

# Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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## Property Owner Contact Information

Name of Property Owner(s) <b>SUMMIT, JEFF WEBBELOW</b>		Mailing Address of Property Owner(s) <b>3632 N. WOLF CREEK DR EDEN, UT 84310</b>	
Phone <b>435-640-7002</b>	Fax <b>N/A</b>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <b>JW@SUMMIT.CO</b>			

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <b>ERIC LANGVARDT</b>		Mailing Address of Authorized Person <b>328 W. 2005. SLC, UT 84101</b>	
Phone <b>801-505-8090</b>	Fax <b>N/A</b>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <b>ERIC@LANGVARDTDESIGNGROUP.COM</b>			

## Property Information

Project Name <b>POWDER MOUNTAIN LANDSCAPING</b>	Current Zoning <b>DRR-1</b>	Total Acreage <b>6198</b>
Approximate Address <b>POWDER MOUNTAIN RESORT</b>	Land Serial Number(s) <b>ALL LAND INCLUDED WITHIN ZDA RECORDED JAN 14, 2015 ENTRY # 2717835</b>	

Proposed Use  
**N/A**

Project Narrative  
**SEE ATTACHED LETTER DATED AUGUST 30, 2017**

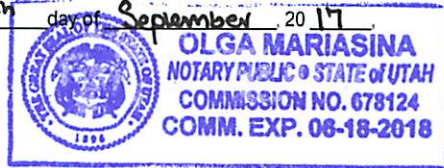
**Property Owner Affidavit**

I (We), JEFF WERBELOW, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]  
\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 11<sup>th</sup> day of September, 20 17.



[Signature]  
\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

I (We), JEFF WERBELOW, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), ERIC LANGVAERT, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]  
\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 11<sup>th</sup> day of September, 20 17, personally appeared before me Jeff Werbelow, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]  
\_\_\_\_\_  
(Notary)

August 30, 2017

Ronda Kippen  
Principal Planner, Weber County  
2380 Washington Blvd #240  
Ogden, UT 84401

Dear Ronda,

Per Section 108-2-3-c of the Weber County Land Use Code:

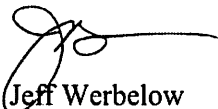
*In the destination and recreation resort zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by the planning commission, the planning commission may modify any provision of this chapter by approving a landscape, buffering and screening plan created by the developer (as defined in the applicable zoning development agreement) if the planning commission determines that the plan is consistent with the approved master plan.*

Summit Powder Mountain is requesting that the entire Section 108-2-5 (Minimum standards and guidelines; general landscaping) is waived by the planning commission for the entire project defined by the Zoning Development Agreement (entry no. 2717835). Reasons for this request include:

- Per the master plan associated with said Zoning Development Agreement, the Open Space Plan outlines approximately 76% of the total project area as Open Space. Much of this open space contains substantial existing vegetation which is being preserved including grassy meadows, sage and grass hillsides and large aspen and conifer stands.
- To date, Summit Powder Mountain has platted 426 acres of land, 334 (78%) of which is platted as Open Space.
- PMWSID is not allowing outdoor irrigation within the project, leaving the only option for landscaping to be revegetating disturbed areas with water wise native plants and grasses.
- At this elevation, snow removal and snow storage requirements limit the opportunity for most landscape applications within the denser village areas. With the majority of development clustered into smaller, compact villages the landscape is modeled around high elevation winter villages tucked into the natural landscapes.
- The Wildland Urban Interface Code requirements limit the opportunities for landscape plantings within close proximity to structures. Combined with the projects compactness, often no area remains for landscape plantings other than the revegetation strategies mentioned above.
- Due to the elevation, wind, snow, aspect and soil conditions, much of the existing landscape on the mountain naturally is void of substantial landscape (trees and shrubs) and these areas would not be conducive or practical to sustain landscapes contemplated by the Code.

Please let me know if you have any questions or comments and thank you for your consideration.

Sincerely,



Jeff Werbelow  
Summit Mountain Holding Group, LLC  
3923 N. Wolf Creek Drive  
Eden, UT 84310



**Weber County Corporation**

Weber County  
2380 Washington Blvd  
Ogden UT 84401

Customer Receipt	
Receipt Number	54607

Receipt Date
09/11/17

Received From:  
Summit

Time: 16:59  
Clerk: tbennett

Description	Comment	Amount
Design Review	Design Review	\$450.00
Design Review	Design Review	\$50.00

Payment Type	Quantity	Ref	Amount
CHECK		2640	

AMT TENDERED: \$500.00  
 AMT APPLIED: \$500.00  
 CHANGE: \$0.00