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September 9, 2021

Rick Grover
Planning Director
Weber County
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: *Application for Text Amendment to Section 104-2-3, subsection (g) and
Zoning Amendment for*

Dear Mr. Grover:

Summit Mountain Holding Group, L.L.C. makes this application for: (i) a text amendment to Section 104-2-3, subsection (g) of the Land Use Code to allow non-commercial parking lots owned by private entities that provide recreational services in the AV-3 zone; and (ii) a zoning amendment to rezone a portion of the Wolf Barn property in Eden, APN 220210142 (the "Property") to open space to conform to the permitted uses in the proposed text amendment.

SMHG requests this text amendment and zoning amendment to allow Powder Mountain to operate a Park and Ride at the Property, so that public transportation can be provided for the Ogden Valley to the Powder Mountain ski resort and to provide public parking to use the trail system within the Ogden Valley. The Park and Ride parking lot shall not have any commercial uses, shall remain unpaved, and shall continue to be open space within the meaning of the Wolf Creek Zoning and Development Agreement. The remaining portion of the Property shall be rezoned to open space so that the Park and Ride parcel is surrounded by or adjacent to open space to conform to the permitted uses in the proposed text amendment

Accordingly, SMHG requests the following additions to Section 104-2-3, subsection (g) shown in red:

Recreational noncommercial uses. The following are recreational uses that are typically owned or operated by a nonprofit or governmental entity, **but may be owned by a private entity providing recreational services to the public.**

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	AV-3	A-1	A-2	A-3	Special Provisions
Campground and picnic area.	N	N	C	C	See Chapter 108-20 .
Equestrian training and stable facilities, noncommercial. No more than five horses per acre.	C	C	N	N	5-acre use.
Private park, playground or recreation area. No privately owned commercial amusement business.	P	P	P	P	
Public parking lot and Park and Ride, to which no admission is charged. No privately owned commercial structures or other commercial uses allowed.	P	N	N	N	The public parking lot shall be unpaved and surrounded by or adjacent to property zoned Open Space (O-1).

In addition, SMHG requests that the portion of the Property shown on the enclosed Area Description and Legal Description be rezoned to Open Space.

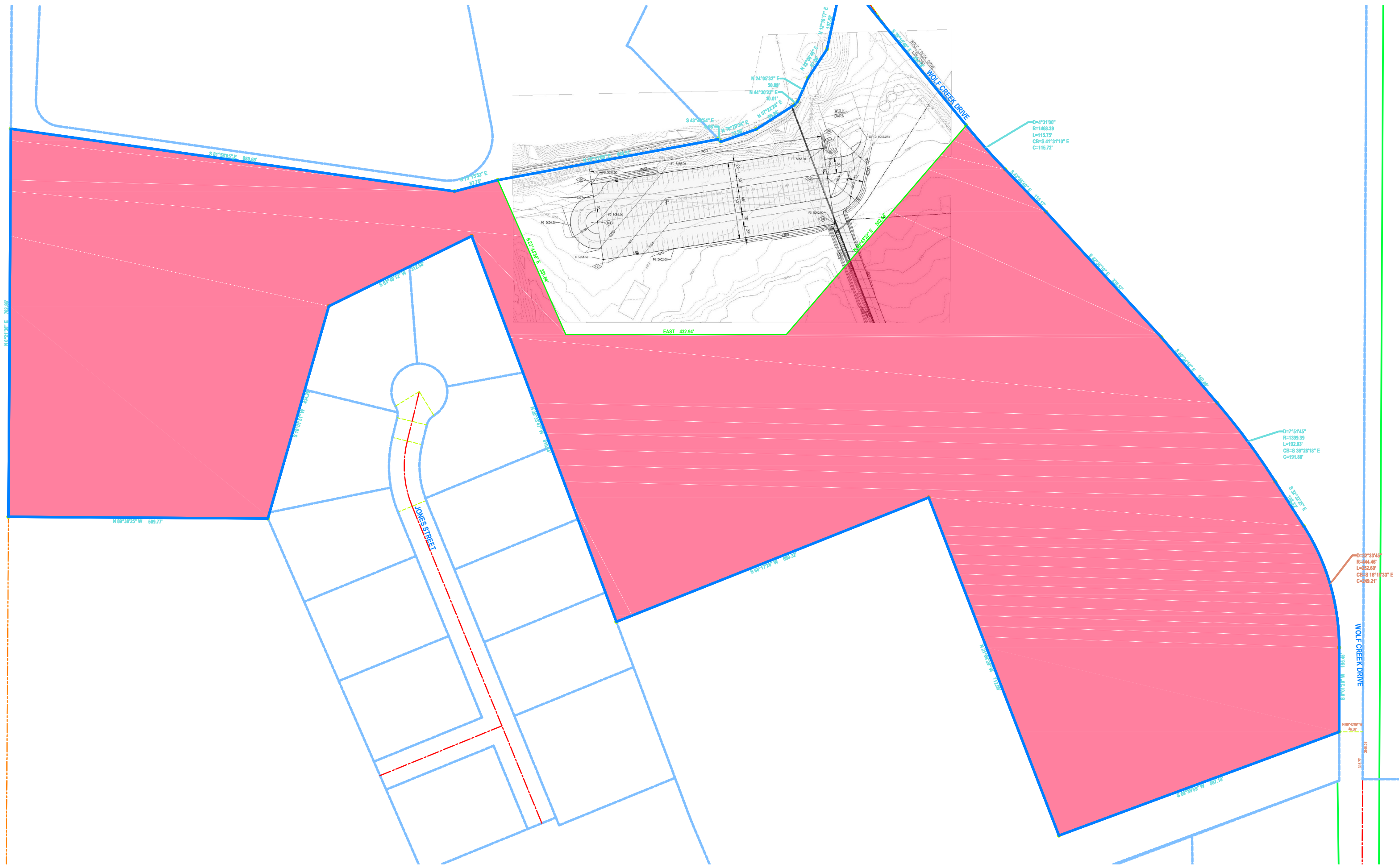
We look forward to working with the Planning Department on this request. I am available at your convenience to discuss any questions or concerns the department may have.

Very Truly Yours,

Anne C. Winston

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Encl.



S 81° 58' 05\"/>

N 19° 15' 32\"/>

S 23° 34' 00\"/>

EAST 432.94'

N 69° 57' 2\"/>

WOLF CREEK DRIVE

D=4° 31' 00\"/>
R=1468.39
L=115.79'
CB-S 41° 31' 10\"/>

S 82° 20' 15\"/>

D=7° 51' 45\"/>
R=1389.39
L=192.03'
CB-S 38° 28' 18\"/>

D=32° 33' 45\"/>
R=44.46'
L=252.00'
CB-S 16° 13' 33\"/>

WOLF CREEK DRIVE

S 68° 29' 59\"/>

N 89° 43' 09\"/>

S 83° 46' 12\"/>

N 10° 15' 32\"/>

S 66° 11' 28\"/>

N 73° 14' 37\"/>

N 89° 38' 25\"/>

N 10° 15' 32\"/>

31.51'

26.51'

PARCEL DESCRIPTION, less parking area

A parcel of land situate in the Northwest Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the west line of Wolf Mountain Road, said point being North 0°16'51" East 315.79 feet along the quarter section line and North 89°43'09" West 46.38 feet from the Center of Section 27, Township 7 North, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 69°39'59" West 587.18 feet;

thence North 21°04'29" West 712.09 feet;

thence South 68°17'28" West 660.32 feet along a fence line to the east line of Mountain View Estates No. 9;

thence North 20°33'47" West 810.04 feet along the east line to the Northeast Corner of Mountain View Estates No. 9;

thence South 63°49'12" West 312.58 feet along the north line to an angle point in the north line of Mountain View Estates No. 9;

thence South 16°01'51" West 434.29 feet along the northwesterly line to an angle point in the west line of Mountain View Estates no. 9;

thence North 89°38'25" West 509.77 feet to the section line;

thence North 0°21'36" East 762.86 feet along the section line to a point which is South 0°21'36" West 1185.44 feet along the section line from the West Quarter Corner of said Section 27, Township 7 North, Range 1 West, Salt Lake Base and Meridian;

thence South 81°58'05" East 880.68 feet to the west end of a chain link fence;

thence North 75°15'52" East 87.75 feet, (North 78°13'23" East by deed) along an existing chain link fence to an angle point in the chain link fence;

thence South 23°44'30" East 331.84 feet;

thence East 432.94 feet;

thence North 40°43'22" East 542.44 feet to a point on the current west line of Wolf Creek Drive

thence southeasterly 115.75 feet along the arc of a 1468.39 foot radius curve to the left, (center bears North 50°44'20" East and long chord bears South 41°31'10" East 115.72 feet, with a central angle of 4°31'00") along the current west line of Wolf Creek Drive;

thence South 43°46'40" East 115.17 feet along the current west line of Wolf Creek Drive;

thence South 42°36'10" East 335.57 feet along the current west line of Wolf Creek Drive;

thence South 40°24'10" East 169.46 feet along the current west line of Wolf Creek Drive;

thence southeasterly 192.03 feet along the arc of a 1399.39 foot radius curve to the right, (center bears South 49°35'50" East and long chord bears South 36°28'18" East 191.88 feet, with a central angle of 7°51'45") along the current west line of Wolf Creek Drive;

thence South 32°32'25" East 103.32 feet along the current west line of Wolf Creek Drive;

thence southeasterly 252.60 feet along the arc of a 444.46 foot radius curve to the right, (center bears South 57°27'35" West and long chord bears South 16°15'33" East 249.21 feet, with a central angle of 32°33'45") along the current west line of Wolf Creek Drive;

thence South 0°01'20" West 165.45 feet along the current west line of Wolf Creek Drive to the point of beginning.

Contains 1,557,245 square feet, 35.75 acres.