need a facility on-site, preferably the Project at build out. The Fire Marshal and Sheriff facilities and personnel that would be required to support process including during the approvals for the Phase 1 PRUD process and approval. During these meetings, representatives from the Weber County Sheriff's The Powder Mountain team is committed to the health, Resort. The possibility of shared facilities was discussed Office, the Weber Fire District and Emergency Medica The Powder Mountain project team met with Technicians throughout the Master Plan development

submitted by the Fire Marshal and Sheriff. Included with this application are feasibility letters

hate 12, 2013

Weber County Flarming Division
Attn: Commissioner Zogmaister
Z580 Washington Blod, Suite 240
Ogden, 417 84401

Feasibility of Using Groundwater to Supply Proposed Development Proposed Expansion of Powder Mountain Resort, Weber County, Utah for Summit Mountain Holding Group

This letter presents my options of the feasibility of traing groundwater to supply the proposed expansion of the Teocher Mountain Recort (Powder Mountain) in Weiser County, than for Summit Mountain Haifring Group (the Summit County).

I understand the following about available water rights and estimated water demand of the existing and proposed new development at Powder Mountain.

- The Sammit Group leases 1,400 acre-feet (ac-ft) of water on an annual basis from Weber Hasin Water Centerbuncy District (Weber Hasin) for \$270,000 per year.
- flased on the Ponder Mount time (NV5, 2013), om Water Destribution System Muster Plan by NVS,
- The existing development at Powder Mountain consists of 123 councertons with an estimated normal demand of 55.35 ac.0 and a peak-day demand of approximately 88.50 gallons per minute (gpm).
- The proposed 154 ERUs of Plane 1 have an around water demand of 65.25 ac.tt and a peak-day demand of about 81 gpm;
- The proposed 1,000 EROs of the assessment area have an annual demand of 252 as It and a peak -day demand of about 314 gpm; and

The existing development and proposed 1,000 ERUs of the assessment area have a combined estimated aumust water demand of 307.35 ac. 0 and peak-day demand of 402.5 gpm.

My opinion of using groundwarer to supply the proposed development at Fowler Mountain is as follows:

- Potential granulauter recharge on the Weber County side of Powder Mountain is estimated in the about 1,2 4ft ne-fl per your (King, 2004), which is more than adequate to supply the 1,000 ERUs of the assessment area.
- Celly Spring [see Figure 3], which is currently indeveloped, but could be developed under E4715 (185-1193), has a minimum flow of a feact 100 gpm. In addition, Longlish Water Assertance, LLG (Longlish Water) is reviewiving and measuring the flow of several other undeveloped springs at Fweder Monmain. The Sammit Group has elected to supply Phase 1 with wells and is currently drilling and testing exploration wells.
- The DDW requires that a new well (or wells) be tested at 1.3 times the peak day demand of 81 gpu (about 122 gpm) for a manimum of 24 hours to approve the 154 ERGs of Phase 1.
- The Summit Group has tretied an initial explanation well at 79 gcm and plans to permit and construct explanation and junduction wells as they are needed for future places of development.
- Based on any review of the local fortrapestogs, I believe that the R1 gran required, for Plane 1, the 314 gran required for all 1,000 R40's, and the combined domand of 402.5 gran for the existing development and the 1,000 new FRI's can be developed from wells and springs at Powiter Mountain.

Details and supporting information for my opinion are provided in the discussions that follow

WATER RIGHTS

The primary water right for Powder Mountain, and its authirpated expansion, is a continue with Weber Basin to devert up to 1,400 section an arminal basis (the Weber Basin continued, The Summit Group pars Weber Basin SUF,000 per versi for All peripetual lones of water regardless of whether any water is called for or actually used.

eresting well (Cobate Well) and up to 14 new wells. Figure 1 shows the location of bwder Mountain and Figure 2 shows the locations of the existing and proposed springs and wells at Powder Mountain.

Exchange application PA715 (32-11993) allows water to be used to supply Frankry Mountain and related development served by Powler Assumain Water A. Sweer traprocessors the fact of MWSRID. A new cortaining a pulghenium will need to the first and upproved by the PAFR to 1) after the remaining 1 (200 or 6) metables uptor the Weber Description of the PAFR to 1) after the related to the PAFR to 1) after the related to the PAFR to 1) and the remaining 1 (200 or 6) metables uptor 1) and additional springs or wells at Powder Mountain at 1) or 10 and additional springs or wells at Powder Mountain.

WATER DEMAND

becoming to NV5, Inc. (NV5, 2013):

- Phose 1 of the proposed expansion of Powder Mountain extraints of 154 RRUs with an average minute diemarch of 65.25 act, and the peak-day demand of about 81 gpm. Phase 1 combined with the eliciting connections will have an overage minuted demand of 120.6 act that of peak-day demand of 160.5 gpm.
- The 1,000 ERHs proposed for the nonecoured ores have an overage normal demand of 252 nest and pend-sky densant of 34 gpm. All 1,000 ER is combined with the existing connections will have an overage named demand of 307,35 nest and pend-sky demand of 402.5 gpm.

The 400 ac-Bet of exchange application E4715 (35-11995) is more than adequate to supply the LOOO ERUs of the assessment area of Francer Mountain.

GROUNDWATER RECHARGE

King (2004) saldskieled the Proache Monthala arra into right under water sub-broken.

Mont of the aciding and throughout with and springs of exchange application (E.7.15
475, 1002) are being and throughout with and springs of exchange application (E.7.15
475, 1002) are being Monthala and the edge of the Soft Creek distingue, Proposed Well 14
with T and 8 are in the Middle Fe and the edge of third being and Proposed Well 14
with T and 8 are in the Middle Fe and (2005) and Shore in the Soft of t

The estimated total potential groundwater reviouse on the Weber County side of bracker Mountain of 12,400 are it is more flow adequate to supply lead (i) the 400 are it that care currently be detected under exclusive supplication FeT 25,52 (1905) and 10 the abilitional 1,000 are it of the Weber Hunti continued that has not been transferred to looked Mountains.

TARGET AQUIFERS

Philosopic age enthurant rocks librariate and dolomitiq unit, to a lower degree, quarties rocks, are the primary target appliers and potential sources of groundwater for Possich Stuttmen. Futurish tagget appliers, boarded on the Wester County who between Visuation, birthie He Romann Foundary, the Maldie Limostone Member of the Hosmidgon Forentiaton (Markle Limostone Member of the Hosmidgon Forentiaton (Markle Limostone Member), the Hosmidgon Forentiaton (Markle Limostone Member of the Hosmidgon Forentiaton), and demand Journation. These geology multiculation and substituted and substituted to be substituted to be substituted and su

Fromes the primary percent and permeability of the bedreck at Prader Mountain is relatered ber, the percential vieled of early and the period, in part, on interrepting more execution; protein and permeability measurable with portuge along bedring surfaces, forcities, and dissolution features. Limenture dissolves more residing from distinct and tends to develop greater solution entires extensive demandality. The Multila Limenture Mounter is the purmer, target amplier because this until 11 centains a furnishment where the Measure than the other units and (2) is conclain in most moves to the

Phyricipal augments, feontianing laversts, which reprises the impufiers and strate stratigraphic generators compared as earlier for Calls Fort Stabe and Hodge Stabe markers of the Rossaughtin Formation and the Ute Formation. Note however, that all three of the how permodulity turns have interfered of linestone and/or dokumbe that can vield water to wells and purings.

The gooding of the Positive Mountain area is complex. The Valencia-way bedrook, unclaiming the image acquiriers, has been folled, institute, extends occurs with young geologic linear, and deeply burnel. Howel on any review of the local and frequent belanceshape, I show the following the warrange warrange where sufficiently fractioned maturated are capable of stupleing the wavelage animal and pend-day demand of the 15th of the assessment area.

EXISTING DRINKING WATER SOURCES

(WWSIII current), uses theref Syntags 81, 42, and 83 to supply the exacting durking water demand of Product Mounton. According to TMSSIII) and, the emiliated durking from the loss of these three springs is about 60 gain. These three spring durkings from the loss of the Langston Dobmite, near the contact with the upper shale containing units of the Ute or numbers.

The Conder Well was reparrelly sulfit feered at 100 gam, has an unmeasured interest flow, and is currently entityed with a popular explode of producing about 2 gam. This well is not currently approved by the Until Domain of Dishlam, Sheric (1018) and is not used to the PMWSU as a source of dishlam, water. The Colone Well produces groundwater from the the Formation.

GROUNDWATER EXPLORATION AND DEVELOPMENT

Stammi Group is camenth drilling exploration wells to identify the heat formisms to runstruct production wells. Two or more production wells will likely be treetled to supply the proposed 1,000 LRUs.

Left's Spring free Fagure 3 his a mamman flaw of about 100 gam. Althrough Left Spring vould be developed under overlange application (FVI 12.5 11973, most offer water for the 1,000 EORs at Newber Scottman will be supplied by with. Not-basever, that there is considerable poology and holosogy uncertainty, measured with the complex submitties conditions at Powder Mountain. Beforch is highly debund and is covered with each and unconsolidated and term complicated deposit over much of the zirc. Well well is dependent on strenginglike and structural continuous, which can only be known table well are delibed and better

Turing May 2013 the Samuali Comp dishel that that opplomism at proposed well benthin 36 shown on Figure 2. A 24 from midfi less of this exploration well yielded 79 gain. Feel measurements of electrical conductivity indicate that the total dissolution of electrical conductivity indicate that the total dissolution is surprished, however, made from level for the wall not be able to 1025 conventions as acceptable, however, made from level at this south of 1025 conventions as acceptable, however, made from the south of the conventions as a completely however a problem.

The Summa Group has statist a second explanation will at the Jeanson shaws before 2. If whit and water quantum or establishers, a production will be premitted with 1999 and 1996 and offset at this section during the summer 2013. The Summa Group plans to permit and drill additional explanation in production wells, as needed, to stuply the planate expunsion of Product Southeau production wells, as needed, to stuply the planate expunsion of Product Southeau.



Mr. Riek Everson, P.E. - Watts Enterprises, Inc.

POWDER MOUNTAIN WATER RIGHTS

AND WATER DEVELOPMENT STATUS

approved 2,800 units per the Development Agreement (See attached Bill Loughlin's Engineering letter) rights is more than enough to supply water for the approved diversion points. The 1,400 acre feet of water the top of Powder Mountain in seven different state owns 1,400 acre feet of Weber Basin water rights on Summit Mountain Holding Group (SMHG) currently

water requirements for the development of each phase of Water, each well site to extract and store the designated It is the obligation and right of SMHG to develop, in conjunction with the Powder Mountain Sewer and Water District and the State Division of Drinking the project as designated by the State of Utah.

POWDER MOUNTAIN WASTEWATER PLAN

to provide service for the future growth of the Powder Mountain Development. stages to combine their wastewater treatment facilities and Water District, are in the engineering and planning Sewer and Water District, and the Wolf Creek Sewer SMHG, in conjunction with the Powder Mountain

and wastewater services for the Powder Mountain parts of the main trunk lines to assure future growth engineering, planning, and strategy to combine SMHG is presently in the middle of negotiations,

NO CHANGES

Agency of Weber County

munity Development Project Area - Powder Mountain

impacts. The total proposed development of 2,800 units requirements, etc. as the project develops. (See attached vary pending actual product types, infrastructure increased positive yield for Weber County but may an effort to not overstate the potential project positive and were used to provide a more conservative study in Analysis - Exhibit 4) This study was based on an initial in conjunction with Weber County, hired Bonneville Research, Exhibit 4.1) Economic Impact Memorandum from Bonneville (which includes hotel units) assumes a proportionate lower than the proposed phase 1 development numbers These numbers are roughly equivalent though slightly hotel, commercial, retail and restaurant square footage. assumption of 1,000 residential units and 290,000 SF of County. (See attached Bonneville Research Benefit the potential tax benefit yield to the citizens of Weber phasing of the Powder Mountain improvements and Research to conduct an in-depth study of the costs and In 2013 the Summit Mountain Holding Group,

@ 360 SF/room = 527 units 100,000 SF Retail/Restaurants 1,000 Residential Units Study Numbers 190,000 SF Commercial Hotels

818 Hotel Units Proposed Phase 1 Numbers 1,204 Residential Units 100,000 SF Retail/Restaurants

Study Highlights

- totals an estimated 990 million dollars. The projected 20 year cumulative resort investment
- years is an estimated 105 million dollars. The projected total infrastructure investment over 20
- at the 20 year level is estimated between 40-50 million The projected annual tax revenue to Weber County

See next pages for Exhibit B of this staff report

ZOZZ / APRIL KIRCERENEDAS, ARTISTS & ACTIVISTS LACTIVISTS LACTIVISTS

Rezone Webel cation

Destination and Recreation Resort Zone: DRR1

AMENDMENT #1

Sensitive Land Areas: Wildlife Habitat	
	Sensitive
Floodplain Map 12	Floodpla
Existing Topography/Slope	Existing
Geologic Hazards	Geologic
Existing Zoning	Existing
Existing Conditions9	Existing Cor
Compliance with General Plan	Complia
Approval Criteria	Approva
Promote Health, Safety and Welfare to Weber County 6	Promote
Changes to the General Area Since the Adoption of General Plan 6	Changes
	Substan
Public Interest	Public In
Why Present Zoning Should Be Changed 6	Why Pre
Process	Process.
Location Map	Location
Purpose of the Rezone Application	Purpose
Timeline 4	Timeline
Powder Mountain History	Powder
Introduction4	Introduction

Community Fire Plan	Commu
Benefit Analysis Memorandum Exhibit 4.1	Benefit /
Benefit Analysis Exhibit 4	Benefit /
Design Guidelines Exhibit 3	Design
tudy Exhibit 2	Traffic Study
Geologic Study	Geologi
	Appendix
Benefits Analysis	Benefits
Water and Wastewater Feasibility	Water ar
Emergency Services Plan	Emerger
Conceptual Stormwater System	Concept
Dry Utilities Overview 35	Dry Utili
Wet Utilities Overview 34	Wet Util
Seasonal Workforce Housing Plan	Seasona
Open Space with Trails Plan	Open Sp
Recreation Plan	Recreati
Architectural Precedents: Hotels & Commercial	Architec
Architectural Precedents: Mountain Houses	Architec
Architectural Precedents: Nests	Architec
Public Roadway Access	Public R
Concept Development Plan - Area F: The Meadow Master Plan	Concept
Concept Development Plan - Area E: Gertsen Master Plan 25	Concept
Concept Development Plan - Area D: Summit Powder Mtn Village Master Plan 2	Concept
Concept Development Plan - Area C: Earl's Village Master Plan	Concept
Concept Development Plan - Area B: The Ridge Master Plan	Concept
Concept Development Plan - Area A: Mid Mountain Master Plan 21	Concept
Existing Phase 1 Approval	Existing
Overall Land Use Plan	Overall I
Master Plan Continued: Sustainability	Master F
Master Plan: Planning and Design Principles	Master F
Master Plan16	Master Plan





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POWDER MOUNTAIN HISTORY

Powder Mountain Resort had humble beginnings as the winter range for Frederick James Cobabe's sheep herd. Frederick, who was herders taking his pay in sheep until he built a herd of his own. went to work for Charley Scmaltz. He tended camp for Charley's orphaned at age 15, moved around from family to family until he

timers say that this property was severely overgrazed by previous owners and hardly a blade of grass could be found. Fred's soil Wasatch Mountains. Mountain now is known as one of the best watersheds in the conservation practices greatly improved the vegetation and Powder accumulated land for a summer range around Eden, Utah. Old into the national forest system. Between 1902 and 1948, Fred prohibition on grazing was enacted when the land was incorporated Frederick established a summer range in the Grand Targhee area. A

Fred's son, Alvin F. Cobabe bought the livestock company with its 8,000 acres in 1948. Just a few months later, Fred was killed in an automobile accident.

sold the companies to enroll in pre-med classes at Weber College. Although the businesses were sold, he retained the property. He graduated from the University of Utah Medical School at age 45 graduate from the school. construction, however, just did not satisfy Alvin. In 1956, at 42, he When the ranch needed a reservoir, Alvin bought heavy earth practice. At that time, Dr. Alvin Cobabe was the oldest person to and returned to the upper Ogden Valley to establish a medical help pay for the machinery. A career in ranching, livestock and moving equipment. He delved into the earth moving business to

to amass adjacent property adding to the thousands acquired from his father. When the resort opened on February 19, 1972, he owned great ski resort. The idea rang true with Dr. Cobabe and he began While horseback riding with friends along Lightning Ridge in the 14,000 acres 1950's, someone casually mentioned that the terrain would make a

operations for the 72/73 season. Lodge, the Sundown Lodge and the Timberline lift were added to first season. The area was lit for night skiing and a ski school was established. Food was prepared on an outdoor barbecue. The Main Only the Sundown lift was open during Powder Mountain's

management team, led by Aleta Cobabe, daughter of Alvin, during Western American Holdings. The resort remained under the same Dr. Alvin Cobabe, at age 88, sold Powder Mountain in 2006 to

In 2010, Western American Holdings finalized the Powder Mountain development agreement establishing new zoning for the

> 2,800 units of density. Weber County portion of the property and vesting the project with

of the flagship event series operated by Summit Series. Summit as the permanent home of Summit. the potential to be a positive force not just in the Ogden Valley but and purchased the mountain to create a home for the organization Greg had attended "Summit at Sea," a conference which is part Mountain and establishing the Summit Powder Mountain Village Powder Mountain Resort with the vision of revitalizing Powder throughout the world? Within months, Summit had moved to and community? What if Powder Mountain became a place with Summit team with an idea: what if Summit partnered with Greg Series was founded in 2008 by entrepreneurs Elliott Bisnow, Brett Mauro had a residence in the Ogden Valley for several years In 2011, education entrepreneur and venture capitalist Greg Eden to pursue that dream and began the process of acquiring the Leve, Jeff Rosenthal and Jeremy Schwartz. Greg approached the

completed in summer 2015. in early 2014 with the first home on the mountain anticipated to be center for gathering, community events, shops and the epicenter of Summit Powder Mountain Village. The Summit Powder Moun Village will be the keystone for the Summit Community as the ranging from 1/2 acre to 20 acres as well as the initial phase of the for the first phase of the development. The first phase of the revamped food and beverage services as well as obtaining approvals In mid 2013, the group closed on the nearly 10,000 acre resort innovation within the resort. Phase 1 plat approvals were completed Residential Unit Development (PRUD) including residential lots development includes 154 units approved as part of a Planned the top of the Hidden Lake lift, resort improvements including mountain. This included construction of a world class lodge at property and immediately began to implement their plan for the

bringing additional visitors to the community. These areas will add to the vibrant community center of the Summit Powder Mountain activities and will enhance the Summit Powder Mountain Village by The additional development areas outside of the Summit Powder Mountain Village will be focused on recreation and vacation

TIMELINE

Ski School began. Powder Mountain opened February 19 with Sundown Lift. 1971-72 Season

1972-73 Season Sundown Lodge opened. Main Lodge opened.

Timberline Lift opened

1975-76 Season

Hidden Lake Lift added.

The Summit Powder Mountain

2001-02 Scason Powder Mountain became resort with the most ski able terrain in Cat skiing moved to Lightning Ridge accessing an additional 700

America

Sunrise Lift opened.

1994-95 Season

Peak and at the Hidden Lake parking lot.

Diamond Peaks Heli-skiing started providing service between James

1990-91 Season

Paradise Lift, a quad, opened up an additional 1300 acres of lift

accessed terrain. 1999-2000 Season

Rails added at the Sundown Lift area. Terrain Park added off Hidden Lake run.

with people mover. Powder Mountain was sold to Western American Holdings. The snowmobile tow at Lightning Ridge was replaced with snow cat High-speed quad replaced the double chair lift at Hidden Lake.

A snow kiting area was designated and Powder Mountain become The Snow cat Powder Safari began in January 2008 only pass. one of the first, if not the first, resort in the US to offer a snow kite

2007-08

California. Summit relocates its operations to Eden, Utah from Malibu,

acquisition process to acquire the approximate 10,000 acre resort. Sky Lodge construction begins. Summit Mountain Holding Group, L.L.C. ("SMHG") begins the

SMHG assumes Mountain operations for the 2012/2013 ski season

Summit Powder Mountain Village phase 1 PRUD of 154 units is the Summit community to the Phase 1 development Summit Outside is held over 3 days at the future Village site Summit holds a Founders weekend on the Mountain to introduce The Sky Lodge at Hidden Lake is completed.

Shuttle service for employees and for Powder Country started.

1984-85 Season

Powder Mountain was the first Utah resort to allow snowboarding

SMHG closes on Powder Mountain's 10,000 acres

Phase 1 plats approved for 154 unit

Columbine Inn opened with two condominiums and five hotel

Hidden Lake Lodge opened

1986-87 Season

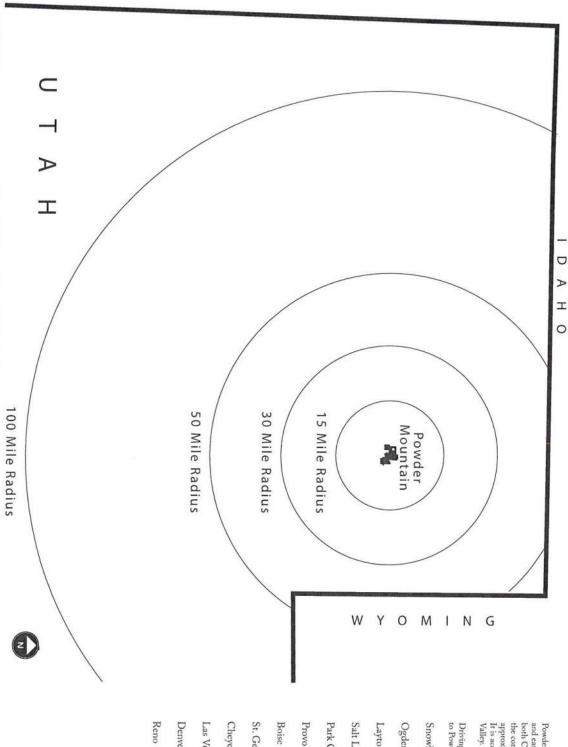
1989-90 Season

PURPOSE OF THE REZONE APPLICATION

neighborhoods and on mountain experiences with appropriately Mountain Village as the center of this Summit community the 6,240 acres within Weber County with the Summit Powder destination with varied vibrant neighborhoods clustered throughou Powder Mountain Resort as a destination four-season resort, the center for its unique community and to maintain and advance scaled developments and important open space preservation. Gersten and the Meadow provide the community with varied Mountain Village such as Mid-Mountain, The Ridge, Earl's Village Additional development areas surround the Summit Powder foundation for Powder Mountain to create an authentic mountain has been placed. The Master Plan provided herein establishes the where development has not been placed as it is where development studies, programming, visioning and processing is as much about Plan contained within this document that is a result of months of To aid in the creation of Powder Mountain as the entrepreneurial acres in the Powder Mountain area began in 2012. The Master process of creating a Master Plan for the approximately 6,160

and out of the property) and open space preservation, all of which resort connectivity, wildlife corridors, existing trails, viewsheds (into zones, wind and solar aspect studies, access feasibility, ski terrain and resort will be one of the most sensitively designed master planned are incorporated within this application. existing vegetation mapping, geotechnical investigation, avalanche site observations and design development studies to ensure the This process included comprehensive development of slope maps. The Master Plan process began with substantial base mapping, projects in the West as well as one of the most unique and diverse

as one of the world's most unique mountain destinations combining The Applicant requests a zoning change for the approximately 6,160 acre Powder Mountain project area per the Ogden Valley an enhanced mountain experience with a truly cutting edge master within Weber County. Rezoning the property to a Destination and created to enable quality resort development in appropriate locations Destination and Recreation Resort Ordinance (DRR1) passed and Recreation Resort will allow Powder Mountain to realize the vision signed on August 18, 2009 (Ord. 2009-16). This ordinance was



Powder Mountain is located in Northeastern Utah just north and east of the City of Ogden. The resort property is located in both Cache and Weber Counties above the Ogden Valley and the communities of Eden, Huntsville and Liberty. The property is approximately 55 miles from Salt Lake City International Airport. It is accessed from the south by Highway 158 from the Ogden Valley.

Driving Distance from notable Locations to Powder Mountain:

Reno	Denver	Las Vegas	Cheyenne	St. George	Boise	Provo	Park City	Salt Lake City	Layton	Ogden	Snowbasin Resort	
570 Miles	540 Miles	480 Miles	441 Miles	360 Miles	328 Miles	101 Miles	80 Miles	60 Miles	36 Miles	27 Miles	22 Miles	

POWDER MOUNTAIN

PROCESS

coordination with the Weber County Planning Department. and Recreation Resort Ordinance (DRR-1) and thru close Powder Mountain Property identified herein. This application has Weber County in order to obtain zoning and entitlements for the application contains all documents as required and requested by This Destination and Recreation Resort Rezone (DRR-1) been prepared in accordance with the Weber County Destination

in the Ogden Valley Destination and Recreation Resort Ordinance. compiled in accordance with the application requirements outlined placement. The information within this document has been development progress with more flexibility in design and density this document and to build upon their Phase 1 approvals and Mountain to continue with the development plans outlined in This application and subsequent approval will allow Powder

the County Commission to obtain full rezone approvals Following the OVPC findings, a public hearing(s) will be held with staff, the applicant will fulfill all necessary requests for approvals Public comments on the rezone application. Working with Planning Commission (OVPC) as necessary to receive Commission and is prepared to present the plan to the Ogden Valley Planning Upon acceptance of the rezone application documents, the applicant

WHY PRESENT ZONING SHOULD BE

well being. spaces and contributing to the surrounding community's long term resort and retreats industry while still preserving abundant open resort development planning strategies to be implemented lifting Powder Mountain to the front of the mountain community, ski Valley General Plan. The rezone will enable new and yet traditional and promoting the goals and objectives identified within the Ogden extraordinary recreation and residential experience while preserving and Recreation Resort will enable the land owner to create an mountain destination. Rezoning the property to Destination to allow Powder Mountain to maximize its potential as a unique adequate development of the mountain but is not fully appropriate other amenities. The current zoning on the property allows for retreats, top notch food and beverage, ski lifts, lodges, retail and destination resort, such as high quality and diverse accommodations skier guests. This all despite missing key elements for a successful within Utah as a mountain with abundant terrain and great value for destination in northern Utah and Weber County and is well known Powder Mountain Resort has been a popular ski mountain

PUBLIC INTEREST

grow and will benefit the community as a whole while continuing the recreational focus as identified by the County. Powder Mountain a sustainable development base from which to additional tax revenues to Weber County. These new uses will give recreational uses and open spaces at Powder Mountain will provide developments supporting the proposed residential, hotel(s), recreational properties within the project. The new commercial The Master Plan provides for both residential communities and and unique mountain experience for both visitors and residents. The Master Plan for Powder Mountain Resort will provide a diverse

SUBSTANTIAL PUBLIC BENEFITS

development plans that will provide the following Substantial Public Benefits: The rezone will allow the development to move forward with

resort and will insure public input is provided as part of the rezone approval process that would otherwise not be available under the current zoning approval process and development applications. The process requires the development of a full Master Plan for the Rezone area. This will provide the public with the vision for the

was submitted in piecemeal fashion under current zoning. This and provides for a much broader scope of review than if the project DRR1 rezone application. This review is expansive and thorough Substantial agency review of the project is required as part of the

- Planning, School District, Sheriff, Treasurer) includes reviews by: Weber County (Assessor, Economic Development, Engineering)
- Utah Department of Transportation
- Utah Division of Wildlife Resources
- US Forest Service
- Weber Pathways
- · Powder Mountain Sewer and Water Rocky Mountain Power
- of 30% of the adjusted gross acreage being provided as conservation open space identified within the Master Plan and with a minimum Substantial Open Space will be guaranteed with the location of the

trail to Wolf Canyon Trailhead development rights from this additional property while preserving development application approval and proposes to strip all the area as open space. Much of this property includes the Regional The rezone adds approximately 1,940 acres of land to the previous

integrating the new community with those existing and future communities within Weber County. This includes the All proposed recreational amenities will be publicly accessible

> as identified on the Open Space and Trails Plan. implementation of important public trail links to and thru the resort

The rezone allows the development to further cluster development and its allowed uses, building heights and overall design flexibility. areas preserving more open spaces thru the flexibility of the rezone

requirements minimizing the overall impact of the community as a whole. the rezone application far superior to current zone development Establishes Design Guidelines and Sustainability practices within

requirements. These proposed mitigation practices include: system and existing community that far exceed current zone reducing the overall traffic impacts to the existing transportation Establishes traffic mitigation practices with the rezone application

· Providing preferred parking in the day skier lots for vehicles with hybrid vehicles and other low-emissions vehicles. three or more occupants. To promote reduced vehicle emissions and a healthier environment, preferred parking could also be extended to

skier transit services. Implement the use of alternative fuel shuttles for the employee/

require the employees to use them to access the resort. Provide transit passes to all employees not housed on-site and

THE ADOPTION OF THE GENERAL PLAN CHANGES TO THE GENERAL AREA SINCE

is an ideal location for responsible, well balanced and sustainable resort development. in ownership since the adoption of the General Plan marks a economic stability for the existing resort while also providing facilities as a major element within the County. Powder Mountain and sustainability requirements as outlined within this document. substantial shift in project vision with enhanced traffic mitigation substantial expansion and diversity of this amenity. This change village and associated mountain neighborhoods that would provide unique destination community with a vision for a diverse mountain Summit Mountain Holding Group. This group aims to create a undeveloped acreage within Weber County was purchased by the General Plan, the Powder Mountain Resort and adjoining development in appropriate locations. Since the adoption of and Recreation Resort Ordinance was written to allow resort the resort providing a viable long term project. The Destination support and enhance the existing recreational components within resort area that has potential for further development that would The Powder Mountain Resort area is recognized as a recreation/ The County General Plan supports and promotes appropriate resor

PROMOTE HEALTH, SAFETY AND WELFARE TO WEBER COUNTY

County and in particular the Ogden Valley while also preserving diversity will provide stability and long term benefits to Weber County residents by creating a diverse year-round resort. This The Master Plan as proposed within this rezone document for significant open space within the project. Powder Mountain promotes the health, safety and welfare of Weber

negatively impacted fiscally. the Benefits Analysis ensuring the County and its residents are not The project will provide long term economic benefits as outlined in

access to the vast outdoors in Weber County. residential neighborhoods continuing the important community amenities while limiting impacts to existing communities and Resort to the Valley floor providing access to important recreational and Liberty through the regional trail links that have been extended The Master Plan includes important trail connections between into and thru the Resort property. These trail connections link the neighborhoods and within the surrounding communities of Eden

development impacts to existing and future roadways are minimized providing safe a appropriate access to the mountain while mitigating those impacts to existing and future neighborhoods in the Valley Traffic mitigation plans will be implemented to ensure that all new

to the owners, Weber County and the community consideration to ensure a quality destination that provides benefits corridors and to avoid sky lining. The importance of economic, environmental, community and aesthetic benefits were taken into respect to the land attributes preserving sensitive lands and stream The development areas within the project were designed with

As outlined in Chapter 35 of the Weber County code (35-3), the project meets the approval criteria as follows:

A. The proposed Resort can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands as identified in Chapter 43, Ogden Valley Lands Overlay District, or the Weber County Zoning Ordinance.

The Sensitive Lands Areas as outlined in Chapter 43 of the Weber County Code are provided on pages 33-15 with the Powder Mountain project boundary indicated. The Wildlife Habitat exhibit shows that the Powder Mountain project area is generally outside the important wildlife habitat area with the only interface occurring within the Southwest portion of the property and involving the existing highway access to the Resort. No development is proposed within this important wildlife habitat area.

While there are stream corridors within the project area, the primary area of potential impact includes the Powder Mountain Road and Wolf Creek interface. The Road exists and all impacts have previously been mitigated as this roadway serves as the existing access to the Resort. No other stream corridors exist within close proximity to any proposed development area within the rezone Master Plan.

Due to Powder Mountain's proximity above the valley floor, no scenic roadway impacts exist as defined within these exhibits.

B. A professional study has provided substantial evidence determining that the proposed Powder Mountain Resort is viable and contributes to the surrounding community's economic well being. A fiscal impact and cost benefit analysis is attached as Exhibit A. This study was conducted by Bonneville Research out of Salt Lake City, Utah. Highlights of the market, economic and fiscal impact are as follows:

MARKET FEASIBILITY

Utah's mountain resorts are provided with unique market advantages due to their close proximity to the Salt Lake International Airport, large and well maintained local highway and road infrastructure, a large local skier and recreational base in close proximity to resorts and typically abundant snowfall that is considered some of the best in the world.

The State of Urah is also progressive in its ski and ourdoor recreational marketing promoting Urah as a recreational destination and prioritizing it as one of the major cornerstones of long term revenue generators for the state.

With the region established as a well developed destination for both summer and winter visitors, the Ogden Valley and Powder Mountain are poised to maintain a consistent rate of growth within

these recreational and residential markets. With the proximity to the Salt Lake International Airport and the continued exposure to the area that is spearheaded by Park City and Deer Valley communities among others, the opportunity to capture first and second home buyers from regions throughout the west remains strong. The Summit community and their unique gathering of entrepreneurial guests will also bring together this love for the outdoors with the new and local communities creating a unique mountain destination.

The Powder Mountain Resort will continue to become more and more recognized by a greater audience as already seen with the implementation of the Phase 1 infrastructure and momentum will only continue to grow as the project develops on the mountain.

ECONOMIC IMPACT

Total economic impacts of the Powder Mountain project are anticipated to continually increase as the project builds out with the addition of hotels, corporate and educational retreats, expanded and new recreational amenities and the synergy of the Summit Powder Mountain Village grows. After full build out, ongoing economic impacts are projected to provide continued positive effects as follows:

Direct annual output is projected as \$60 million, and total annual output (including direct output plus secondary or "multiplier" impacts) is projected at \$112 million.

Direct jobs created by the development are projected at 1,623 at full build out.

Direct labor income is projected at \$24 million annually.

FISCAL IMPACT

The proposed Powder Mountain project is identified to provide a substantially positive fiscal impact for Weber County.

After project build out, Powder Mountain is projected to generate approximately \$55 million in annual raxable revenue. The Powder Mountain project is anticipated to be one of the highest valued resort projects in the west with these values creating the very positive budgetary impact. Most residential units will be second homeowner classification while the assessment of most residential units will be at full market value. This will result in high per capita spending and resulting sales tax revenues and a moderate cost of service profile which is consistent with similar projects throughout western resorts.

Other growth-sensitive Weber County funds are projected to experience positive fund balances throughout the construction period of the project and after build out providing a broad fiscal

benefit to the County. (See attached Bonneville Research Study)

C. A professional traffic study has explored and provided substantial evidence determining that proposed traffic mitigation plans will prevent transportation corridors, serving the Project, from diminishing below an acceptable Level of Service.

The Transportation Element study prepared by PEC out of Salt Lake City is attached as Exhibit 2.

Overall the road network can and will provide appropriate access to and from Powder Mountain, with some improvements required for mitigation as the project is built out.

D. The natural and developed recreational amenities, provided by the Resort, shall constitute a primary attraction and provide an exceptional recreational experience by enhancing quality public recreational opportunities.

Powder Mountain Resort is currently a well established ski resort. The proposed Master Plan is designed to enhance the visitor experience with expanded recreational services, new and diverse overnight accommodations, varied retail shops and services including restaurants, a mountain village main street, and varied destination attractions. Publicly accessible recreation facilities and activities are planned throughout the project area to establish Powder Mountain as a year-round destination. These activities include walking/hiking trails, horseback riding, naturalists tours, camping, rental of non-occupied units and other outdoor special events.

E. The proposed Seasonal Workforce Housing Plan will provide a socially, economically and environmentally responsible development.

The seasonal workforce housing plan is provided on page 43. At full project build-out, it is estimated that Powder Mountain Resort will generate 1,623 full-time equivalent employees and 984 workforce housing units.

As calculated in the table on Page 43, Powder Mountain Resort will provide at least 98 seasonal workforce housing units.

F. Public safety services are and/or will be feasible and available to serve the Resort in a manner that is acceptable to the County Commission.

Station as per the discussions with the emergency providers the time the services are deemed necessary by the emergency service Department are attached on Page 47. Feasibility letters from both the Fire Department and Sheriff's the scope of services provided will be modeled after the Huntsville providers. This parcel will be integrated within the Resort in a within Summit Powder Mountain Village and will be provided at services on mountain. A preliminary parcel has been identified will provide a facility to house both the Sheriff and Fire Department discussions with these public safety providers, Powder Mountain departments with regard to necessary Emergency Services. Per the Department and Emergency Medical Service providers gathering the DRR1 Master Plan development, The development team has manner that fits the development setting in which it is located but The proposed Master Plan reflects the input received from these input to the plans and incorporating that input into this application continually met with representatives from the Sheriff's office, Fire Throughout the development of the Phase I plans as well as

The proposed Master Plan for Powder Mountain presented in this application is in compliance with the Ogden Valley General Plan Goals and Objectives as outlined in the Ogden Valley General Plan as follows:

3.01 VISION; PROTECT THE NATURAL BEAUTY AND NATURAL RESOURCES OF THE VALLEY

Goal: Protect Air Quality and Water Resources

Powder Mountain maintains a strong commitment to Weber County's goal of preserving the natural beauty and natural resources of the Ogden Valley. The Master Plan was developed with the ethos that all development must be light on the land and all development impacts should be minimized or mitigated to the greatest extent possible providing a balance between the built and natural environments. Measures to protect the natural resources and beauty of the Ogden Valley during and after both the planning and construction stages include:

Clustering all development within areas that allow for minimized development impacts thus maximizing significant and important open spaces.

Much of the development is centered around "village" infrastructure allowing for walkable trips or reduced traffic impacts and limiting the size of the project "footprint" on the mountain.

A comprehensive transportation plan will be implemented providing resort shuttles from the Valley via Park and Ride lots, shuttles within the resort property and the provisions of essential onmountain services reducing off-mountain trips all of which will help protect the Valley's air quality thru the reduced trip counts.

Water quality controls will be implemented on the following levels.

As awareness of the importance of conservation of resources

and implementation of sustainable practices grows, Powder Mountain has a goal to introduce a higher level of implementation than almost any project yet envisioned in Utah. Powder Mountain is using an integrated water management strategy in an effort to develop a truly sustainable project.

Groundwater

Powder Mountain understands the value of groundwater as an essential resource. To minimize impacts to groundwater resources, Powder Mountain is adopting water conservation and efficiency requirements for both indoor and outdoor water use that will make the project a leader in the State of Utah.

Surface Water

Powder Mountain will also focus on the protection of surface water by limiting grading and preparing erosion control plans and Stornawater Pollution Prevention Plans (SWPPPs) that will incorporate the appropriate best management practices to protect drainages, wetlands and surface waters.

Water Conservation

Powder Mountain's Design Guidelines, attached as exhibit 3 within this application, have been written to ensure that water is conserved both indoors and outdoors. The Guidelines require the use of low flow appliances and fixtures that are expected to reduce per person indoor water use to less than half of the State of Utah's design code requirement. In addition, Powder Mountain is restricting the total landscape area of each unit that can be irrigated as well as requiring weather based irrigation controllers, native and low water use plant types and limiting grading areas to protect natural areas.

Goal: Protect Open Space and Sensitive Lands

The most substantial and important portion of the Master Plan is what is not being developed. The Master Plan was sensitive to not only identified steep slopes, wetlands, stream corridors and drainages but it also factored in visually sensitive lands, important wildlife corridors, recreational open spaces and open space buffers. Additionally and as part of this application requirement, Weber County's sensitive land maps were overlaid on the Master Plan to ensure that all proposed development does not occur on areas identified as important wildlife habitats or within stream corridors and scenic road buffers. See Pages 13-15.

Goal: Preserve Wildlife and Wildlife Habitat

As shown on the Sensitive Lands Exhibit on Page 13, the proposed development boundary does overlap upon important wildlife habitat areas as designated by Weber County. However, the detailed Master Plan does not propose any development within this important wildlife area and in fact creates a substantial buffer to this area. However, it is recognized that wildlife can be found throughout the property and providing well placed wildlife corridors will allow all proposed development to work in harmony with the natural environment. The master plan for Powder Mountain proposes clustered development parcels on only 18 percent of the gross acres located in Weber County. The remaining 82 percent is available for wildlife habitat and open space.

3.02 VISION: MAINTAIN THE VALLEY'S RURAL ATMOSPHERE AND RURAL LIFESTYLE

Goal: Promote a Sense of Pride in the Valley's History and Heritage

There are no identified cultural and/or historical resources within the Powder Mountain project area. The applicant is committed to preserving the existing ski area at Powder Mountain as a community resource. Powder Mountain is committed to maintaining the wide open and rustic nature of the resort while providing tasteful upgrades and updates to the facilities. We are dedicated to appropriately addressing the elements that make the resort special and enhancing those elements.

Goal: Require that Development be Compatible with the Valley's Rural Character and Natural Setting:

In order to ensure that development is compatible with the Valley's rural character and natural setting, a set of Design Guidelines has been established that will govern the style and characteristics of buildings, landscaping, signage, etc. This style pulls from the Valley's architectural vernacular, utilizes timeless forms and materials and requires structures to be placed sensitively to become part of the landscape, not dominate the landscape.

Goal: Require that Development and Community Services Conform with the Valley's Natural Resource Capabilities

Throughout the development process the Applicant will plan and provide for adequate infrastructure to support all proposed development. This will include calculated phasing of units, concurrency measures for water and sewer as well as establish required funding mechanisms for required development improvements.

Goal: Provide Adequate Emergency and Medical Services

Substantial coordination with the County Emergency Services Departments has been implemented in the Master Plan. The Emergency Services Plan on page 47 of this application outlines the discussions with the Sheriff and Fire Marshall as well as letters of feasibility from each. Emergency and medical services will be phased appropriately and adequately as development occurs and as required by these Emergency Service Providers.

Goal: Promote Agricultural Land

Due to the proximity of the project property at elevations well above the valley floor as well as the steep slopes and recreational focus of the existing mountain property, the project does not currently contain an abundance of agricultural uses and therefore is not conducive to provide agricultural uses in the proposed plan for the project.

Goal: Recognize and Respect Private Property Rights

The proposed Master Plan is fully located on private property owned by the applicant and does not negatively impact any adjacent private land.

Goal: Facilitate the Smooth Flow of Traffic In and Out of the Valley

A comprehensive transportation study has been prepared by Project Engineering Consultants (PEC) and is included with this application as Exhibit 2. The report studies the transportation impacts anticipated to be associated with the proposed Master Plan provides an analysis of phased development steps to identify what and when any necessary roadway improvements would be needed, and identifies any traffic mitigation measures to be utilized by the project to ensure the existing and future road systems continue to provide adequate operations throughout the valley as the development progresses ti build out.

Goal: Enhance Quality Recreational Opportunities

The Recreation Plan and the Open Space and Trails Plan outline the recreation opportunities that are proposed for Powder Mountain. These plans highlight the additional accreational amenities that may be provided in addition to those that currently existing within the project and as part of the existing ski area. The trails plan highlights trail linkages to the Ogden Valley via Gertsen Canyon and the existing Gertsen Canyon trail and also provides for regional trial connections both east and west thru the project while also providing a substantial and diverse trail network internal to the resort.

In addition to skiing, snowboarding, snowshoeing, etc., which are already enjoyed at Powder Mountain, the recreation facilities plan expands the recreation opportunities to include non-skiing activities such as hiking, mountain biking, glamping, ice skating, fishing, as well as facilities for special events and equestrian experiences.

F-40

Weber County

Cache County

Project Boundary

Recreation Zone (CVR-1), Forest Valley (FV-3) and The Powder Mountain property located in Weber County is currently zoned Commercial Valley Resort

CVR-1 - Commercial Valley Resort Recreation Zone

the pursuit of general recreation activities can recreation resort areas, where service facilities locations in the Ogden Valley and at major and goods normally required by the public in The purpose of this zone is to provide

FV-3 - Forest Valley Zone

environment of the development. protect as much as possible the naturalistic a forest setting at a low density, as well as to provide area for residential development in The purpose of the Forest Valley Zone is to

FV-3

Forest Zone - F-40
The intent of the Forest Zones is to protect naturalistic land, and to permit development

Forest Zone (F-40).

be obtained.

compatible to the preservation of these areas. of those areas of the County that are characterized by mountainous, forest or and preserve the natural environment

Project Boundary



from geologic hazards. This investigation is intended to: conditions at the Project and identifies potential risk The Geologic Hazards map identifies surficial geologic

- assessment of geologic conditions;
 (2) identify potential geologic hazards that may be (1) provide preliminary geologic information and
- project; and present and qualitatively assess their risks to the intended
- needed based on our findings. hazard-specific studies or mitigation measures as may be (3) provide recommendations for additional site- and

and should be expected. surficial conditions and geologic hazards risk may occur included with this investigation, small variations in Given the large Project size and scale of the mapping

impacts from high-risk geologic hazards. to assist with Project planning, and reduce and minimize This report is intended to be a reconnaissance-level tool

The known geologic conditions are explained in greater detail in the preliminary Geologic Hazard Evaluation report that is included as Exhibit 1 of this submission.

information is not available in this area of the property and therefore is not shown. No development is proposed in Topography and slope

this area

The Slope Analysis illustrates that much of the Powder Mountain property contains slopes most suitable to ski terrain. The projects topography does vary greatly from flat meadows and ridges to steep ski terrain and mountain slopes. The Master Plan was developed with sensitivity to placing development on steep slopes with the majority of the project density clustered around the the development. more gentle meadows and saddles that exist throughout

Cache County

Weber County

Slope Legend

0%-15%

15%-20%

20%-25%

25%-30%

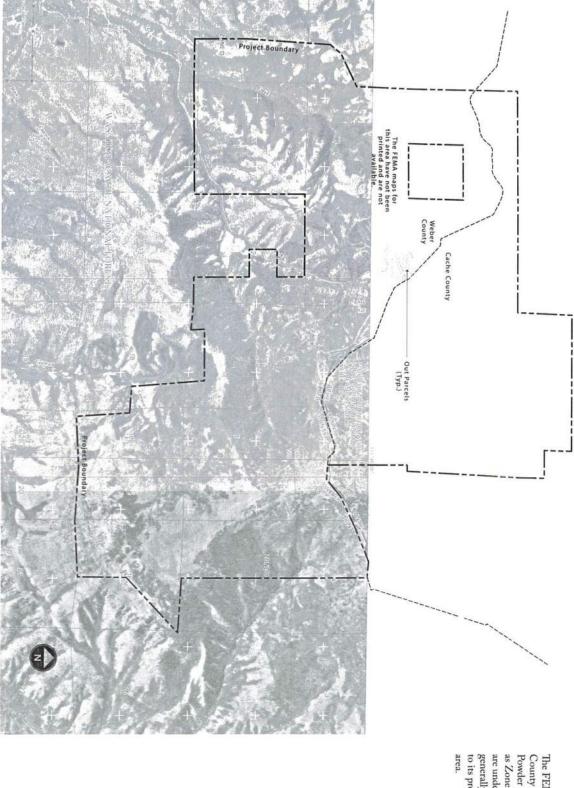
30%-40%

40% & Above

Project Boundary







The FEMA Flood Insurance Rate Maps for Weber County illustrate that all areas mapped within the Powder Mountain project boundaries are identified as Zone D. As defined, Zone D area flood hazards are undetermined. The Powder Mountain property is generally located at an elevation above flood hazards due to its proximity to the top of the drainages within the

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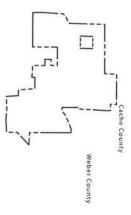
Sensitive Land Areas: Wilderproposed amended master plan

The Powder Mountain property does slightly overlap with the Important Wildlife Habitat Zone as indicated

or near these areas. Although the proposed development areas are outside of the Important Wildlife Habitat Zones, it is recognized that smaller yet still significant wildlife habitats exist within the project boundary. maintain these habitats throughout the project. Utah Division of Wildlife Resources will be a priority to and continued coordination with Weber County and the significant open spaces and buffers to facilitate wildlife habitat and wildlife corridors throughout the project project area. No development plans are proposed within here but both areas are located at the periphery of the Future development has been located to account for

Sensitive Land Areas: Strea

Proposed amended master plan





future roadway modifications will conform to the Weber Powder Mountain resort and any further impacts due to introduced as part of the existing roadway access to the have already been impacted and mitigation measures Southwest portion of the property. These drainages with the Wolf Creek and South Fork drainages in the in Chapter 43-2. The primary impacts are associated has conformed to the development standards outlined The Powder Mountain property is affected by the Ogden County development standards. corridors, wetlands and shorelines. The Master Plan Valley Sensitive Lands Overlay District for streams

areas are preserved. the time of individual project approvals to insure these project will be identified and protections put in place at proximity to proposed development areas within the Resources (UDWR) all existing riparian corridors within In coordination with the Utah Division of Wildlife

development areas on the property. jurisdictional wetlands may exist within any proposed for each phase of development if it is determined that Corps of Engineers shall be required with the submittal and concurrence report from the United States Army An approved jurisdictional wetland delineation report



Sensitive Land Areas: Scenic Roads 2.5 Proposed amended master plan

Due to its physical location and relationship to the Ogden Valley and its Scenic Roadways, the Powder Mountain property is not affected by the Ogden Valley Sensitive Lands Overlay District for Scenic Corridors, Ridgelines and Historical/Cultural Resources.

PLANNING AND DESIGN PRINCIPLES

acres of the Weber County portion of the project is vested by an approved Development Agreement dated November 29, 2012, Entry # 2607988 that part of this rezone application. space with the additional potential density stripped as additional acreage will be committed to project open total of 6,160 acres to be processed for rezone. This an additional 1,860 acres to the rezone property for a units. This application for the DRR1 rezone will add established density for the property totaling 2,800 located within Weber County. Approximately 4,300 within Cache County with only a small area currently majority of this area undeveloped. The existing County and Cache County. Approximately 6,160 Powder Mountain Resort Ski Area terrain is primarily acres are located within Weber County with the vast The Powder Mountain Resort totals approximately 10,000 acres with property that spans both Weber

was thorough and extensive. and snow removal strategies. This planning process design from roadway and ski design to snow storage professionals and focused on every aspect of mountain planning process involved dozens of varied and skilled integrate the vision for Powder Mountain. the Master Plan development that would appropriately of design and development professionals to initiate In 2012, Powder Mountain began to assemble a team

area identifying anticipated densities, uses, amenities to further illustrate anticipated master plans for each and massing. planning area is then detailed within this application Use Plan with a letter (Areas A through F). Each denoted on the Overall Master Plan and Overall Land and broken into separate, smaller planning areas DRR1, the proposed development has been organized Due to the size of the property proposed for rezone to

> intense use (Mixed Use) allows for all permitted and within the zone per the Land Use Code. Zone while the Residential use only allows those uses conditional Land Uses as identified by the DRR1 DRR1 Zone Land Uses (Section 104-29-8). The most shown in two land uses that follow Weber County's than those areas that are suitable for development. distinction has been identiifed as the most important those areas most suitable for development and those The concept plans within this submittal identify identified as permitted or conditional residential uses The development areas throughout the property are for development are as important or more important element of the Master Plan. The areas NOT shown mountain areas that will remain open space. This

proposed functions within the resort. amenities and open spaces based on their locations and suitable land uses, vehicular and pedestrian access, County emphasizes the development of mountain The proposed plan for the property within Weber "villages" that are appropriately located and provide

energy throughout the year. give the Mid-Mountain area a true ski village mass and Summit Pass Road and adjacent to the existing single accommodations at the existing base of the mountain. This area becomes the primary destination for year family and multi family homes at Mid Mountain to multi-family homes located along the Sliver above the Sundown lift as well as a mix of single family and area also includes potential Hotel uses at the top of round visitors providing direct mountain access. This by including hotels and condominiums for overnight Mountain and Sundown (Area A - Mid Mountain) The first of these mountain villages includes uses to enliven the existing mountain base at Mid

of this planning area. The Ridge development area will include Ski Lodges, Conference and Meeting properties ranging from small "nests" to 20+ acre spaces, hotels, townhomes and various residential The Ridge (Area B) builds upon the existing Hidden Lake Express top terminal which will become the core

> a mix of hotel and multi-family development parcels Mountain tradition of starting your day at the top of the mountain and skiing down. Earl's Village provides village anchor to the Resort. Mountain Village providing the classic ski mountain with ski access in three directions and properties Village sits above the more boutique Summit Powder with views that are unmatched in the West. Earl's Earl's Village (Area C) continues the Powder

larger lot types including ranch lots existing trees and just beyond the village core. These hotels and boutique shops, community amenities, public places and spaces, multifamily and single family Summit Powder Mountain Village (Area D). The Summit Powder Mountain Village is the center of begin the density transition to the open spaces with areas include single family residential products that clustered residential development tucked amongst the the Summit Powder Mountain Village. It also includes Mountain Village Main Street and forms the core of attached and detached single family and "nests" of all Mountain Village contains a mix of hotels, boutique the Summit Community and is located on a saddle The heart of the Powder Mountain project is the types. This mix of uses surrounds the Summit Powder home sites including townhomes, condominiums, skiing at Powder Mountain. The Summit Powder Canyon providing immediate access to the world class for ski access into Mary's Bowl, Lefty's and Gertsen and protected environment. This village provides location preserves views and provides for a secluded being tucked away from the rest of the mountain. This providing commanding views while simultaneously

organized node of multi family townhomes, "nests" and moves toward the project boundary. A small, well multi family and single family units as the project The Gertsen development area (Area E) transitions getting progressively larger as you move west and down of the proposed Vern's and Gertsen lifts with lots smaller lot single family units anchor the top terminals Mountain Villages to less intense yet still clustered Enchanted Forest. the hill. Here larger estate and ranch lots are tucked from the more dense Earl's and Summit Powder nto large expanses of aspens and along the edge of the

> Ogden. with views overlooking the Ogden Valley and Mount Summit Powder Mountain Village but begins to loosen north edge of the Meadow development area maintains Mountain Village to the project's south edge. The retreat providing a destination anchor to the resort The south edge of the development area is a location the rock outcropping with larger estate and ranch lots this development pattern thru the meadow and out to the structured road and lotting systems found in the from the most dense area of the Summit Powder The Meadow Master Plan (Area F) transitions density identified for a small, exclusive boutique hotel and

much of this natural environment as possible. within the project remains accessible and preserves as access to the beautiful and abundant natural features on the Open Space and Trail Plan. This ensured that corridors and connections took center stage as seen Throughout the planning process, open spaces and trail

and maybe just as importantly, Weber County, with a project that is sustainable and advances the community goals of a Destination Recreation Resort. in compliance with the goals and objectives identified in the Ogden Valley General Plan. The impact to the mountain uses that will provide Powder Mountain providing a unique on-mountain development that boost to the Powder Mountain Ski Area while also Plan for Powder Mountain will add a much needed traffic study completed as part of the transportation through the Valley will be minimal as outlined in the Benefit Analysis. The impact on traffic congestion surrounding area will be positive as outlined in the with surrounding land uses and, as outlined herein, is The proposed Powder Mountain project is compatible will include a well placed and well balanced mix of clement which is included as Exhibit 2. The Master

SUSTAINABILITY

of the natural landscape. Summit community and celebrates the inherent beauty create a setting that exemplifies the core values of the The vision for development on Powder Mountain is to

Core Values. We will create a built environment that:

- result of our innovative mind-set and high level of · Pushes the limits of sustainable performance, as a Is made for people and promotes quality of life.
- · Merges urban living with the qualities of nature. knowledge
- · Achieve net zero emissions over it's lifespan. Is functional, smart and aesthetically appealing,
- · Is robust, durable, flexible and timeless built to building on the best of the regional design tradition
- conditions. Utilizes local resources and is adapted to local
- and disciplines. founded on transparent collaboration across borders · Is produced and maintained through partnerships
- · Employs concepts that are scalable and used globally. · Profits people, business and the environment.

transportation throughout our village among others. environmental stewardship that encompasses waste, water, power, our building standards and the flow of We are filtering our decisions through the lens of to sustainability and community development. best practices that will lead the region in our approach goal to uplift the economy and community through adherence to these core values and principles. It is our that currently exists on Powder Mountain through We are actively working to complement the ecosystem

ECONOMIC SUSTAINABILITY

substantial local and regional economic benefits. that will stand on its own two feet while providing County with an economically sustainable development (Exhibit 4) the proposed Master Plan will provide the As identified within the provided Benefit Analysis

COMMUNITY SUSTAINABILITY

building practices as part of the Design Guidelines Sustainable Development: to insure the construction and maintenance of the wide sustainable development and is requiring green Powder Mountain aspires to a higher level of project

> and limiting building footprint, using sustainable part of this application. detailed in Exhibit 3 - Design Guidelines, attached as building heights to protect view. The requirements are and locally sourced building materials, and limiting energy efficiency, water conservation, limiting grading project is sustainable. These requirements include

Transportation:

total number of trips to, from and within the resort. internal shuttle and car share services limiting the services, utilizing park and ride locations to shuttle to incentivize skiers to use existing and expanded UTA study, the project is providing mass transit alternatives development application. As identified in the traffic additional guests to the mountain as well as providing aggressive traffic mitigating elements ever seen in a Powder Mountain is proposing some of the most

incorporating easy connections for pedestrian and bike orientation that emphasize connections to sidewalks transportation through site planning and building access to trails, sidewalks and streets. and trail networks. Homes should be placed and built include encouraging alternative modes of Other methods to reduce transportation impacts

required by guests within the resort villages reducing the need for additional trips off the property. Those shopping and recreational amenities among others. will include such uses as a grocer, restaurants, theaters, The project is also providing those goods and services

Market Sustainability:

skiing, mountain biking, hiking and organized outdoor events such as music festivals, Summit Outside, poetry readings, etc. active and passive opportunities that range from further provide all residents and guests with both commercial uses that will create real village life. Civic community with a mix of residential market sustainability as well as foster an authentic product variety within the project will provide for diverse community and ensure its sustainability. The spaces and recreational opportunities will serve to Variety is important to serve the wants and needs of a products and

natural vistas that reinforce a sense of place and continuity of open space and preserve important connection to open space and parks. Provide maximum Encourage design that emphasizes the natural relationship to the natural environment. Integrate

> that create attractive, comfortable outdoor spaces from homes. Promote the development of site plans views and access into the open space trail network

preservation of views. Use topography to create vegetation. Retain the maximum possible amount of natural continuous green space connectivity between homes. directly opposite one another, can provide better opposite sides of the street, rather than siting homes sloping sites, staggering placement of homes along placed at right angles to the prevailing slope. On placement should follow contours rather than being Integrate natural site features such as topography, views and vegetation into site design. Building

Landscaping:

plans. schedules are to be included in all submitted landscape impact irrigation methods, and efficient watering design strategy for water irrigation systems and have similar water requirements," is a highly efficient Hydrozoning, defined as "the grouping of plants that landscape planning. Strategies of hydrozoning, low-

Fire protection:

potential for transmitting fire from the native growth protection measures within the project.
Additionally, all structures will provide landscaping Powder Mountain. This plan shall be implemented for to any structure. landscape adjacent to all buildings to minimize the fire resistant vegetation or growth within the planned hazard severity. This places an emphasis on utilizing that creates a defensible space for calculating the fire used as the standard for all fire safety planning and the remaining development at Powder Mountain and initial Phase 1 PRUD approvals for the 154 units at Interface (Exhibit 5) has been developed for the A Community Fire Plan for the Wild land - Urban

AESTHETICS

mountain architecture. oriented in clever ways to create truly progressive regionally sourced, familiar and heritage materials sustainably driven, site responsive structures using The goal of Summit Powder Mountain is to design

- · Humble
- Sustainably driven · Site responsive
- orientation. Classics with a twist. · Familiar, regional and heritage materials in clever
- · Develop a new archetype of progressive mountain · Subtle elements of surprise, wonder, awe
- · Frame up inspiring views

architecture

- · Build value through defining a functionally driven
- furnishings interiors to highlight Owner's preferred finishes and Create a cohesive exterior vernacular while allowing

living in the mountains. new building methods that enhance the experience of aesthetically timeless while featuring the pinnacle of Define Summit Powder Mountain architecture as

ENVIRONMENTAL STEWARDSHIP

preserving as much of the natural character of the land as possible. This careful integration of all proposed Development areas are planned as compact neighborhoods to create real places. These are critical areas of resource management: development is further exemplified in the following thru location and tighter massing of buildings and uses clustered to limit the footprint of the development

Water:

Utah. to 25 when compared to other similar developments in irrigation to reduce the overall project water use by 20 residential construction and limits on landscape for water efficient fixtures and appliances for new 50 percent compared to State Water (and Wastewater) the associated wastewater generation) with a goal of reduce the project's average indoor water demand (and indoor water as part of the Design Guidelines to Design Requirements. This includes requirements Powder Mountain is implementing requirements for

Guidelines also require a water budget, weather based irrigation control, water efficient irrigation system, conformance with State law). grey water and/or rainwater harvesting (in strict opportunities for strategies that might include the use of native and low water plants and encourage by limiting the amount of irrigated area allowed Powder Mountain is reducing irrigation water demands for each lot as part of the Design Guidelines. The

Wastewater:

State requirements. All gray and rainwater capture will comply with Utah or visually screened from neighbors and public paths. storage and related equipment should be below grade for use as supplemental landscape irrigation. Any sinks, washing machines) and rainwater are encouraged collecting and utilizing greywater (showers, bathroom treatment techniques and reuse will also be considered 50 percent. The use of various advanced wastewater also reduce wastewater generated by the project by 50 percent when compared to State requirements will Powder Mountain's goal to reduce indoor water use by for future phases of the project such as techniques for

Stormwater:
The state of the practice for drainage has progressed degradation of downstream water quality. made to maintain natural conditions and prevent the and infiltration of stormwater. Every effort will be volumes, attenuate peak flows, and encourage filtering will also focus on reducing paved areas and directing swales to slow down the rate of runoff, reduce runoff stormwater runoff to buffer strips, and vegetated runoff and promote infiltration. Powder Mountain surfaces over landscaped or natural areas to slow down impervious areas to route runoff from impervious will emphasize minimizing directly connected volumes from development areas, Powder Mountain been implemented. To help reduce runoff peaks and of the need to implement best management practice significantly over the past several years as an awareness (BMPs) has grown and NPDES regulations have

geothermal and ground source heat pump to reduce for Powder Mountain. traditional energy sources are all under consideration well as incorporating solar, solar domestic hot water, Reducing energy use with more efficient buildings as

Solar Energy:

orientation can substantially reduce energy costs and should be applied wherever possible. Site and building design are to be energy efficient and incorporate natural cooling and passive solar heating. This may passive and active solar systems. Proper solar strategies that optimize solar exposure and incorporate Site and building designs are to implement orientation include:

- (can incorporate radiant heating systems) Thermal or Active Solar Panels
- Window Shade Elements Extended Eaves
- Awnings
- Strategic Tree Placement
- (for both shading and wind buffering) Strategic Building and Window Orientation

panels. the efficiency of heating buildings using passive solar day-lighting energy building design, solar hot water efficiency of heating buildings using passive solar and water, and space or water heating using solar-thermal and day-lighting energy building design, solar hot direct solar (photo-voltaic panels) as well as increasing The Design Guidelines include opportunities for and space or water heating using solar-thermal panels. The Design Guidelines address increasing the

approach to delivering power to the community. A solar garden approach would require the placement of solar panels in locations that are environmentally wildlife habitat. would minimize potential impacts to wildlife and Wildlife Resources to ensure that any proposed site Mountain would work with the Utah Division of appropriate and aesthetically pleasing and Powder Powder Mountain is also exploring a solar garden

air pollution. Powder Mountain is also exploring are more efficient, saving energy, money and reducing than conventional heating and cooling systems and a ground heat exchanger and a pump unit to heat and cool buildings and heat water. They use less energy and cooler in the summer, geothermal heat pumps use warmer than the air above the surface in the winter alternative energy strategies like geothermal exchange community wide geothermal solutions. of 50-60 degrees Fahrenheit. Since the ground is Geothermal Energy: Powder Mountain's Design Guidelines also encourage which maintains an almost constant temperature heat pumps. Heat pumps utilize the subsurface ground

use code requirements and will be subject to review and any system proposed must comply with local land and approval by the Architect's Review Committee as community and environmental impacts they can create systems but these systems must be sensitive to the property offer the potential for ideal wind energy be considered as portions of the Powder Mountain Resources. Wind energy systems may be allowed and should well as coordinated with the Utah Division of Wildlife

Overall L Proposed amended master plan

circulation proposed. These areas indicate general land use areas and roadway development within the proposed Rezone boundary. The Overall Land Use Plan depicts general areas for

Each development area identified is represented in greater detail within this Rezone Application.

DEVELOPMENT AREAS

Area A - Mid-Mountain

Area B - The Ridge

Weber County

Area C - Earl's Village

Area D - Summit PM Village

Area E - Gertsen

Area F - The Meadow

Open Space

DEVELOPMENT LEGEND







DEVELOPMENT DATA HOTELS

COMMERCIAL/SKIER RETREATS SERVICES/CONF. CENTER 1,218 ROOMS 159,000 SF

2,334 UNITS 180 ROOMS

Open

2,800 UNITS

NOTES

TOTAL UNITS

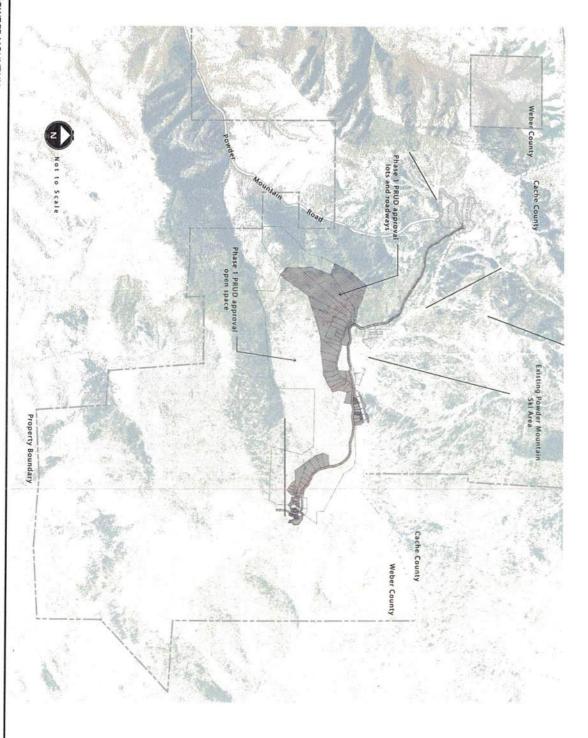
RESIDENTIAL

MIXED USE LAND USE INCLUDES ALL PERMITTED OR CONDITIONAL USES AS IDENTIFIED WITHIN THE DRR1 ZONE (SEC. 104-29-8)

RESIDENTIAL USES SHALL INCLUDE ALL PERMITTED OR CONDITIONAL USES AS IDENTIFIED FOR RESIDENTIAL USES WITHIN THE DRRI ZONE (SEC. 104-29-8)

3. HOTEL AND RETREAT ROOMS EQUAL .33 UNITS EACH FOR DENSITY CALCULATIONS

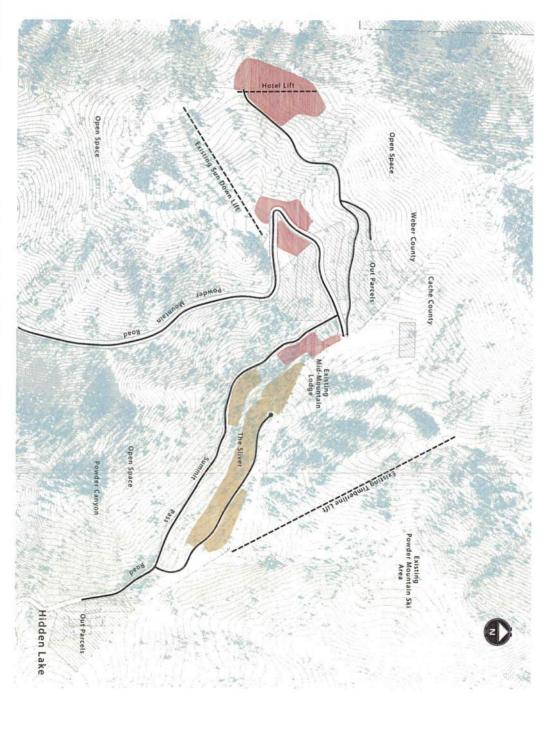
Property Boundary



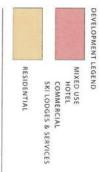
all units and the roadways dedicated to serving these Ridge development area and into the Summit Powder Mountain Village and includes approvals and plats for of a mix of large ranch lots, estate single family lots, single family nests, single family village lots and single units and as shown here. Mountain Village. Phase 1 approvals stretch across the This Master Plan exhibit identifies the approved PRUD project area that includes 154 units and is identified as Phase 1 of the Summit at Powder Mountain community. family zero lot line lots within the Summit Powder This approval includes 154 units that are comprised

Concept Development Plan- Area A: M





Mid-Mountain is the entry portal to Summit Powder Mountain. This area will provide a subtle entry into family development opportunities that will support the beginner ski area at Sundown as well as the existing ski access to the mountain at the Mid Mountain Lodge. the Resort with a mix of Hotel, townhome and single

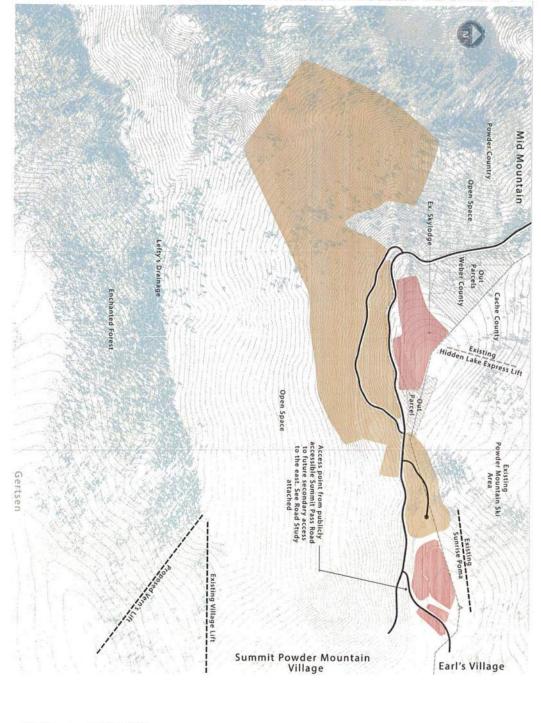


DEVELOPMENT DATA COMMERCIAL/SKIER
SERVICES/CONF. CENTER HOTELS 108 ROOMS 10,000 SF STINU SSE

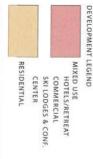


Concept Development Plan- Area B

Proposed amended master plan



of single family lot sizes providing dramatic views to Mount Ogden, the Wasatch Range and the Great Salt The Ridge development area includes hotel and associated skier lodges/skier services as well as multi mountain" and existing and proposed top lift terminals family units all centered around the "top of the "nests" tucked among existing vegetation and a mix providing the classic Powder Mountain ski experience Remaining development areas provide a mix of small

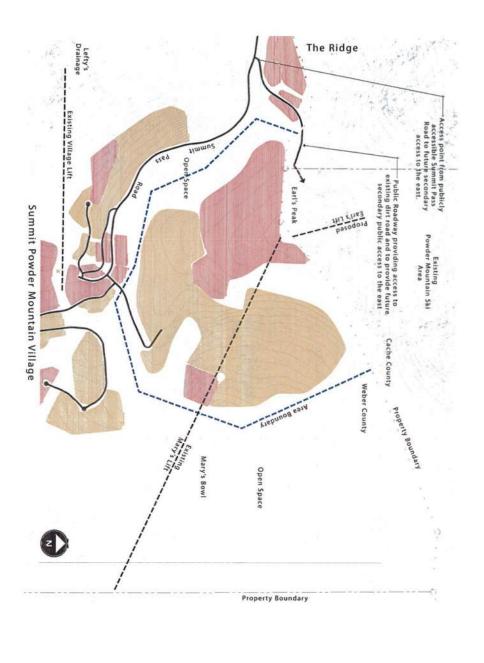


RESIDENTIAL	SERVICES/CONF. CENTER	COMMERCIAL/SKIER	HOTELS	DEVELOPMENT DATA
159 UNITS		19,000 SF	180 ROOMS	



Concept Development Plan- Area C: E

Proposed amended master plan



ski access in three directions and with views that are unmatched in the West. Earl's Village sits above the mountain village anchor to the Resort. more boutique Summit Village providing the classic ski from the top of the mountain. The Village provides a tradition of starting your day at the peak skiing down Earl's Village continues the Summit Powder Mountain mix of hotel and multi-family development parcels with





DEVELOPMENT DATA

COMMERCIAL/SKIER SERVICES/CONF. CENTER RESIDENTIAL 240 ROOMS 40,000 SF

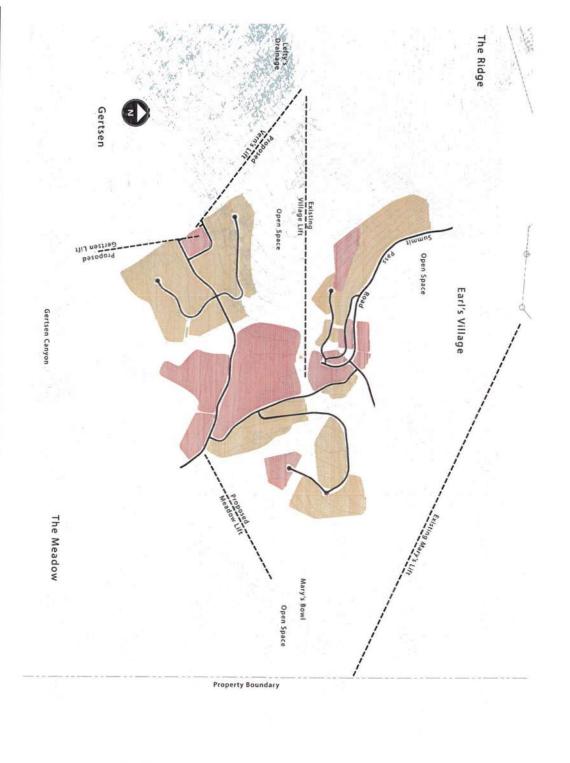
814 UNITS

HOTELS



Concept Development Plan- Area D: Summit Powder Moun

Proposed amended master plan

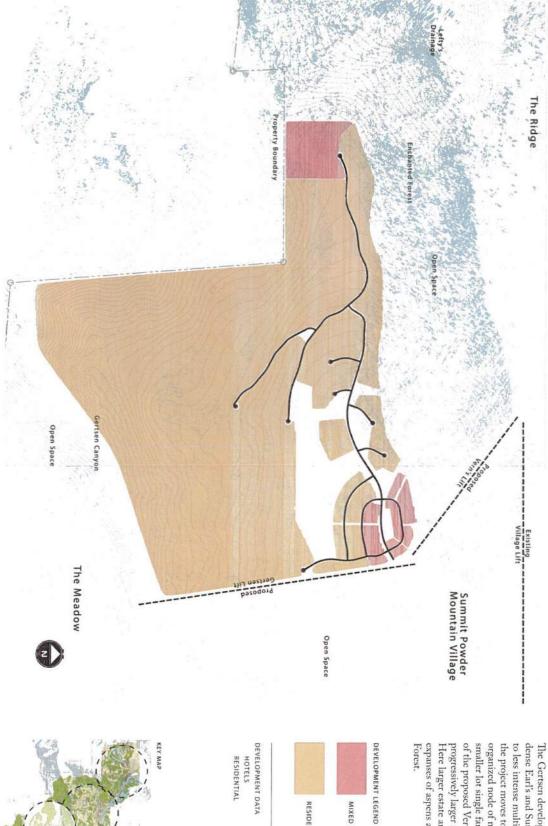


single family lots and "nests" making it the most diverse of boutique hotels, condominiums, townhomes, small with walkable, interconnected streets and is made up small mountain villages in North American and Europe Summit Powder Mountain Village is modeled after amenities such as lodges, public plazas, recreational for the Resort with Main Street retail shops, destination Summit Powder Mountain Village is the activity center development area at the Resort. facilities and trail heads to access the outdoors. The



SEAFFOLINE IN TOUR	
HOTELS	500 ROOMS
COMMERCIAL/SKIER	100,000 SF
SERVICES/CONF. CENTER	
RETREATS	90 ROOMS
RESIDENTIAL	604 UNITS





smaller lot single family units anchor the top terminals of the proposed Vern's and Lefty's lifts with lots getting the project moves to the project boundary. A small, dense Earl's and Summit Powder Mountain Villages expanses of aspens and along the edge of the Enchanted Here larger estate and ranch lots are tucked into large progressively larger as you move west and down the hill organized node of multi family townhomes, "nests" and to less intense multi family and single family units as The Gertsen development area transitions from the more

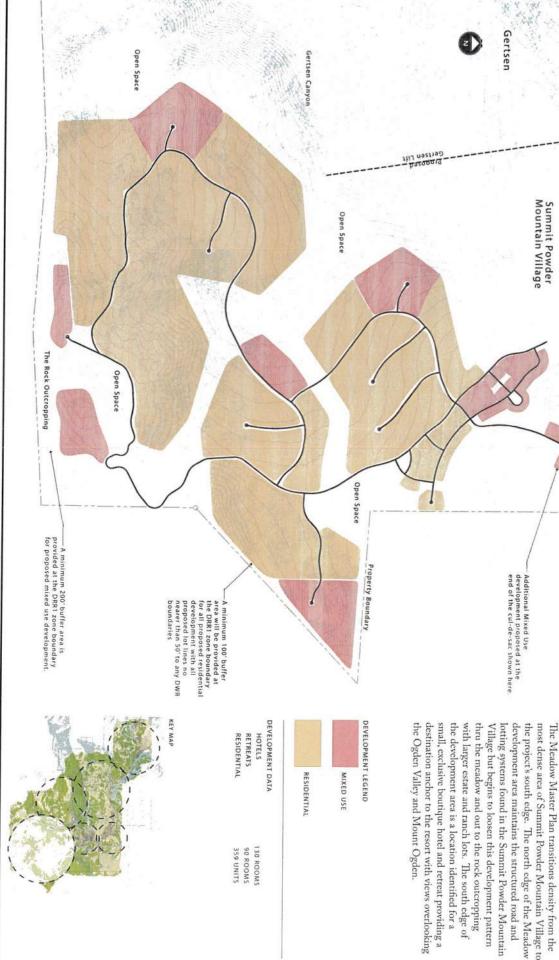
DEVELOPMENT DATA RESIDENTIAL MIXED USE 60 ROOMS 243 UNITS



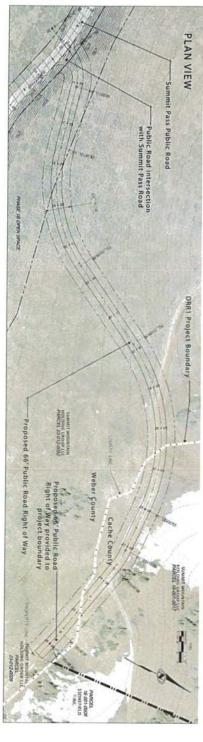
Property Boundary

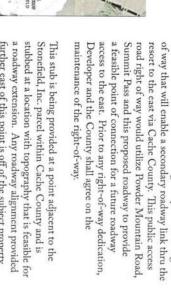
Concept Development Plan- Area F: T

Proposed amended master plan

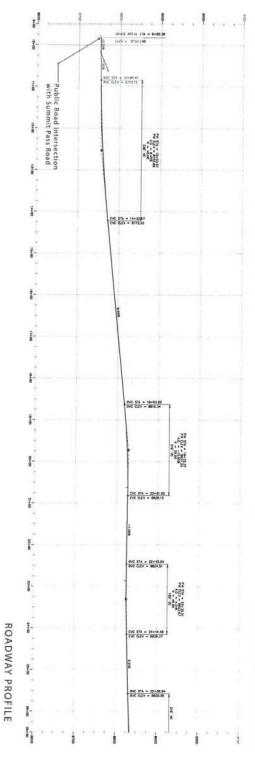


Powder Mountain is committing to a public road right





this rezone application. etc. is to be determined at a later date and is not part of provide access. This access extension, design, location and would therefore require those property owners to further east of this point is off of the subject property





Architectural Prece











POWDER MOUNTAIN







are considered an ethos and to be applied with sustainability requirements, the architectural guidelines ended in its definition. While designers and architects an identifiable and cohesive modern mountain design will adhere to specific site, landscape, massing and aesthetic. "Modern mountain" is intentionally openthe pristine views and natural beauty while creating Building design at Powder Mountain will preserve innovation and creativity.

recede into the landscape rather than dominate it. create shadow, texture, and patterns that help buildings topography. Building masses and articulation are to grading by following the natural undulation of the maintain a low profile and are to be sited to minimize from the site's natural surroundings. Buildings should its magnificent panoramas shall remain the dominant design feature, and improvements are not to detract enhanced by building and site design. The land and Fenestration open to mountain views should be Architecture is subservient to the natural landscape





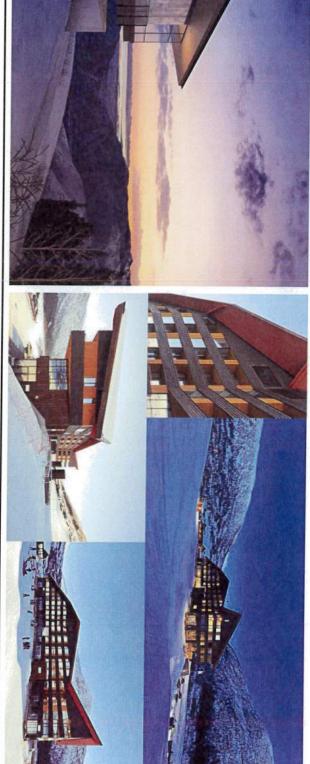


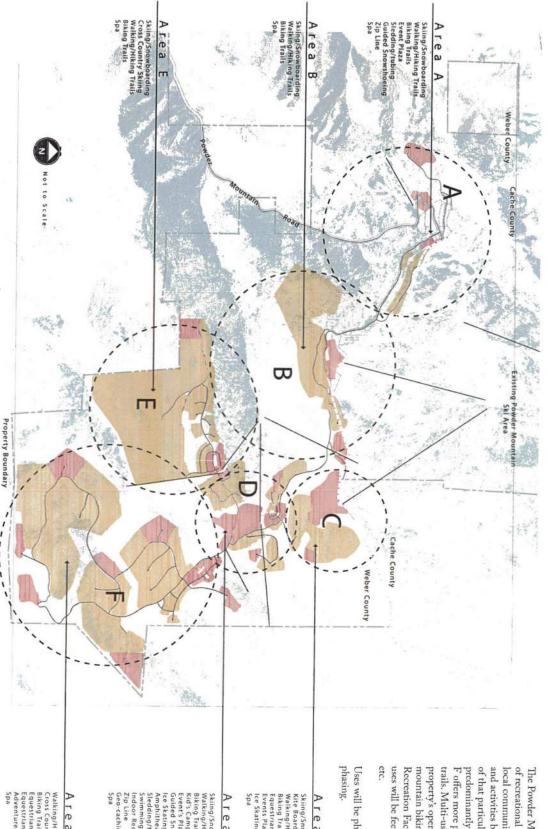
natural surroundings.

reinforce the connection between buildings and their taken from the site and/or nearby resources in order to are to be built of materials that appear to have been All houses and landscape structures at Powder Mountain natural in appearance and available locally or regionally. Building and landscape materials will be used that are



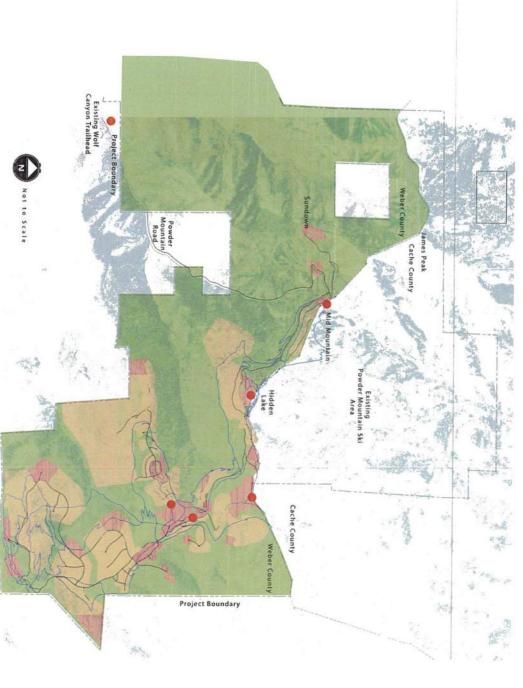
All buildings, site landscaping and construction at Powder Mountain should be healthy, durable, water conservation measures. construction waste, utilization of natural day lighting and energy systems, green building materials, recycling of including: utilization of renewable and highly efficient The design of the site and buildings must incorporate sustainable building design and construction practices, restorative, and a complement to the natural landscape.





Recreation Facilities are available to the public. Some uses will be fee based such as skiing, guided events, spas, property's open space and cater to walking, hiking, trails. Multi-use trails meander throughout the entire of that particular community. For example, Area A offers and activities based on the identity, location and needs of recreational activities for its residents, visitors and the mountain biking, snowshoeing and equestrian uses. All F offers more passive recreational activities including predominantly mountain-based amenities while Area local community. Each area offers different amenities The Powder Mountain Master Plan offers a wide variety

Uses will be phased with the related development area



and general use trails for walking and hiking. include multi-use trails, single-track for mountain biking within and around each development area that will shown. In addition, there will be a variety of trails Association to provide beginner level trail loops as UDWR and Weber Pathways to provide these Mountain will work with the adjacent landowners, The Open Space and Trails System diagram illustrates project trails that will connect neighborhoods to one Pathways and the International Mountain Biking Green) were developed in conjuction with Weber loops within the project. The loop trails shown (in connections. A priority has been placed on creating insure public trail access to and thru the project. Powder Trail Connectors thru the project (shown in blue) to Mountain is committed to providing Regional Public another and to the regional trail network. Powder

OPEN SPACE CALCULATION

approximately 4,060 acres. Development is planned on approximately 1,500 acres, leaving 2,560 acres or 63% of total acres, resulting in an Adjusted Gross Acreage of requirements, the approximate 2,100 acres that have order to calculate the open space per the DRR1 zone total land has been preserved as total open space. In the Adjusted Gross Acreage preserved as open space. slope more than 40 percent were subtracted from the County, approximately 76 percent (4,740 acres) of the property are located in Weber County. In Weber Approximately 6,160 acres of the Powder Mountain

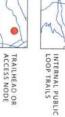
DEVELOPMENT LEGEND







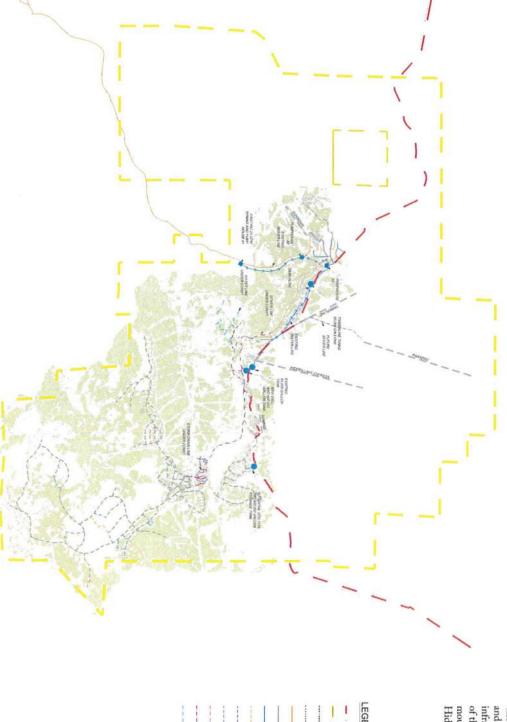
RESIDENTIAL



	Restaurant/Bar	Office	Retail	Multi Family & Nests Rental	Hotel	Uses	Overall - 2,800 Units		Restaurant/Bar	Office	Retail	Multi Family & Nests Rental	Hotel	Uses		Phase 1 - 1,477 Units	Required # of Seasonal WF Housing Units	Estimated # of Employees in WF housing Unit	Restaurant/Bar	Office	Retail	Multi Family & Nests Rental	Hotel	Resort Operations	Uses	
	30,000	29,000	100,000	1,596	1,218	Total Rooms or SF			25,000	19,000	75,000	656	818	SF	Total Rooms or		0.1	1.65	3.5	2.3	2	0.3	0.7		Generated	# Employees
	E			50%	•	% in Rental Pool			,		e	50%		% in Rental Pool					1,000 SF FF	1,000 SF	1,000 SF	1 Room	1 Room		Per Room/SF	
Totals	e.		•	798	*	Rental Units		Totals	3	*		328		Rental Units			Weber County DRRO	Weber County DRRO	Weber County DRRO	Weber County DRRO	Weber County DRRO	Canyons	Canyons	Powder Mountain Ops	Source	
1623	105	67	200	399	853	FTEE Employees Gen.		952	88	44	150	98	573	Employees Gen.	FTEE											
984	64	40	121	242	517	Emps/WF Unit (/1.65)		577	53	26	91	60	347	(/1.65)	Emps/WF Unit											
98	6	4	12	24	52	Required # Units (10%)		58	5	ω	9	6	35	Units (10%)	Required #											

with 960 FTEE projected for the proposed Phase 1 calculated according to the formula in the Destination County have been calculated as part of this plan. communities throughout the project. Only those Mountain Village but will include employees servicing a total of 1,623 full time equivalent employees (FTEE) and Recreation Resort Ordinance. It is estimated that employees generated due to development within Weber be located within the Earl's Village and Summit Powder development. These workforce additions will primarily will be generated by Powder Mountain at full build out Employee generation at Powder Mountain has been

request, an annual report that outlines the previous year's of Ogden and the Ogden Valley to the resort and the and will be phased with development. Conceptually, At full build out, Powder Mountain will generate the type/availability and occupancy will be generated and employment level, workforce housing needs, housing workforce housing units will be deed restricted. Upon Ogden ideal for the majority of the employee base to development of these mass transit alternatives as per the availability of mass transit alternatives and the further workforce housing requirements. With the proximity units will be located off-site to support the seasonal as identified on the proposed Powder Mountain Master Mountain and Summit Powder Mountain Village Areas, dwelling (condominiums/townhomes) within the Resort, overall need for 984 workforce housing units and will be and affordable in perpetuity, the on mountain scasonal goods and services such and schools and shops. families are near to and have reliable access to essential reside on a day to day basis. Here, employees and their the resorts winter weather makes the Ogden Valley and the upper alpine elevation and unpredictable nature of housing options to serve the resorts needs. Additionally automobile use. It is estimated that the additional 886 Plan, nearest their employment to reduce the need for the seasonal employees will be housed in the Mid the form of group dwelling (dormitories) or multi-family housing units. These housing units may be provided in required to provide approximately 98 of these workforce presented to Weber County Planning Staff. In order to ensure affordable housing remain available Traffic Study (Exhibit 2) there exists available seasonal

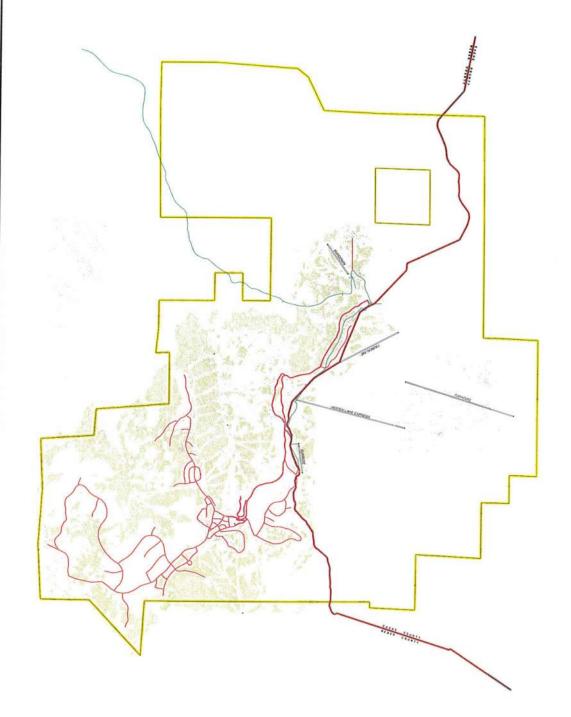


The wet utilities diagram illustrates the existing and proposed water, wastewater and storm drain infrastructure on site at Powder Mountain. The majority of the existing infrastructure is located in and around the mountain operations including the Mid Mountain and Hidden Lake areas

LEGEND

1	- COUNTY LINE
1	PROPERTY BOUNDARY
	EXISTING SKI LIFT
	FUTURE SKI LIFT
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	SANITARY SEWER LINE (FUTURE)
-	STORM DRAIN LINE (FUTURE)
	WATER LINE (FUTURE)
-	SANITARY SEWER LINE (UNDER CONSTRUCTION)
	STORM DRAIN LINE (UNDER CONSTRUCTION)
	WATER LINE (UNDER CONSTRUCTION)

Dry Utiliti Proposed amended master plan



The existing and proposed dry utilities map illustrates the on and off-site power, gas and communications infrastructure at the Powder Mountain Resort.

Conceptual Stormw

Exhibit B
Proposed amended master plan





Board of Trustees Blaine Holmes Kevin Ward Jim Truett Val Heiner Brad Ostler Michael Hancock Paul Dinsdale Kerry Gibson Scott VanLeeuwen

July 2, 2014

Salt Lake City, Utah 84117 Watts Enterprises 5200 South Highland Drive, STE 101 Rick Everson

RE: Will Serve Notice

potential of 2,800 residential units. The project area is within the jurisdictional boundaries of the Weber Fire District. Weber Fire District currently has two fire stations located in the Upper Valley area that have been and will continue to serve the Prowder Mountain area. The closest station to the project site is Station 62, located at 5550 East 2200 North, Eden. Weber Fire District will serve the project area from these two locations supported by units from the lower valles. The project at the Powder Mountain area includes multiple phases of development with the

incidents in the new developed area warrants it, a new fire station facility may be needed to serve the area. If the build-out reaches its full potential, a fire station in the area will most likely be needed. It would be wise of the developer to consider this and to work with the Fire District regarding response for emergency medical and fire related emergencies. When the number of residences and/or commercial structures warrants it; or when the number or

The development will be required to meet all applicable codes and rules, including fire codes

If you have further questions, please feel free to contact myself or Chief Austin.

Sincerely,

Cardon Julier

Brandon Thucson

Fire Marshal

Chief, David L. Austin - Deputy Chief, Paul Sullivan - Fire Marshal, Brandon Thueson

Weber County Sheriff's Office



Sheriff Terry L. Thompson

Chief Deputy Law Enforcement Division Klint D. Anderson

Kevin H. Burton Chief Deputy Corrections Division

Support Services Division Steffani Ebert

Law Enforcement Division (801) 778-6600

Corrections Division (801) 778-6700

Office Hours are Monday through Friday 8:00 n.m. to 5:00 p.m. Heergency Management (801) 778-6680

721 W. 12th Street Ogden, Utah 84404 (801) 778-6600 Fax (801) 778-6667

August 6, 2014

Rick Everson

5200 South Highland Drive, Ste 101 Sult Lake City, Utah 84117 Watts Enterprises

RE: Serve Notice

County currently has an agreement with Cache County to provide law enforcement services to the entire area as Cache County has limited access to the area. Currently the Weber County Sheriff's Upon completion, the Powder Mountain Development area will potentially consist of 2800 residential units and commercial properties. The project spans two counties, Weber and Cache, Weber Office has one deputy assigned to the area to handle law

development, developer and county commissioners, both Weber and Cache, to increase deputy numbers at a rate that is the equivalent to the rate of would not be able to adequately serve a development of more than a few hundred units. It will be imperative that we work with both the With current staffing levels, the Weber County Sheriff's Office

If you have further questions, please feel free to contact me.

Sincerely.

Weber County Sheriff Terry Thompson Nho

> and will work with the emergency services providers to and a preferred solution by all parties. At this point, it size and location. Construction of said facilities will be ensure adequate facilities are on-site in the appropriate safety and welfare of visitors and residents of the Project The Powder Mountain team is committed to the health sheriff office, one engine, ambulance and brush truck is envisioned that the facility would need to include a the full Master Plan concept for Powder Mountain Office, the Weber Fire District and Emergency Medical representatives from the Weber County Sheriff's phased as appropriate depending on development. Resort. The possibility of shared facilities was discussed in a central location to aid in easy access to the entire indicated they would need a facility on-site, preferably the Project at build out. The Fire Marshal and Sheriff facilities and personnel that would be required to support was discussed, as well as potential emergency services process including during the approvals for the Phase 1 PRUD process and approval. During these meetings, Technicians throughout the Master Plan development The Powder Mountain project team met with

submitted by the Fire Marshal and Sheriff. Included with this application are feasibility letters

June 12, 2013

Weber County Planning Division Attas Commissioner Zogmaister 2280 Westington Obel, State 240 Ogden, UT 84401

Subject Peasibility of Using Groundwater to Supply Proposed Development Proposed Expansion of Nucler Mountain Resort, Weber County, Utah for Summit Mountain Holding Group

This letter presents my opinion of the feasibility of using groundwater proposed expansion of the Fowder Mountain Resort (Fowder Mountain County, Utah for Summit Mountain Holding Group (the Summit Group)

- l understand the following about available water rights and estimated water demand of the existing and proposed new development at Powder Mountain. The Sammit Group lesses 1,400 acre-feet (ac-ft) of water on an annual basis from Weber Handa Water Conservancy Usstriet (Weber Hasin) for \$270,000 per wear.
- Rused on the Powder Mountain Water Distribution System Master Plan by NV5, hec. (NV5, 2013).
- The existing development at Powder Mountain consists of 123 connections with an estimated annual demand of 55.35 ac-R and a peak-day demand of approximately 88.50 gallons per minute (gpm);
- The proposed 154 ERUs of Phase 1 have an annual water demand of 65.25 ac-ft and a peak-day demand of about 81 gam;
- The proposed 1,000 ERUs of the assessment area have an annual femand of 252 as: It and a peak -day demand of about 314 gpm; and
- The existing development and proposed 1,000 f.RUs of the assessment area have a combined estimated around water demand of 307.33 ac ft and peak-day demand of 402.5 gpm.

opinion of using groundwater to supply the proposed development in Powder untolit is as follows.

- Putersital groundwater recharge on the Werter (county aske of Powder Mountain
 is estimated to be about 12.400 and flexy profiting 2004), which is more than
 adequate to supply the 1,000 ERGs of the assessment area.
- Left: Spring (see Figure 2), which is currently undeveloped, but could be developed under \$7715 (35:1103), hore a minimum flow of at Forst 101 gpm. In addition, Longlish Water Assertine, LLC (Longlish) Water is inventorying and minimum flog the flow of several other undeveloped springs at Dwider Mountain.
- The Summit Group has elected to supply Phase 1 with wells and is currently drilling and testing exploration wells.
- The DDM requires that a new well for wells) be tested at 1.5 times the peak-day demand of 81 gpu idoout 122 gpm) for a minimum of 24 hours to approve the 154 ERGs of Planes 1.
- The Samurit Group bas tested an tritial explanation well at 79 gpm and plans to penult and construct explanation and production wella as they are needed for future planess of development.
- blaned on my review of the Areal Indexpology; I believe that the 81 grim required for Plane 1, the 314 grim required for all 1/00 E/R1G, and the combined demand of 402.5 grim for the existing development and the 1,000 new E/R1s can be developed from wells and springs of Powder Monatain.

Details and supporting information for my opinion are provided in the discussions that follow:

WATER RIGHTS

The primary water right, for Powder Mountain, and its anticipated expansion, is a continue with Weder Basin to don't tup to 1,400 and no no anomal basin file Weber Basin continued. The Summit Group pays Weber Issant \$275,000 per vers for killed perspectual lease of water requalities of whether any water is called for or actually used.

On bosember 3, 2006, the Unth Division of Water Rights (DWR), also known in "the Offices of the State Engineer" or "the State Engineer", rapproved exclusing applications, E971 (2) 53 1993 which allows up to 400 acts of the 1,400 acts, whishelve indet me E971 and the state exclusing a to dealers, to be described from wells and springs at Forster Mountain (the exchange application, in the above time for the contrast of the state of

ericiting well (Cobabe Well) and up to 14 new wells. Figure 1 shows the location of Dwelet Mountain and Figure 2 shows the locations of the existing and proposed springs and wells at Psychet Mountain.

Sectionage applications 18,715 (EL-1902) allows writer to be used its supply brader Mountain and related development served by Prodert Mountain Water & Security Improvement Britiste (PMWSH), A new certainage application will need to be filed and approach by the IWRS to (1) allow the remaining (1,000 mc Bromballes under the Wester Braden contract to be discribed and trend at Powder Mountain analyse (2) and additional survives on wells at Powder Securities.

water to supply the toutstain) in Weber

WATER DEMAND

According to NV5, Inc. (NV5, 2013):

- Place 1 of the proposed expansion of Funder Mountain outsiats of 154 ERUs, with an average animal demand of 65.25 acch and the praicing demand of minut 81 gam. Place 1 contained with the existing connections will have an average minuted demand of 120.6 acch and peak-day demand of 100.5 gam.
- The 1,000 ERRs proposed for the assessment area frace no neering minimal demand of 252 such and peak-day demand of 344 gpm. All 1,000 ERrs, combined with the colding connectation will have an average minimal demand of 307,45 such and peak-day demand of 40,25 gpm.

The 400 ac-feet of eachange application 1/4715 (35-11945) is more supply the LOOO ERUs of the assessment area of Iwarder Mountain. that adequate to

GROUNDWATER RECHARGE

Sing (2004) saidabédei the Frankric Monntain arms into right surface water sub-basins. Most off or schling and proposed wells and springs of cardining application 1747.5 (25) 1000 pc. schling and proposed wells mad springs of the Molf Creek dimanage. Proposed Well 14 (25) 1000 pc. schlings and branch and Molfar basin the religio of the Wolf Creek dimanage. Supposed Well 14 to the Creek of the Supposed Well 15 to the Creek of the Creek of

The estimated total potential groundwater recharge on the Weber County side of Powder Mountain of 12,400 are it is more than adequate to supply hold (1) the 400 are it is more currently to deterred under eachinge application (5/17,6/57, and 5/5,1/6/53), and 10 are additional 1,200 are if of the Weber Bonto outstact that has not been transferred to bester Mountain.

TARGET AQUIFERS

Philosonic age rathonate necks (limentate and dalomid and, to a leaser degree, quartate recks, unr life primary urge capiliers, and pariatid sources of granukourry for Pawlor Mountain. Brattilal target aquifers, boards on the Weber Canton whee Present Canton whee Present Canton whee Present Canton whee the Canton wheelers of the University of Canton (and the Canton Canton (and

Former the primary protein and permodulity of the beforek at Nuclei Mountain is relatively lear, the performal viela of wells will depend; in part, an interrepting access recording surface, in part, an interrepting access for investigation of permodulity associated with perhaps during leading surfaces, forestures, and dissolution features. Limentone dissolves more residually than dobatic and right to develop printer solution enhanced permodulity. The Multile Limentonic Mouley is the primary target applied because this until 11 centains a function of the permodulity of the four the other units and (2) is continue in most areas by the low-permodulity calls for the surface.

Principal injutants femiliang kovers, which repende the injutions and creat-standigraphic geometric comparisons are the Earlian for this shad and bodge Shade members of the Rossmanghou formation and the the formation. Note however, that all three of the hosp-permeability mans how interfects of limestone and/or dobunite that can yeld water to week and aprings.

The grodop of the Pouder Mountain area is complex. The Polecanic age before k, instabiling the target aquifers, has been folded, faulted, erobel, covered with younger geologic liners, and deeply harried. Issued on an review of the best and regional bythogology, I believe that the target aquifers, where sufficiently fractured not untimated are equable of supplying the average animal and peak-day demand of the 13-00 ENUs of the assersiment area.

EXISTING DRINKING WATER SOURCES

(WMSI) currently uses level Spangs 41, 42, and 45 to supply the resting durking water femants of Product Monthly and the conductation of the condu

The Citable Well was reported bould tested at 190 gms, has an unmeasured air-wain then, and is currently equipped with a pump cupable of producing about 22 gms. This well is not currently approved by the Until Diseason of Drimlang Waiter (DDM) and so to set used to the PMWSID as a source of drimding water. The Cobable Well produces groundwater from the University of the PMWSID as a source of drimding water. The Cobable Well produces

GROUNDWATER EXPLORATION AND DEVELOPMENT

Stummi Group is currently diffing explanation wells to identify the less becations to construct production wells. Two or more production wells will likely be newled to supply the proposed LOOO ERUs.

Early Spring (here Figure 2) has a minimum flow of about 1900 gain. Although Lefts Spring could be developed under exchange application 17-17 LD 11993, most of the water lot the 1,000 ERbs at Dwarder Mountam will be supplied by wells. Not interest, that there is considerable peology and bothought interestants associated with the complex absolutifice conditions at Powder Mountam is Reflected, in high defended and is covered with the day and intermediated and semi-consolidated dark over much of the area. Well whell is dependent on stratigipathic and structural conditions, which can only be known after wells are drilled and tested

During May 2013 de Samuell Group drilled their finet exploration at proposed well former and selection of Engine 2. A 2-bour midfle feet of the exploration with Assistant from the Market for the Market feet of the exploration of the Assistant former in the fine of the Control of the Assistant former in the Market feet of the Market fe

The Summit Group has stated a second exploration well at the Joannia Moon. Figure 2. If with und state (quadra are statement, a production well will premitted with DHW and LWRs and offined at this Joannia during the summer 2013. The Summit Group platus to persuit and triff halfformid exploration; production wells, as needed, to stopple the planned expansion of broader Mountain production wells, as needed, to stopple the planned expansion of broader Mountain.



Mr. Rus Watts, P.E. - Watts Enterprises, Inc. Mr. Rick Everson, P.E. - Watts Enterprises, Inc.

AND WATER DEVELOPMENT STATUS POWDER MOUNTAIN WATER RIGHTS

approved 2,800 units per the Development Agreement. (See attached Bill Loughlin's Engineering letter) approved diversion points. The 1,400 acre feet of water the top of Powder Mountain in seven different state owns 1,400 acre feet of Weber Basin water rights on rights is more than enough to supply water for the Summit Mountain Holding Group (SMHG) currently

water requirements for the development of each phase of the project as designated by the State of Utah. Water, each well site to extract and store the designated Water District and the State Division of Drinking in conjunction with the Powder Mountain Sewer and It is the obligation and right of SMHG to develop,

POWDER MOUNTAIN WASTEWATER PLAN

Mountain Development. stages to combine their wastewater treatment facilities and Water District, are in the engineering and planning to provide service for the future growth of the Powder Sewer and Water District, and the Wolf Creek Sewer SMHG, in conjunction with the Powder Mountain

parts of the main trunk lines to assure future growth engineering, planning, and strategy to combine SMHG is presently in the middle of negotiations, Development. and wastewater services for the Powder Mountain

Agency of Weber County
nunity Development Project Area - Powder Mountain

vary pending actual product types, infrastructure increased positive yield for Weber County but may impacts. The total proposed development of 2,800 units an effort to not overstate the potential project positive requirements, etc. as the project develops. (See attached and were used to provide a more conservative study in hotel, commercial, retail and restaurant square footage. assumption of 1,000 residential units and 290,000 SF of in conjunction with Weber County, hired Bonneville Research, Exhibit 4.1) Economic Impact Memorandum from Bonneville (which includes hotel units) assumes a proportionate lower than the proposed phase 1 development numbers These numbers are roughly equivalent though slightly Analysis - Exhibit 4) This study was based on an initial County. (See attached Bonneville Research Benefit the potential tax benefit yield to the citizens of Weber phasing of the Powder Mountain improvements and Research to conduct an in-depth study of the costs and In 2013 the Summit Mountain Holding Group,

@ 360 SF/room = 527 units 1,000 Residential Units 100,000 SF Retail/Restaurants Study Numbers 190,000 SF Commercial Hotels

818 Hotel Units Proposed Phase 1 Numbers 100,000 SF Retail/Restaurants 1,204 Residential Units

Study Highlights

- totals an estimated 990 million dollars. The projected 20 year cumulative resort investment
- years is an estimated 105 million dollars. The projected total infrastructure investment over 20
- at the 20 year level is estimated between 40-50 million The projected annual tax revenue to Weber County

SECOND AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT (this "Amendment") is made to be effective as of date this Amendment is approved by the Weber County Commission and is made by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company, ("Developer") and Weber County, a body politic in the State of Utah ("County") with reference to the following:

RECITALS:

- A. Developer and County are parties to that certain Weber county Zoning Development Agreement (the "ZDA") dated as of January 13, 2015. A true and correct copy of the ZDA is attached and incorporated into this Amendment as <u>Exhibit A</u>. Any undefined capitalized terms used in this Amendment shall have the same meanings ascribed to such terms in the ZDA.
- B. Developer's predecessor-in-interest and the County entered into that certain Weber County Zoning and Development Agreement by and between the County and Western America Holding, LLC a Utah limited liability company recorded in the Office of the Recorder for the County as Entry # 2607988 on November 29, 2012 (the "Original ZDA"). The Original ZDA was amended by that certain First Amendment to the Powder Mountain Zoning and Development Agreement made by and between Developer and the County dated as of September 10, 2013 (the "First Amendment to the Original ZDA") pursuant to which Developer assumed obligations under the Original ZDA.
- C. The ZDA and the Original ZDA, as amended, were further amended by that certain First Amendment to ZDA recorded as of July 12, 2019. A true and correct copy of the First Amendment to ZDA is also attached and incorporated into this Amendment as Exhibit A. The Original ZDA and the ZDA as previously amended as described above are referred to in this Amendment as the Existing ZDA.
- D. Developer and the County desire to amend the Existing ZDA in accordance with Section 3 to: (i) approve a revised Overall Land Use Plan and revised Conceptual Development Plans for the Development Areas A, B, C, D, E, and F, more particularly described in Exhibit "B" which is attached and incorporated into this Amendment by this reference.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants set forth below, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, Developer and the County agree as follows:

AGREEMENT:

- 1. <u>Recitals</u>. The above recitals are an integral part of the agreement and understanding of Developer and County and are incorporated into this Amendment by this reference.
- 2. <u>Amendment to Exhibit B.</u> <u>Exhibit B</u> of the Existing ZDA shall be deleted in its entirety and amended and restated with Exhibit B attached and incorporated into this Amendment.

3. <u>Concept Development Plan.</u> <u>Section 3.2</u>of the Existing ZDA shall be deleted in its entirety and replaced with the following:

"Weber County shall retain the right to approve or deny more specific/detailed Concept Development Plans for Areas A through F. The concept development plans shall be approved prior to or in conjunction with the first application for site plan or subdivision approval within each development area.

Notwithstanding the foregoing, the Developer and County acknowledge that the Land Use Plan as provided for in Exhibit B to the Agreement (i) is conceptual in nature and may be further refined by the parties, and (ii) that specifics regarding locations of roads, building area and product types (e.g. multi-family, mixed-use, single family, corporate retreats, etc.) may be moved within the areas generally depicted as A through F. Unit density for each Area (A through F) is fixed and may not be transferred between Areas. Concept Development Plans for each Area are expected to evolve and be presented in phases in the context of a more detailed master plan for each Area. County approvals for these Concept Development Plans will technically be handled at the Staff level and will not require amendment of the ZDA or Land Use Plan."

- 4. <u>Effect of Second Amendment</u>. Except as expressly modified by this Amendment, all the terms and conditions of the ZDA shall remain in full force and effect. In the event of a conflict between the terms of the ZDA and this Amendment, this Amendment shall control.
- 5. <u>Counterparts</u>. This Amendment may be executed in multiple counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties having been duly authorized, have executed this Amendment to be effective as of the date this Amendment is approved by the Weber County Commission.

Approved by the undersig	ned parties this day of	2022.
	DEVELOPER:	
	SUMMIT MOUNTAIN HOLDIN Utah limited liability company	NG GROUP, L.L.C., a
	By Summit Revolution LLC, its	sole member
	Ву:	
	Anne C. Winston	

Authorized Signatory

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WEBER COUNTY CORPORATION

By:	
Name:	
Title:	
ATTEST:	
Ву:	
Name:	
Title: Weber County Clerk/Auditor	

EXHIBIT A

Copy of ZDA and First Amendment

See attached.

EXHIBIT B

Amended and Restated Master Plan

See attached.