

# WEBER COUNTY REZONE APPLICATION

FORM BASE VILLAGE ZONE  
AUGUST 2022

08.15.2022



NORDIC VALLEY

## SUBSTANTIAL PUBLIC BENEFITS

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

- The process requires the development of a complete Master Plan for the Rezone area. This will provide the public with the vision for the resort and adjacent properties and ensure 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. Substantial agency review of the project is required as part of the rezone application. The Master Plan includes implementing important public trail links to and thru the resort as identified on the Open Space and Trails Plan.

- The rezone allows the development to further cluster development areas, preserving more open spaces through the rezone's flexibility and its permitted uses, building heights, and overall design flexibility.

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

- Establishes traffic mitigation practices with the rezone application reducing the overall traffic impacts to the existing transportation system and existing community that far exceed current zone requirements

### Changes to the General Area Since the Adoption of the General Plan

The Nordic Valley ski resort area is recognized as a recreation/resort area with potential for further development to support and enhance the existing recreational components within the resort, providing a viable long-term project. Since the adoption of the General Plan, the applicants have come together to create a unique destination community with a vision for a diverse mountain village and associated mountain neighborhoods that would provide economic stability for the existing resort while also providing substantial expansion and diversity of this amenity.

The County General Plan supports and promotes appropriate resort facilities as a significant element within the County. Nordic Valley is also a village center, ideal for responsible, well-balanced, and sustainable resort development.

The proposal conforms to the Ogden Valley General Plan by "preserving the Valley's rural character" in the following ways:

- A goal of Weber County is to protect the valley's sense of openness and rural character. (Page 7 of the Ogden Valley General Plan.)

- The proposed location of the structures is away from steep or unstable slopes.

- The proposed location is not along a "prominent ridgeline."

- The proposed location is outside of the "Important Wildlife Habitat Areas."

- The proposed location meets the adopted requirements about stream corridors, wetlands, and shorelines.

- The Ogden Valley community desires sustainable and thriving local businesses in Ogden Valley. Ogden Valley capitalizes on recreational tourism to support its economic base. New commercial development should be focused in and near existing commercial areas and resorts. New commercial development should be designed to be compatible with the rural character of Ogden Valley. (page 29 of the Ogden Valley General Plan).

- The Ogden Valley General Plan Recreation Element identifies the Nordic Valley Resort's development potential and the "need for a variety of progressive resort developments" in the Ogden Valley.

The recommended policies throughout the Recreation Element are to "encourage quality resort and recreation development," support nodal development as opposed to sprawl development to "protect as much open space as possible" and "encourage existing resorts to expand to generate economic benefits for Weber County as well as to pull densities from other parts of the Ogden Valley into the expanded resort. The result would be development concentrated in the expanded resorts with other areas left permanently undeveloped across Ogden Valley." (See pages 40-44, 61-67, 115-118, 152-160 of the Ogden Valley General Plan Recreation Element Oct 2005).

### PROMOTE HEALTH, SAFETY AND WELFARE TO WEBER COUNTY

The Master Plan proposed in this rezone document for the Nordic Valley Village promotes Weber County residents' health, safety, and welfare by creating a family-centered distinct year-round resort. This variety will provide stability and long-term benefits to Weber County and the Ogden Valley while also preserving significant open space within the project.

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

The Master Plan includes important trails and ski in-ski out connections between neighborhoods.

Traffic mitigation plans will be implemented to minimize all new development impacts to existing and future roadways, providing safe, appropriate access while mitigating those impacts to existing and future neighborhoods in the Valley.

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

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 Ogden Valley Sensitive Lands Overlay Zone in Chapter 104-28, Ogden Valley Lands Overlay Zone, or the Weber County Zoning Ordinance.

- The Geologic Areas as outlined in Chapter 108-14 of the Weber County Code.

The Wildlife Habitat exhibit shows that the Nordic Valley Village project is outside the critical wildlife habitat area. No development is proposed within this vital wildlife habitat area.

While there is a stream corridor within the project area, the primary potential impact site includes access to the chalets off Viking Drive. The Road exists, and all effects have previously been mitigated as this roadway serves as the existing access to the existing lift. No other stream corridors exist within proximity to any proposed development area within the rezone Master Plan.

Nordic Valley's proposal is located within proximity of the 2.5-mile Scenic Roads Buffer. All design standards are meant to mitigate any potentially harmful impact that could be visible from Highway 162. Mitigation measures will be defined within these exhibits.

**B.** A professional study has provided substantial evidence that the proposed Nordic Valley Ski Resort is viable and contributes to the surrounding community's economic well-being. A cost-benefit analysis summary is provided on pages 29 and 30. This study was conducted by Lewis Young Robertson & Burningham, Inc out of Salt Lake City, Utah, and is attached as Exhibit A. Highlights of the Cost-Benefit Analysis are as follows:

### Economic Impact

The total economic impacts of the Nordic Valley Village project are anticipated to increase over the next 25 years continually. The addition of condominiums, hotels, townhomes, chalets, cabins, commercial and educational retreats, expanded and new recreational amenities, and joint ventures will help the Nordic Valley Village advances. After full build-out, ongoing economic impacts are projected to provide continued positive effects as follows:

- Based on the development assumptions utilized, the proposed development produces a net taxable value to Weber County of \$555.48 million of new assessed value.

- Direct jobs created by the development are projected at 538 at full build-out.

- Direct labor income is projected at \$6.406 million annually



## Fiscal Impact

The proposed Nordic Valley Village project is identified to provide a substantially positive fiscal impact for Weber County.

After project build-out, Nordic Valley Village is projected to generate approximately \$52.30 million in cumulative net revenue projected over 25 years is anticipated to be a net benefit of \$2.091 million annually.

By the 25 years build out a scenario in the Cost-Benefit analysis, the Fiscal Benefit to Weber County shows a net gain to Weber County of \$52.30 million.

Most residential units will be second homeowner classification, while the assessment of most residential units will be a total market value. This will result in high per capita spending and resulting sales tax revenues and a moderate cost of service profile consistent with similar projects throughout western resorts. Other growth-sensitive Weber County funds are projected to experience positive fund balances throughout the project's construction period and after build-out providing a comprehensive fiscal benefit to the County.

**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. (See attached Fehr and Peers Study Exhibit 2).

Overall, the road network can provide appropriate access to and from Nordic Valley Ski Resort, 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 offer an exceptional recreational experience by enhancing quality public recreational opportunities.

Nordic Valley Ski Resort is currently a well-established ski resort. The proposed Master Plan enhances 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 various destination attractions. Publicly accessible recreation facilities and activities are planned throughout the project to establish Nordic Valley Ski Resort as a year-round destination. These activities include walking/hiking trails, mountain biking, ski trails, horseback riding, naturalist's 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 26. At full project build-out, it is estimated that Nordic Valley Ski Resort will generate 538 full-time equivalent employees and 326 workforce housing units.

As calculated on Page 23, Nordic Valley Ski Resort will provide at least 33 seasonal workforce housing units on site.

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

Throughout the Phase 1 plans and the Master Plan development, the development team has continually met with representatives from the Sheriff's Office and Fire Department, providers gathering input to the plans and incorporating that input into this application.

The proposed Master Plan reflects the input received from these departments regarding necessary Emergency Services.

Feasibility letters from both the Fire Department and Sheriff's Department are attached on Page 27.

The proposed Master Plan for Nordic Valley presented in this application is following the Ogden Valley General Plan Goals and Objectives as outlined in the Ogden Valley General Plan as follows:

## **PROTECT THE NATURAL BEAUTY AND NATURAL RESOURCES OF THE VALLEY**

**Protect Air Quality and Water Resources** Nordic Valley maintains a solid 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. All development impacts should be minimized or mitigated to the greatest extent possible, balancing the built and natural environments. Measures to protect the natural resources and the 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 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.

### Water

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, Nordic Valley Ski Resort has a goal to introduce a higher level of performance than almost any project yet envisioned in Utah. Nordic Valley Ski Resort is using an integrated water management strategy to develop a truly sustainable project.

### Groundwater

Nordic Valley Village understands the value of groundwater as an essential resource. Nordic Valley Village is adopting water conservation and efficiency requirements to minimize impacts to

groundwater resources for both indoor and outdoor water use.

### **Promote a sense of pride in the valley's sense of character**

There are no identified cultural and historic resources within the Nordic Valley Village project area. The applicant is committed to preserving the existing ski area at Nordic Valley as a community resource. Nordic Valley Ski Resort 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 unique and enhancing those elements.

### **Require that Development be Compatible with the Valley's Rural Character and Natural Setting**

To ensure that development is compatible with the Valley's rural character and natural setting, a set of Design Guidelines has been established to 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.

### **Dark Sky Compliance**

With the exception of the notorious night skiing, it is the developers uppermost goal to develop Nordic Valley as a dark sky compliant village.





In General, Additional Density Should not be Authorized in the Ogden Valley Planning Area Above that Allowed by Current Zoning. Minimal Density Bonuses (The Exact Amount to be Determined by Ordinance, Master Plan, Development Agreement, etc.) Should Only be Allowed When they are Granted to Incentive Significant Contribution to the Advancement of the Goals and Principles Found in this Plan.

The Applicant will plan and provide adequate development compatible with the Nordic Village throughout the development process and provides the Valley with additional incentives. The developer's team will install all infrastructure to support all proposed development per Weber Counties' guidelines. This will include calculated phasing of units, concurrency measures for water and sewer, and working with the Valley developers to create a Valley-wide sewer.

Create Subdivision Tools that Provide Design Regulations that Decrease the Required Subdivision Infrastructure, such as a Reduced Right-of-Way or Road Cross-Section, in Ogden Valley General Plan Exchange for Meaningful Voluntary Reductions of Development Units. Such Decreased Infrastructure Should be Privately Owned.

Nordic Valley Village has diligently worked with property owners to receive connectivity. The right of way will only be an extension of an existing road instead of a new mountainous road.

Provide Adequate Emergency and Medical Services

Substantial coordination with the County Emergency Services Departments has taken place, and the emergency feasibility letters have been implemented in the Master Plan. The Emergency Services Plan on page 30 of this application outlines the discussions with the Sheriff and Fire Marshall and letters of feasibility from each. Emergency and medical services will be phased appropriately and adequately as development occurs and these Emergency Service Providers require.

Surface Water

Nordic Water will also focus on protecting surface water by limiting grading and preparing erosion control plans and Stormwater Pollution Prevention Plans (SWPPPs) to incorporate the appropriate best management practices to preserve drainages, wetlands, and surface waters



Protect Open Space and Sensitive Lands

The most substantial and essential portion of the Master Plan is what is not being developed. The Master Plan was sensitive to identified steep slopes, wetlands, stream corridors, and drainages and factored in visually sensitive lands, critical 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 is mitigated. Areas identified as geologic hazards, stream corridors, scenic road buffers, and critical wildlife habitats or within have been considered during the design process. See Pages 10-15.

Preserve Wildlife and Wildlife Habitat

The Sensitive Lands Exhibit on Page 13 shows that the proposed development boundary does not overlap with important wildlife habitat areas.

Recognize and Respect Private Property Rights

The proposed Master Plan is entirely located on the applicants' private property and does not negatively impact any adjacent private land.

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

A comprehensive transportation study has been prepared by Project Fehrs and Peer and is included with this application as Exhibit C. 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 identify 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 to build out.

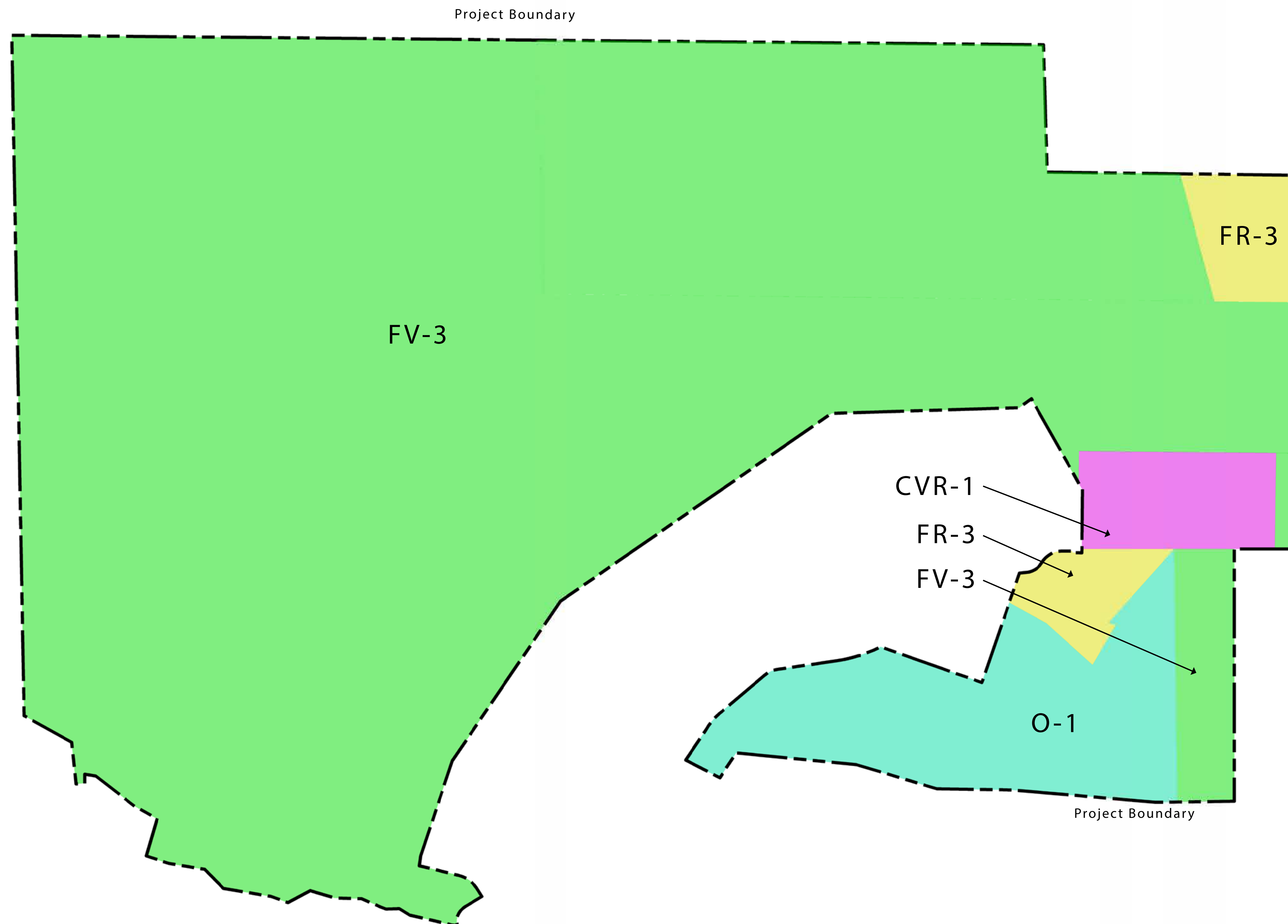
Enhance Quality Recreational Opportunities

The Recreation Plan and the Open Space and Trails Plan outline the proposed recreation opportunities for Nordic Valley Ski Resort. These plans highlight the additional recreational amenities that may be provided in addition to those that currently exist within the project and as part of the existing ski area. In addition to skiing, snowboarding, snowshoeing, etc., which are already enjoyed at Nordic Valley Resort, the recreation facilities plan expands the recreation opportunities to include non-skiing activities, such as hiking, mountain biking, night skiing, tubing, as well as facilities for special events and equestrian experiences.



# Existing Zoning

The Nordic Valley property located in Weber County is currently zoned Commercial Valley Resort Recreation Zone (CVR-1), Forest Valley (FV-3), Forest Residential Zone (FR-3) and Open Space Zone (O-1).



**Commercial Valley Resort Recreation Zone - CVR-1**  
 The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.

**Forest Valley Zone - FV-3**  
 The purpose of the this zone is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

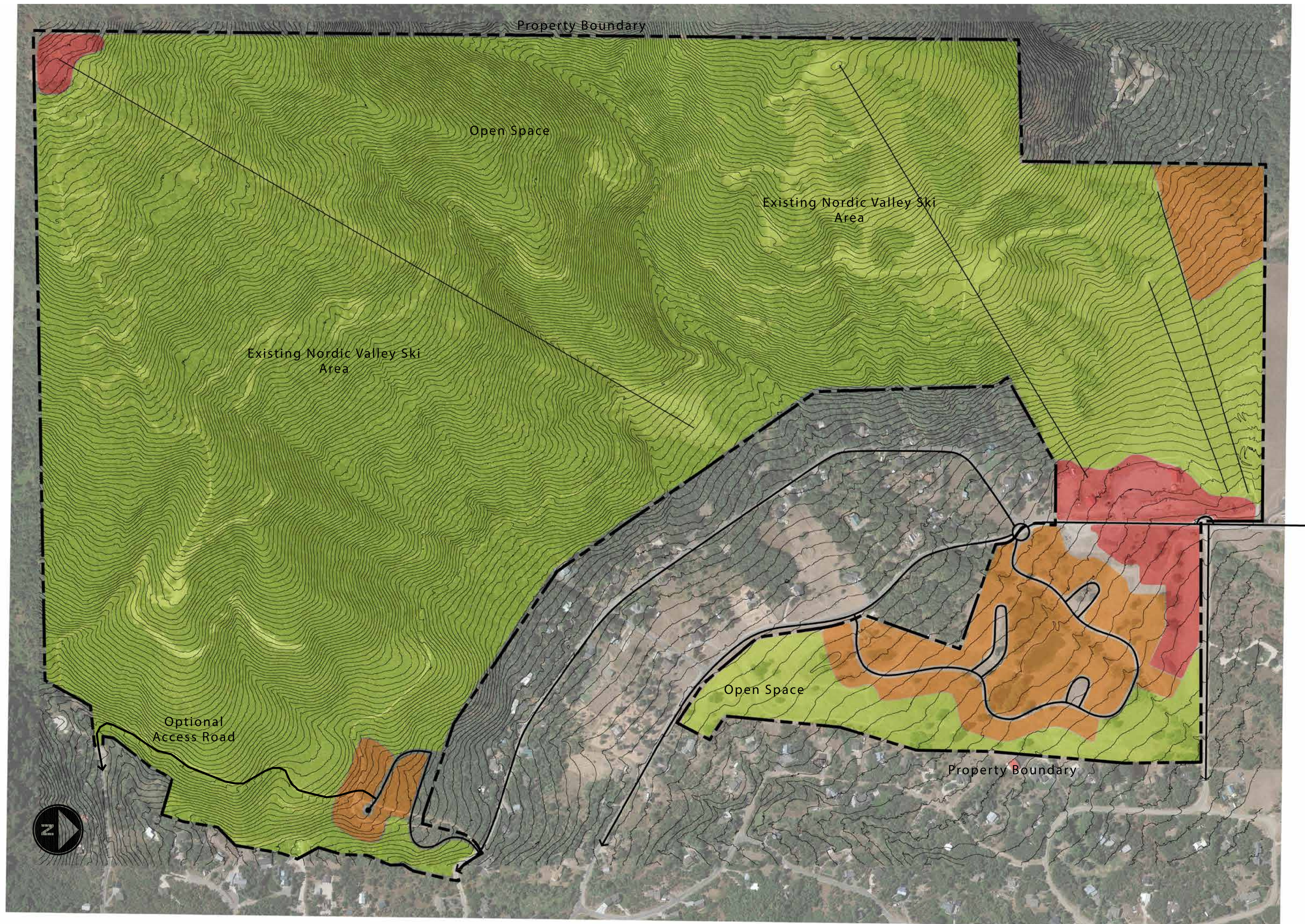
**Forest Residential Zone - FR-3**  
 The purpose of this zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.

**Open Space Zone - O-1**  
 The purpose of this zone is intended to encourage the preservation of a natural environment in an otherwise urban setting; to hold for future generations open space in which plants and animals can be protected and studied; to inhibit erection of unnecessary buildings on a floodplain, on areas of severe slope, areas of fault line and rock slides; to provide suitable areas for recreation and relaxation, and to alleviate stream pollution.



# Overall Land Use Plan

The Overall Land Use Plan depicts general areas for development within the proposed 510 acre Rezone boundary. These areas indicate general land use areas and roadway circulation proposed.



## DEVELOPMENT LEGEND

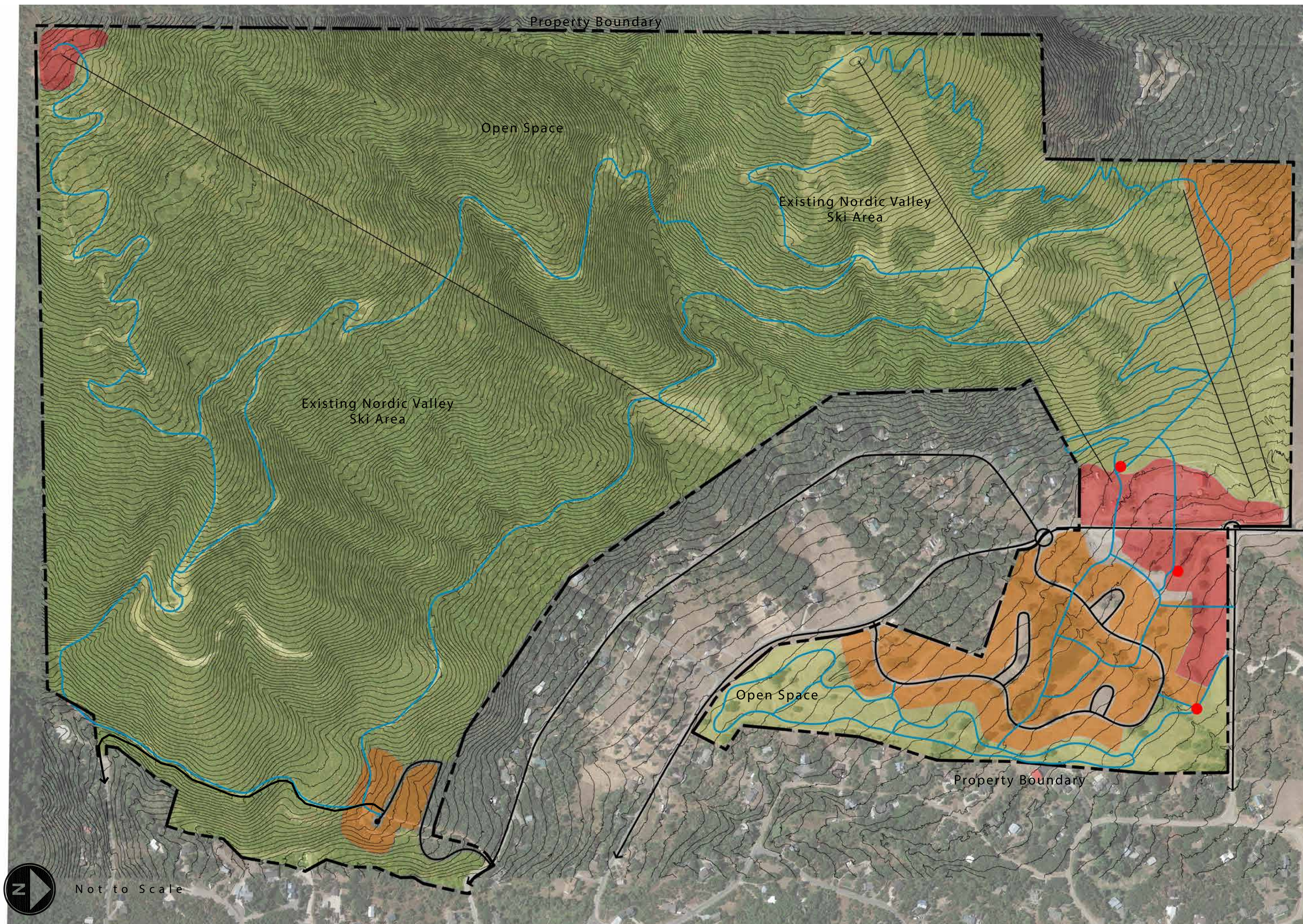
- MIXED USE
- RESIDENTIAL
- OPEN SPACE

# Open Space with Trails Plan

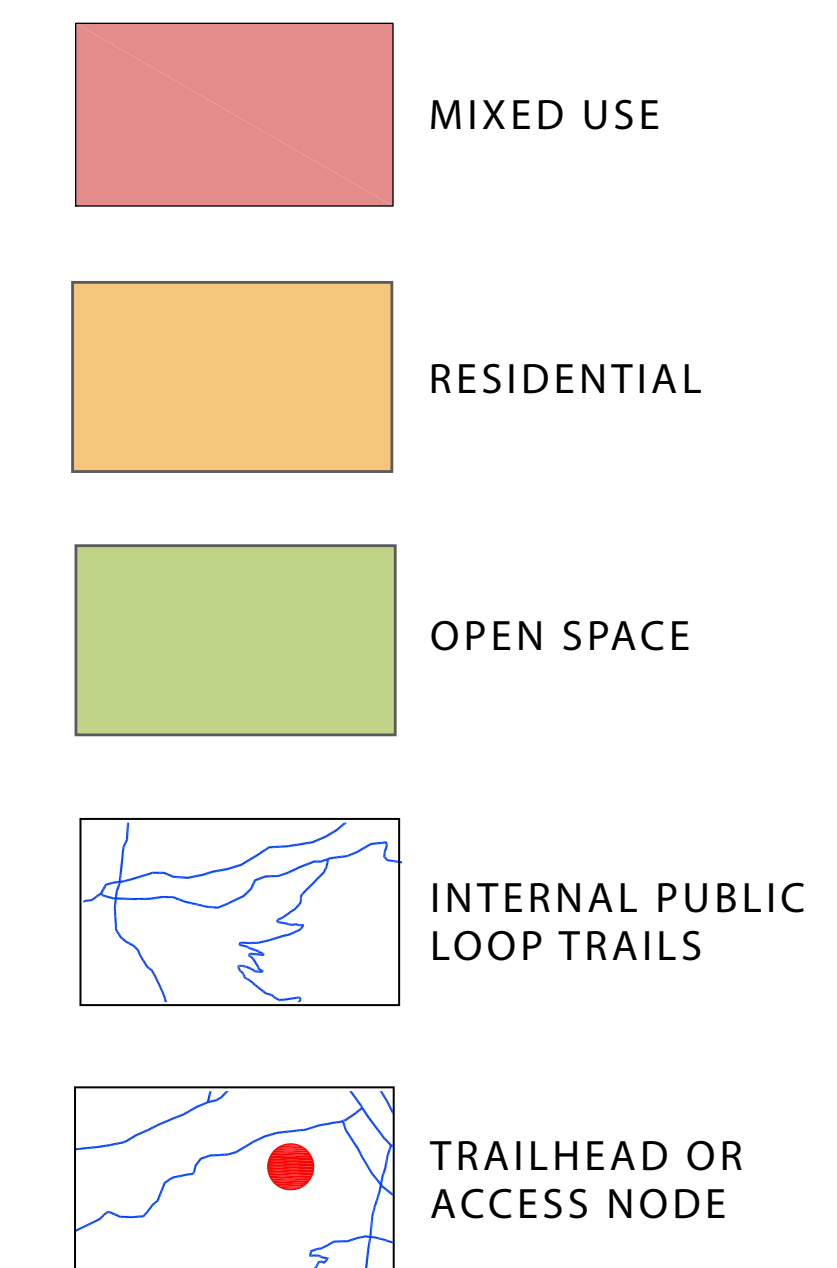
The Open Space and Trails System diagram illustrates project trails that will connect neighborhoods to one another and to the proposed new local trail head within the dayskier parking lot. Nordic Valley is committed to providing Regional Public Trail Connectors thru the project (shown in blue) to insure public trail access to and thru the project. Nordic Valley will work with the adjacent landowners to provide better trail connections throughout the region as the opportunities present themselves. There will be a variety of trails within and around Nordic Valley area that will include multi-use trails, single-track for mountain biking and general use trails for walking and hiking.

## OPEN SPACE CALCULATION

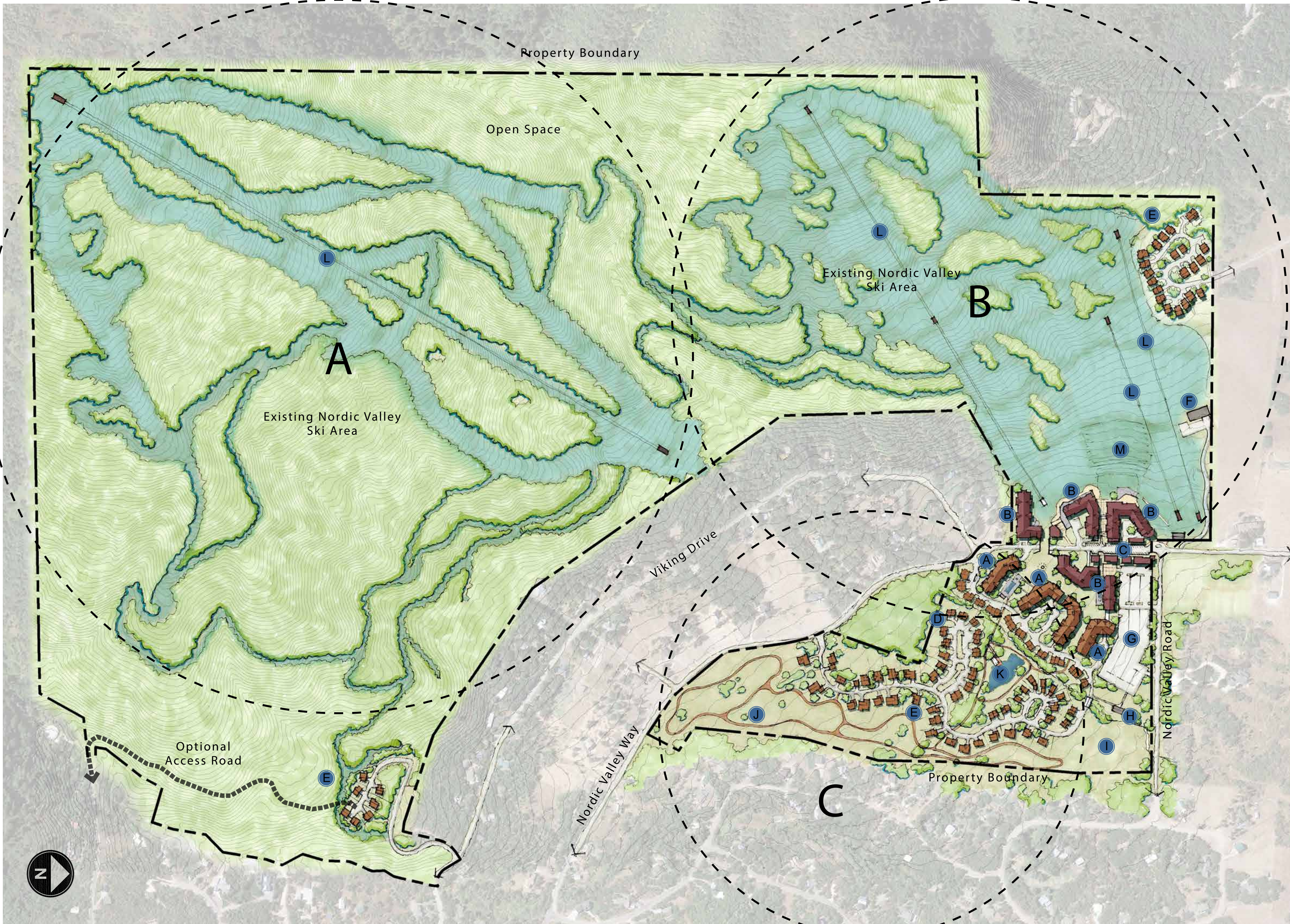
There are approximately 510 acres within the Nordic Valley property. Development is planned on approximately 61 acres, leaving 449 acres or approximately 88% of the Project Master Plan preserved as open space.



## DEVELOPMENT LEGEND



# Overall Master Plan



## DEVELOPMENT LEGEND

- A** MULTI-FAMILY RESIDENTIAL
- B** MIXED USE COMMERCIAL/ RESIDENTIAL
- C** NORDIC STREET COMMERCIAL
- D** TOWNHOMES
- E** SINGLE FAMILY CHALETs
- F** RESORT MAINTENANCE FACILITY
- G** DAY SKIER AND RETAIL PARKING
- H** NORDIC SKI CENTER
- I** NORDIC ENVIRONMENTAL PURIFICATION FACILITY
- J** CROSS COUNTY AND SUMMER TRAILS
- K** BOAT HOUSE AND POND
- L** EXISTING SKI LIFT
- M** OUTDOOR AMPHITHEATER

### AREA A

- Skiing/Snowboarding
- Walking/Hiking Trails
- Biking Trails
- Hammocking

### AREA B

- Skiing/Snowboarding
- Walking/Hiking Trails
- Biking Trails
- Hammocking
- Events Plaza
- Amphitheater
- Snowshoeing
- Spa
- Swimming Pools

### AREA C

- Sledding / Tubing
- Walking / Hiking Trails
- Biking Trails
- Pump Track
- Hammocking
- Boathouse
- Pond
- Nordic Skiing Center
- Cross Country Skiing
- Swimming Pools



# Architectural Precedents: Mountain Houses



Building design at Nordic Valley will blend mountain design elements that are proven over time to be appropriate for the mountain setting, local climate and materials that blend into the existing setting.

All architecture within the project will strive to preserve the pristine views and natural beauty while creating an identifiable and cohesive US Alpine modern mountain design aesthetic. This style “Alpine Modern” is intentionally open-ended in its definition to allow for diversity yet consistency of common elements that create the basis for all designs.

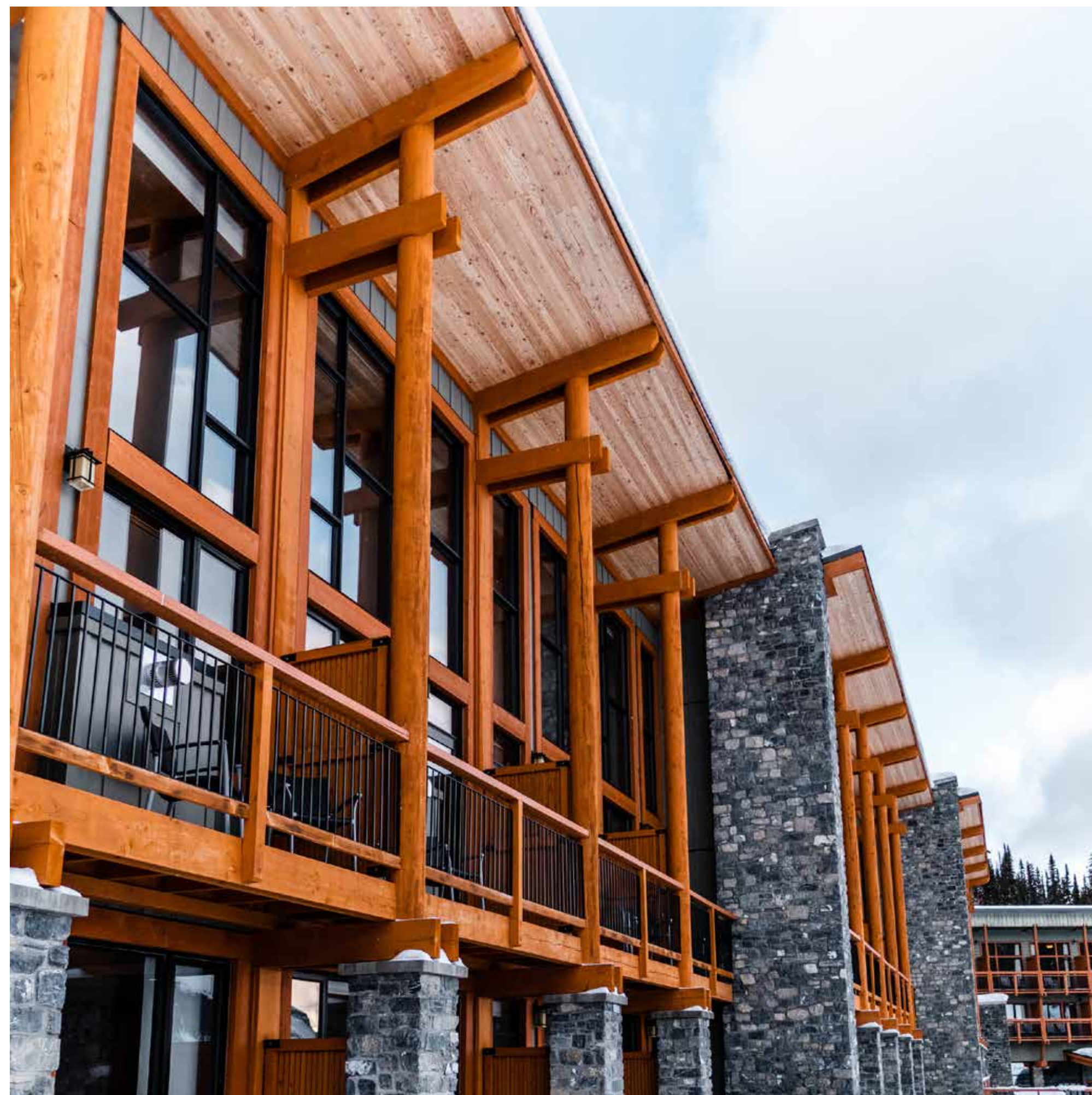
All architecture must balance with the natural landscape. The land and its magnificent panoramas shall remain the dominant design feature, and improvements are not to detract from the site’s natural surroundings. Buildings should be sited to minimize grading by following the natural features of the topography. Building masses and articulation are to create shadow, texture, and patterns that help buildings recede into the landscape rather than dominate it.



# Architectural Precedents: Hotels & Commercial



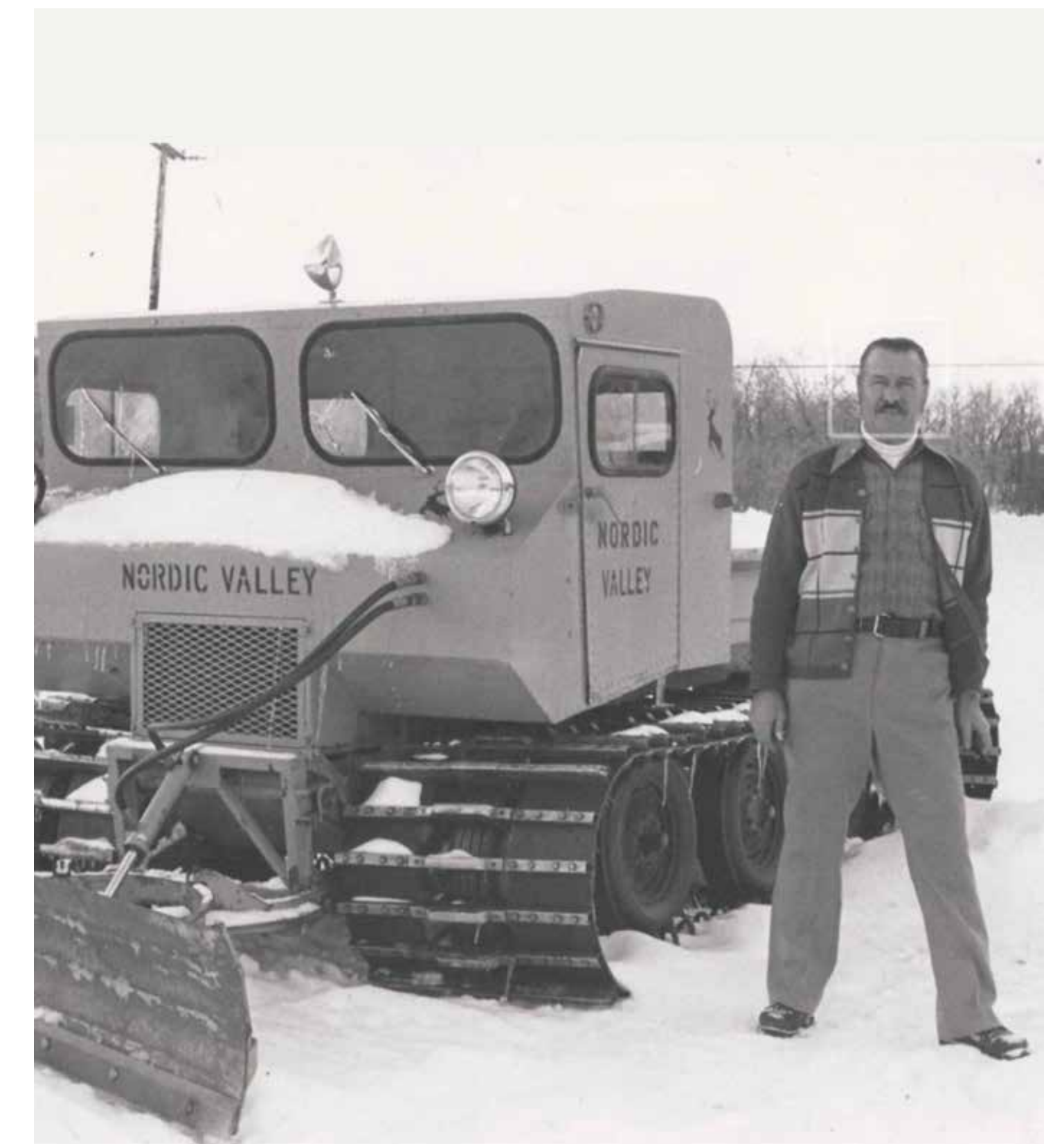
Building, site and landscape materials will be used that are timeless, natural in appearance and available locally or regionally. All structures at Nordic Valley are to be built of materials that appear to have been taken from the site and/or nearby resources in order to reinforce the connection between buildings and their natural surroundings creating a more authentic and natural built environment.



# Project Improvements and Concessions - versus Prior Version

## PROJECT IMPROVEMENTS AND CONCESSIONS - VERSUS PRIOR VERSION

- 1) **Neighbor Access** - Opening our private property to neighbors and visitors so they could access through trails to the forest service land above our property. This trail system will be improved with trailheads signs and parking lots that will allow a better experience.
- 2) **Parking Improvements** - several improvements are planned for the parking : increase of size, top finish in asphalt for part of it and or in other hard materials, local cleaning and maintenance
- 3) **Amphitheater** - the project will have a summer outdoor amphitheater for local events, concerts and other activities.
- 4) **Height of the Buildings** - the height will be limited to 50 feet on the west side of Main Street, and 35 feet for several buildings on the east side so that the views of the neighbors are not impacted.
- 5) **Sewer** - whether on site or off-site, all the water used on the project will be cleaned and reused in the valley. We support all initiatives that lead to an improvement in treating and recycling sewage locally, and would replace leach fields that pollute 7 to 10 times more than modern sewer treatment systems. We encourage our neighbors to use other systems than leach fields.
- 6) **Dark sky** - all buildings and public facilities will comply with the Dark sky ordinance
- 7) **Southern Village Plan Amendments** - we originally planned to have 80 to 100 units on the south side of our property, especially at the base of our new lift. Following several discussions with our neighbors, our board has decided to substantially amend this portion of the project, at a great financial expense to us of more than 100 million USD the size of the project.
- 8) **Number of Units** - where our first calculations, based on an FR3 parcel at the northwest corner of the property allowed us the construction of more units, we have accepted to follow planning restricted calculations and limit the dwelling unit calculations to around 500 for all the parcels included in the project. This should allow the project to move forward despite the limited number of units.
- 9) **Public Infrastructure** - the project will finance and support several public infrastructure projects, including moderate income housing. This is under discussion with the County. More information will follow as we move forward with the project.
- 10) **Village Soul** - the conceptual design will be adapted to increase the number of ski-in and ski out units, as well as the village feel so that a real village soul is created in time.



## NORDIC VALLEY PROJECT MEETING DETAILS

Summary of Meetings from 3/20/2021 to 8/10/2022 (18 Months)	Attendee Average	# Meetings	Hours	Man/hours
Developers meeting with Weber Co Planning Staff	5	33	68.5	342.5
Public meetings / Open house / Neighborhood sponsored meetings	3	9	14.5	43.5
Meetings w County service providers for Culinary Water & Sewer	3	10	20	60
Ogden valley Planning Commission meetings	3	5	20	60
County Commission meetings	3	12	24	72
<b>Total - Excluding Internal Work and Staff Work</b>		<b>69</b>	<b>147</b>	<b>578</b>