



**Staff Report to the [Ogden Valley Planning Commission](#)**  
*Weber County Planning Division*

**Synopsis**

**Application Information**

**Application Request:** Consideration and action for the design review to modify the parking standards for the single and multi-family homes along Copper Crest and Spring Park Road

**Type of Decision:** Administrative

**Applicant:** SMHG Village Development LLC

**File Number:** DR 2017-15

**Property Information**

**Approximate Address:** Copper Crest Road and Spring Park Road (Powder Mountain) Eden, UT

**Project Area:** N/A

**Zoning:** DRR-1

**Existing Land Use:** Ski Resort

**Proposed Land Use:** Residential and Resort Development

**Parcel ID:** N/A

**Township, Range, Section:** Township 7N, Range 2E, NE ¼ Sec 8

**Adjacent Land Use**

<b>North:</b> Resort/Commercial	<b>South:</b> Resort/Residential
<b>East:</b> Resort/Commercial	<b>West:</b> Resort/Residential

**Staff Information**

**Report Presenter:** Ronda Kippen  
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 801-399-8768

**Report Reviewer:** SB

**Applicable Ordinances**

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

**Development History**

- Summit Eden Phases 1A through 1D, Summit Eden Ridge Nests and Summit Eden Village Nests received preliminary subdivision approval in conjunction with the County Commission’s approval of the Summit at Powder Mountain PRUD on April 9, 2013 which was part of the original PRUD for 154 units in the Summit Eden Development
- An amendment to the PRUD to address minor design edits was heard and received a positive recommendation from the Ogden Valley Planning Commission on March 19, 2013 and received a final approval by the Weber County Commission on Tuesday, July 9, 2013
- Summit Eden Phase 1C received preliminary subdivision approval in conjunction with the County Commission’s approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1C final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014
- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application. The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning

Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835

- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4
- Summit Eden Phase 1C Amendment 1, amending lot lines between Lot 57A & Open Space Parcel G was administratively approved on June 24, 2015
- Summit Eden Phase 1C Amendment 2, combining Lots 87-95 and Open Space Parcel M into Develop Parcel D2 was administratively approved on July 10, 2015
- An amendment to reduce the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres was approved after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and with the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area. The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit "Nest" development and the Village Nests at Powder Mountain, a 20 unit "Nest" development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit "Nest" development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a lodge and a 12 unit "Nest" development
- Summit Eden Phase 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8, was administratively approved on July 12, 2016
- Summit Eden Phase 1C Amendment 4, creating/amending 19 lots and four open space parcels known as Copper Crest East and Copper Crest West Townhomes lots was heard and approved by the Weber County Commission on January 31, 2017 after receiving a unanimous positive recommendation from the Ogden Valley Planning Commission on January 24, 2017
- Powdercat Townhomes, a 10-Plex design review received administrative approval on July 21, 2017

## Summary and Background

The Planning Division staff recommends approval of the design review application to reduce the parking requirements for the townhomes along Copper Crest Road and the single family dwellings along Spring Park Road. Single and multi-family homes are considered permitted uses; however, the standards in the Uniform Land Use Code of Weber County (LUC) require specific parking requirements for single and multi-family homes. The applicant has submitted a design review request to modify the parking standards for the townhomes along Copper Crest Road and all of the single family dwellings along Spring Park Road (see Exhibit A). The applicant's request is to reduce the parking requirements for all residential units in the specified areas to one space per home (see Exhibit B). The following is staff's analysis of the mixed use design review.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

**Zoning:** The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

*"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."*

**Design Review:** The request to reduce the parking requirements for the townhomes along Copper Crest Road falls under the design review as outlined in the LUC Title 108 Chapter 1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood and the LUC §108-8-2. Parking standards for single family dwellings is governed by

LUC §108-8-2. As part of this review, specific standards shall be considered per the review and approval process as outlined in LUC §108-1-4. The standards for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* The request to reduce the required parking for the single family and multi-family dwellings will mitigate traffic safety and congestion by allowing residents within the development to take advantage of the services that the developer has put into place and is outlined in the narrative attached to this report as Exhibit A.

The location of the single and multi-family homes are within walking distance of “The Villages at Powder Mountain” (see Exhibit C identified as development area D Summit Village). The developer’s goal is to reduce the reliance of the personal automobile and encourage travel in a more efficient and environmentally friendly manner. The County will benefit by allowing one parking space per dwelling unit which will reduce the impact on the County roadways. The LUC §108-8-5 states:

*The planning commission may adjust the required number of spaces listed in this chapter if in its determination that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted.*

The LUC further allows for a reduction in parking standards in LUC §108-8-13 which states:

*Within any Ogden Valley Recreation and Resort Zone where a master plan has been approved by the planning commission, the planning commission may modify any provision of this chapter by approving a parking 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. Such plan shall include provisions applying sufficient mitigation for parking and will provide a mechanism for revocation where the plan is not operating as presented.*

Currently, the applicant is working with the Planning Department on a master parking plan that will address the parking for the entire development; however, due to certain lot owners wanting to move forward with construction of their homes, the applicant and staff have agreed to bring forward the request to modify the parking requirements for the townhomes located along Copper Crest Road as well as the single family homes located along Spring Park Road prior to bringing forward for review and consideration of the parking plan for the entire development by the planning commission.

6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed request to reduce the parking is in compliance with the approved Master Plan for Summit at Powder Mountain.

Review Agencies: The Engineering Division has reviewed the proposal and has granted a conditional approval which states that on street parking will not be allowed along on the public roads known as Summit Pass and Spring Park Road. A condition of approval has been made part of staff’s recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

## **Staff Recommendation**

Staff recommends approval to modify the parking standards for the single and multi-family dwellings along Copper Crest and Spring Park Road. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. No parking will be allowed along any public road

This recommendation is based on the following findings:

1. The proposal conforms to the Ogden Valley General Plan.
2. The request complies with the applicable County ordinances.
3. The proposal is in conformance with the approved Master Plan.
4. The proposal will not be detrimental to the public health, safety, or welfare.
5. The proposal will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Application Narrative
- B. Lots for parking reduction consideration
- C. Master Plan

## Location Map





**Jeff Werbelow**  
COO

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Weber County Planning Division  
2380 Washington Blvd, Suite 240  
Ogden, UT 84401

Re: Parking Requirement Reduction

Dear Scott:

SMHG Phase 1, LLC (SMHG) on behalf of itself and existing property owners, would like to request a reduction of current parking requirements for the townhomes located along Copper Crest road (Lots 124-142) and all single family lots along Spring Park road. Our goal is to reduce the reliance of the personal automobile, and encourage travel in a more efficient & environmentally friendly manner thereby greatly reducing the impacts on existing and proposed infrastructure. Accordingly, we would like the required number of parking spaces for this project to be reduced to one car per home.

Some of the methods to create a non-car reliant community are already in place. SMHG has teamed up with the UTA to provide transit service from Ogden (Rainbow Gardens Park-n-Ride Lot) so guests, employees, and residents don't have to rely on their personal vehicles to travel to and from the resort.

Currently, a vast majority of the community members and guests arrive/depart Summit Powder Mountain via airport rideshare programs. With the array of amenities that will be provided in the Village (food, drink, lodging, entertainment, shopping, etc.) guests will be able to attain the desired services and tangibles necessary without needing to leave the premises; therefore, not needing a car upon arrival.

Summit Powder Mountain will also provide an internal shuttle system between the resort development areas that will enable overnight guests and daily users to access the ski areas and other onsite amenities without using their own vehicle.

Other ways the resort will reduce travel demand and promote sustainability include:

- Ski in & ski out homes.
- Pedestrian friendly village design via planning of infrastructure and proximity of amenities.
- Provide designated bike paths & bike sharing programs similar to Divvy or Citi Bike.
- Stock cars onsite for car-sharing programs similar to Zipcar.
- Provide on call taxi type services similar to Uber.





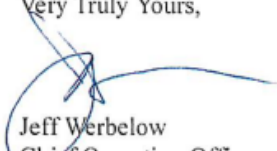
# SUMMIT

## POWDER MOUNTAIN

- Implement the use of alternative fuel shuttles.
- Increase UTA scheduled pick-ups and arrival times.
- Promote preferred parking in the day skier lots for vehicles with three or more occupants.
- Offset the needs for new parking by utilizing existing parking (Timberline & Sundown lots) in conjunction with shuttle systems to the Village.

With the aforementioned systems in place, Summit Powder Mountain will reduce the need for personal vehicles within the community, which in turn, reduces the number of necessary parking spots required. Please take this letter as our request to reduce Summit Powder Mountain's parking requirement to one car per household.

Very Truly Yours,



Jeff Werbelow  
Chief Operating Officer  
Summit Powder Mountain



# Overall Master Plan



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
  - B - The Ridge
  - C - Earl's Village
  - D - Summit Village
  - E - Gertsen
  - F - The Meadow