



# 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:** Master Planned Ski Resort

**Proposed Land Use:** Master Planned Ski Resort

### Adjacent Land Use

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

### Adjacent Land Use

**Report Presenter:** Steve Burton  
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**Report Reviewer:** RG, CE

## Development History

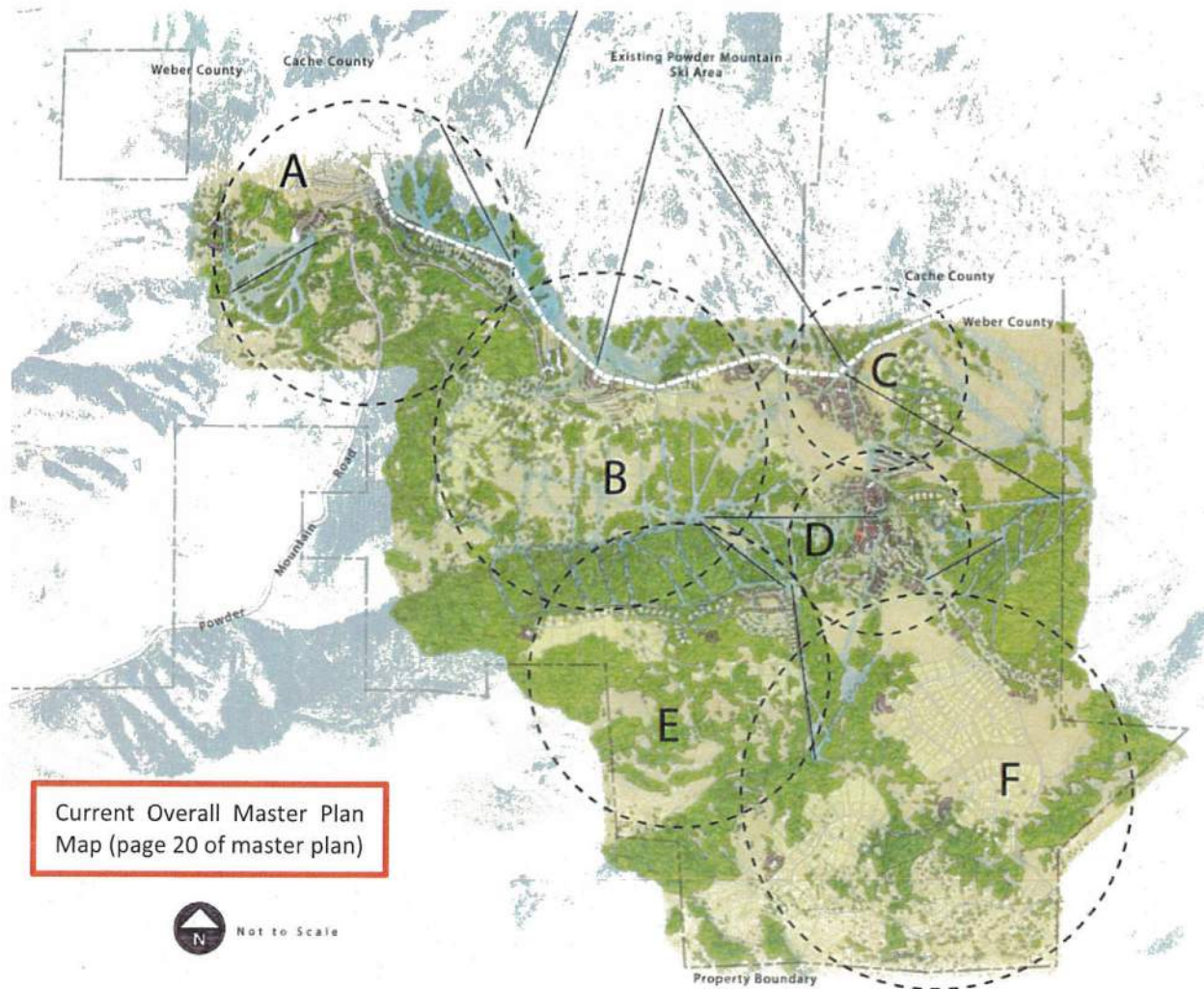
The Powder Mountain Resort was rezoned to the DRR-1 zoning on January 13, 2015, the Zoning Development Agreement was recorded on January 14, 2015.

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 2<sup>nd</sup> 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.
2. 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

ADDED \*AMENDMENT #1  
UPDATED DATE

Exhibit A  
Existing plan with changes noted

# Weber County Rezone Application

Destination and Recreation Resort Zone: DRR1

2021 / 10.29

COEN / UTAH  
ENTREPRENEURS, ARTISTS & ACTIVISTS  
LAT 4136081 \* LON -11174432



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UPDATED TO REFLECT CHANGES TO  
DOCUMENT CONTENT

# The Project team

Exhibit A  
Existing plan with changes noted

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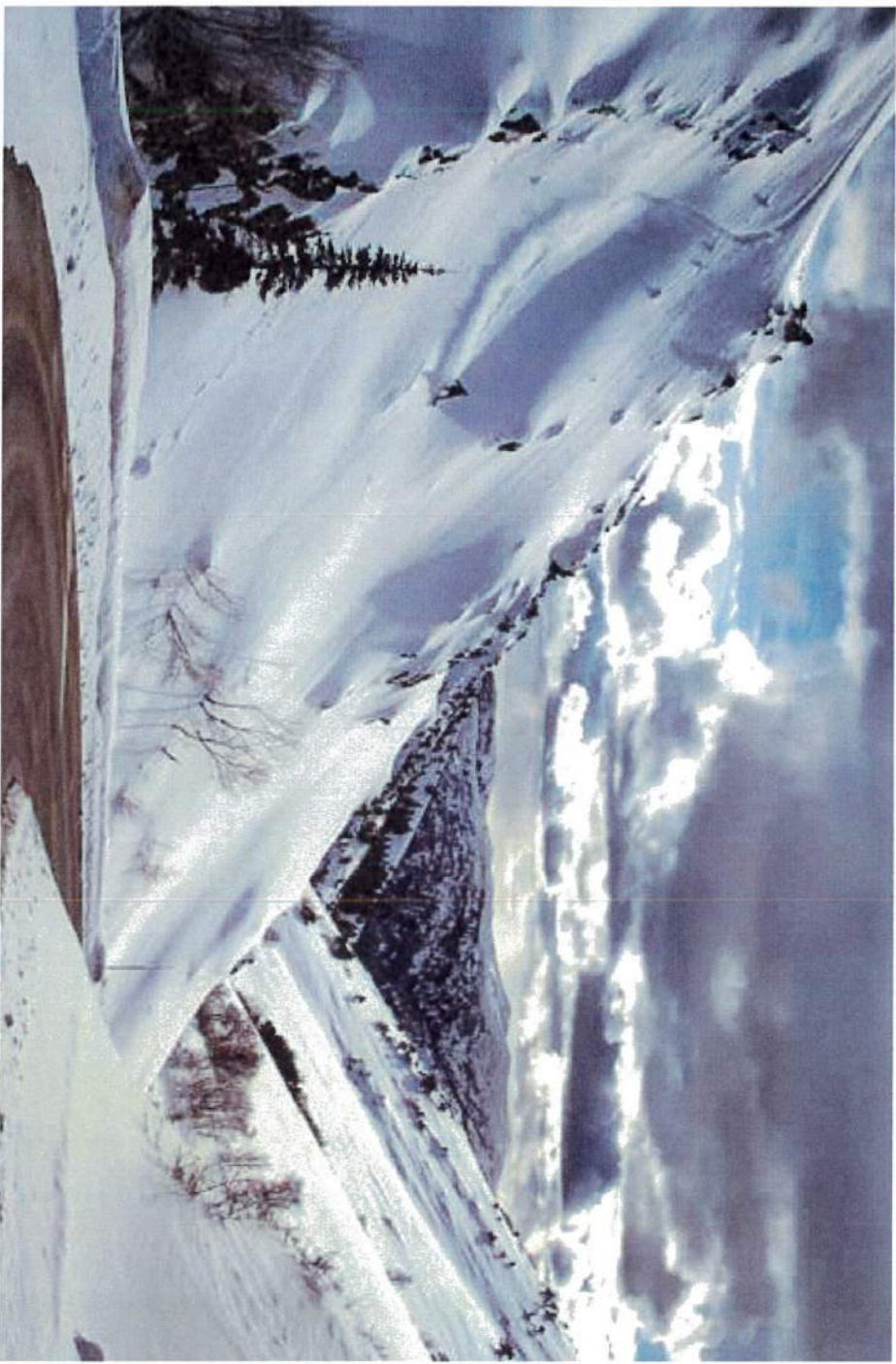
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UPDATED ANNE WINSTON  
AS SMHG CONTACT  
REVISED CONTACT INFO  
FOR CIVIL ENGINEER  
ADDED LDG ADDRESS



NO CHANGE

**POWDER MOUNTAIN HISTORY**

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

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

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.

When the ranch needed a reservoir, Alvin bought heavy earth moving equipment. He delved into the earth moving business to help pay for the machinery. A career in ranching, livestock and construction, however, just did not satisfy Alvin. In 1956, at 42, he 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 and returned to the upper Ogden Valley to establish a medical practice. At that time, Dr. Alvin Cobabe was the oldest person to graduate from the school.

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

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

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

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

**POWDER MOUNTAIN**

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

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

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

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

**TIMELINE**

- 1971-72 Season Powder Mountain opened February 19 with Sundown Lift. Ski School began.
- 1972-73 Season Main Lodge opened. Sundown Lodge opened. Timberline Lift opened.

- 1975-76 Season Hidden Lake Lift added.
- 1981-82 Season 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.
- 1989-90 Season Columbine Inn opened with two condominiums and five hotel rooms.
- 1990-91 Season Diamond Peaks Helicopter started providing service between James Peak and at the Hidden Lake parking lot.
- 1994-95 Season Sunrise Lift opened.
- 1999-2000 Season Paradise Lift, a quad, opened up an additional 1300 acres of lift accessed terrain.
- Car skiing moved to Lightning Ridge accessing an additional 700 acres.
- Powder Mountain became resort with the most ski able terrain in America.
- 2001-02 Season Rails added at the Sundown Lift area. Terrain Park added off Hidden Lake run.
- 2006-07 High-speed quad replaced the double chair lift at Hidden Lake. The snowmobile tow at Lightning Ridge was replaced with snow cat with people mover.
- Powder Mountain was sold to Western American Holdings.
- 2007-08 A snow kiting area was designated and Powder Mountain became one of the first, if not the first, resort in the US to offer a snow kite only pass.
- The Snow cat Powder Safari began in January 2008.
- 2012 Summit relocates its operations to Eden, Utah from Malibu, California.
- Summit Mountain Holding Group, L.L.C. ("SMHGC") begins the acquisition process to acquire the approximate 10,000 acre resort. Sky Lodge construction begins.
- SMHGC assumes Mountain operations for the 2012/2013 ski season.

- 2013 The Sky Lodge at Hidden Lake is completed.
- Summit holds a Founders weekend on the Mountain to introduce the Summit community to the Phase 1 development.
- Summit Outside is held over 3 days at the future Village site.
- Summit Powder Mountain Village phase 1 PRUD of 154 units is approved.
- SMHGC closes on Powder Mountain's 10,000 acres.
- 2014 Phase 1 plats approved for 154 units.

**PURPOSE OF THE REZONE APPLICATION**

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

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

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



Exhibit A  
Existing plan with changes noted

Location map

NO CHANGE

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

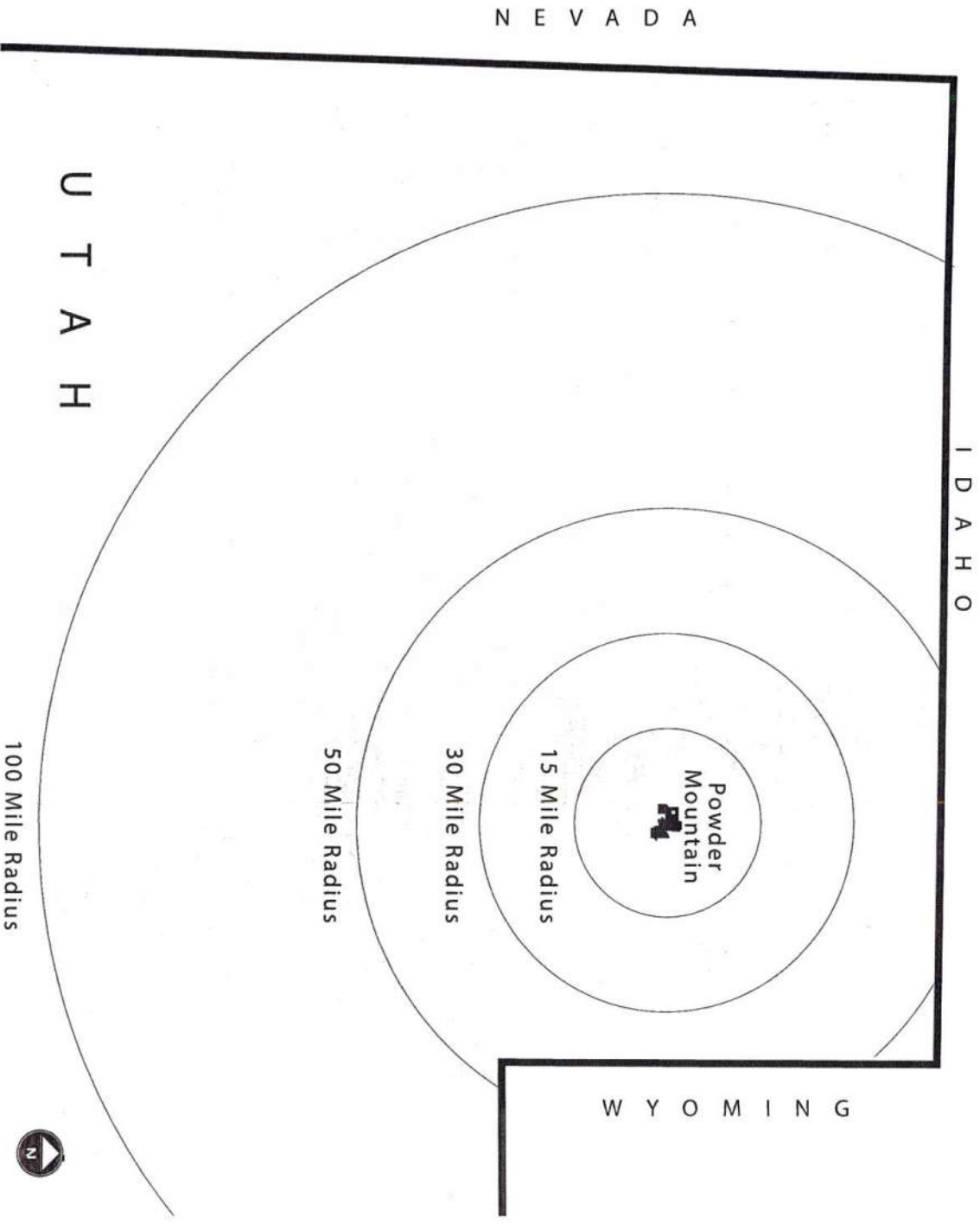


Exhibit A  
Existing plan with changes noted

NO CHANGE

**PROCESS**

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

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

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

**WHY PRESENT ZONING SHOULD BE CHANGED**

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

**PUBLIC INTEREST**

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

**SUBSTANTIAL PUBLIC BENEFITS**

The rezoning 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 full Master Plan for the Rezoning area. This will provide the public with the vision for the resort and will insure public input is provided as part of the rezoning 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 DRR1 rezoning application. This review is expansive and thorough and provides for a much broader scope of review than if the project was submitted in piecemeal fashion under current zoning. This includes review by:

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

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

The rezoning adds approximately 1,940 acres of land to the previous 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.

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

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

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

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

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

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

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

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

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

The Master Plan as proposed within this rezoning document for Powder Mountain promotes the health, safety and welfare of Weber County residents by creating a diverse year-round resort. This diversity will provide stability and long term benefits to Weber County and in particular 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 trail connections between neighborhoods and within the surrounding communities of Eden and Liberty through the regional trail links that have been extended into and thru the Resort property. These trail connections link the Resort to the Valley floor providing access to important recreational amenities while limiting impacts to existing communities and residential neighborhoods continuing the important community access to the vast outdoors in Weber County.

Traffic mitigation plans will be implemented to ensure that all new 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.

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

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 Inlet. 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 rezoned 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 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 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 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, biking trails including mountain biking and cyclocross trails, horseback riding, narwhals 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.

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

# Compliance with the General Plan

Exhibit A  
Existing plan with changes noted

NO CHANGE

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 on-mountain 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.

#### Water

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 Stormwater Pollution Prevention Plans (SWPPP) 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 th 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 recreational 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 trail connections both east and west thru the project while also providing a substantial and diverse trail network internal to the resort.

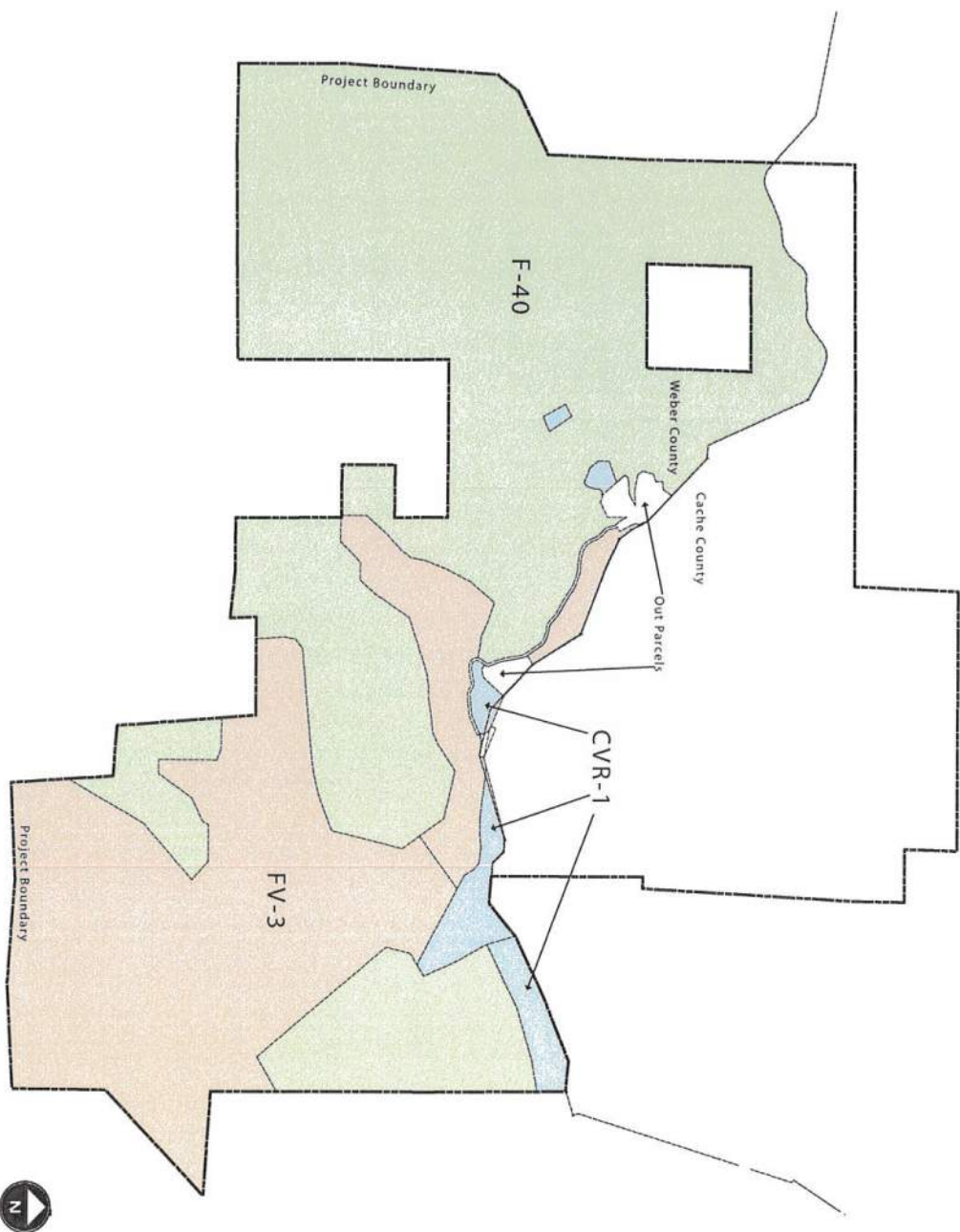
In addition to skiing, snowboarding, snowshoeing, etc., which are already enjoyed at Powder Mountain, the recreation facilities plan expands the recreation opportunities to include non-skiing activities, such as hiking, mountain biking, glamping, ice skating, fishing, as well as facilities for special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

**Existing zoning**

NO CHANGE

Exhibit A  
Existing plan with changes noted

The Powder Mountain property located in Weber County is currently zoned Commercial Valley Resort Recreation Zone (CVR-1), Forest Valley (FV-3) and Forest Zone (F-40).



**CVR-1 - Commercial Valley Resort Recreation Zone**  
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.

**FV-3 - Forest Valley Zone**  
The purpose of the Forest Valley 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 Zone - F-40**  
The intent of the Forest Zones is to protect and preserve the natural environment of those areas of the County that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas.

# Geologic Hazards

Exhibit A  
Existing plan with changes noted

NO CHANGE

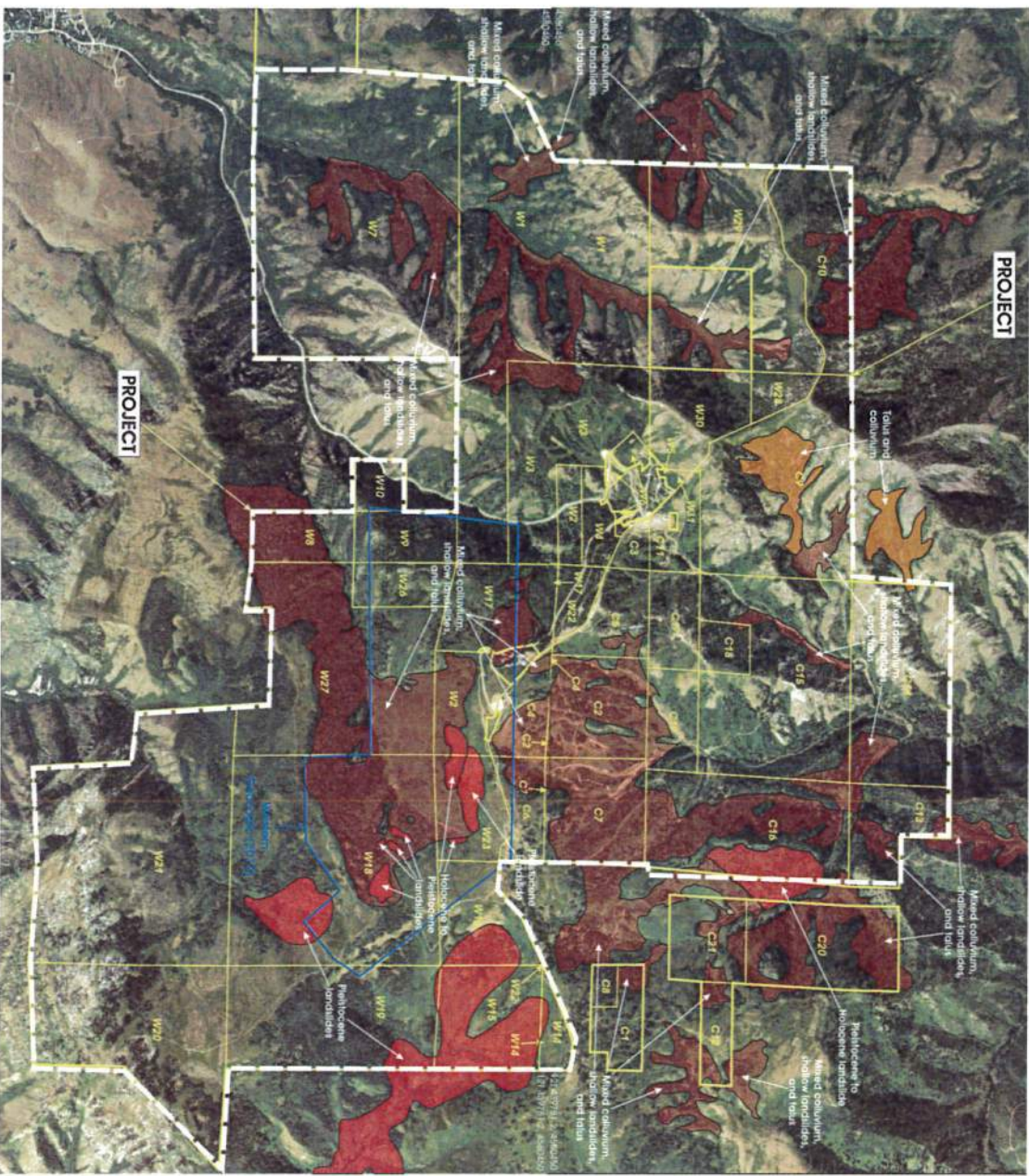
The Geologic Hazards map identifies surficial geologic conditions at the Project and identifies potential risk from geologic hazards. This investigation is intended to:

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

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

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

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.

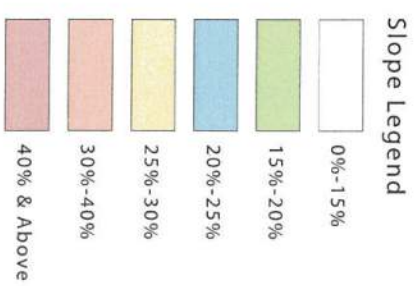
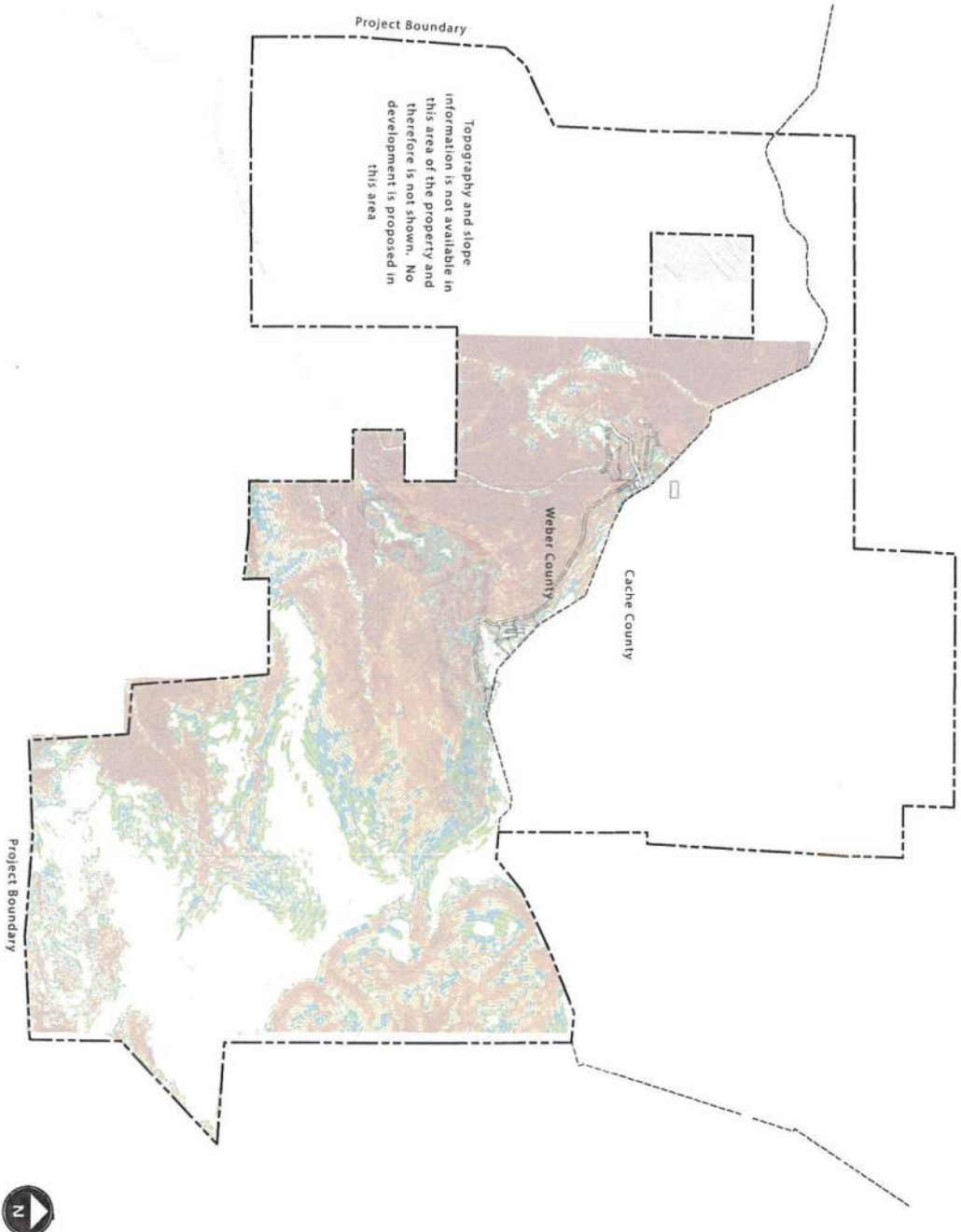


# Existing Topography/Slope

Exhibit A  
Existing plan with changes noted

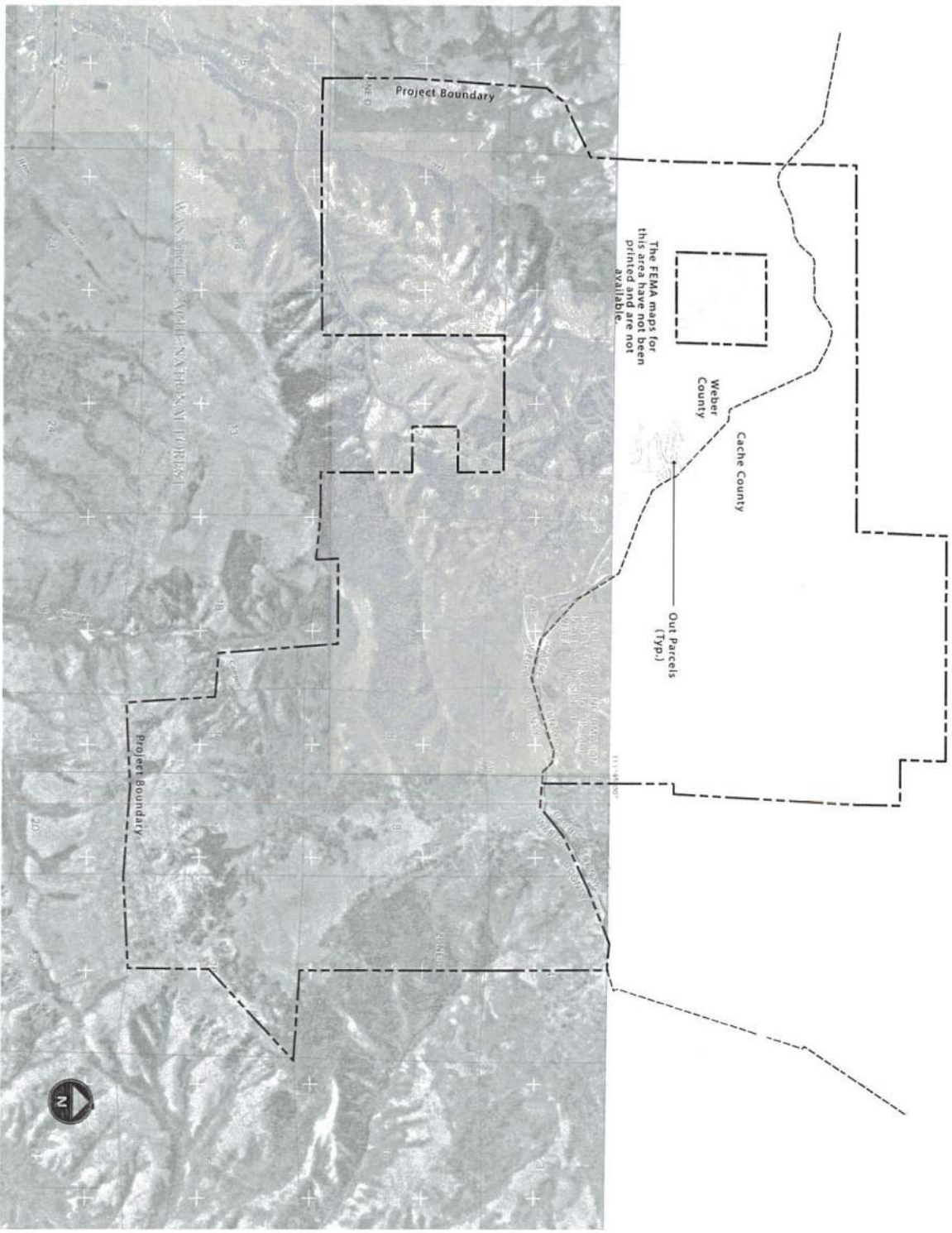
NO CHANGE

The Slope Analysis illustrates that much of the Powder Mountain property contains slopes most suitable to ski terrain. The project 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 more gentle meadows and saddles that exist throughout the development.



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 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 area.



**LEGEND**

**GENERAL FLOOD HAZARD INFORMATION**  
 Zone D: Areas of undetermined flood hazard. The flood hazard in these areas is undetermined because the elevation of the land is generally above the elevation of the flood hazard. The flood hazard in these areas is undetermined because the elevation of the land is generally above the elevation of the flood hazard.

**OTHER AREAS**  
 Zone X: Areas of moderate to high flood hazard. The flood hazard in these areas is moderate to high because the elevation of the land is generally below the elevation of the flood hazard.

**CONTRACT ENGINEERING SYSTEM (CES) AREAS**  
 Zone CE: Areas of moderate to high flood hazard. The flood hazard in these areas is moderate to high because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone A: Areas of special flood hazard. The flood hazard in these areas is special because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone B: Areas of moderate flood hazard. The flood hazard in these areas is moderate because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone C: Areas of high flood hazard. The flood hazard in these areas is high because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone D: Areas of undetermined flood hazard. The flood hazard in these areas is undetermined because the elevation of the land is generally above the elevation of the flood hazard.

**OTHER AREAS**  
 Zone E: Areas of very high flood hazard. The flood hazard in these areas is very high because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone F: Areas of extremely high flood hazard. The flood hazard in these areas is extremely high because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone G: Areas of catastrophic flood hazard. The flood hazard in these areas is catastrophic because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone H: Areas of exceptional flood hazard. The flood hazard in these areas is exceptional because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone I: Areas of super catastrophic flood hazard. The flood hazard in these areas is super catastrophic because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone J: Areas of super exceptional flood hazard. The flood hazard in these areas is super exceptional because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone K: Areas of super catastrophic flood hazard. The flood hazard in these areas is super catastrophic because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone L: Areas of super exceptional flood hazard. The flood hazard in these areas is super exceptional because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone M: Areas of super catastrophic flood hazard. The flood hazard in these areas is super catastrophic because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone N: Areas of super exceptional flood hazard. The flood hazard in these areas is super exceptional because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone O: Areas of super catastrophic flood hazard. The flood hazard in these areas is super catastrophic because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone P: Areas of super exceptional flood hazard. The flood hazard in these areas is super exceptional because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone Q: Areas of super catastrophic flood hazard. The flood hazard in these areas is super catastrophic because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone R: Areas of super exceptional flood hazard. The flood hazard in these areas is super exceptional because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone S: Areas of super catastrophic flood hazard. The flood hazard in these areas is super catastrophic because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone T: Areas of super exceptional flood hazard. The flood hazard in these areas is super exceptional because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone U: Areas of super catastrophic flood hazard. The flood hazard in these areas is super catastrophic because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone V: Areas of super exceptional flood hazard. The flood hazard in these areas is super exceptional because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone W: Areas of super catastrophic flood hazard. The flood hazard in these areas is super catastrophic because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone X: Areas of super exceptional flood hazard. The flood hazard in these areas is super exceptional because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone Y: Areas of super catastrophic flood hazard. The flood hazard in these areas is super catastrophic because the elevation of the land is generally below the elevation of the flood hazard.

**OTHER AREAS**  
 Zone Z: Areas of super exceptional flood hazard. The flood hazard in these areas is super exceptional because the elevation of the land is generally below the elevation of the flood hazard.

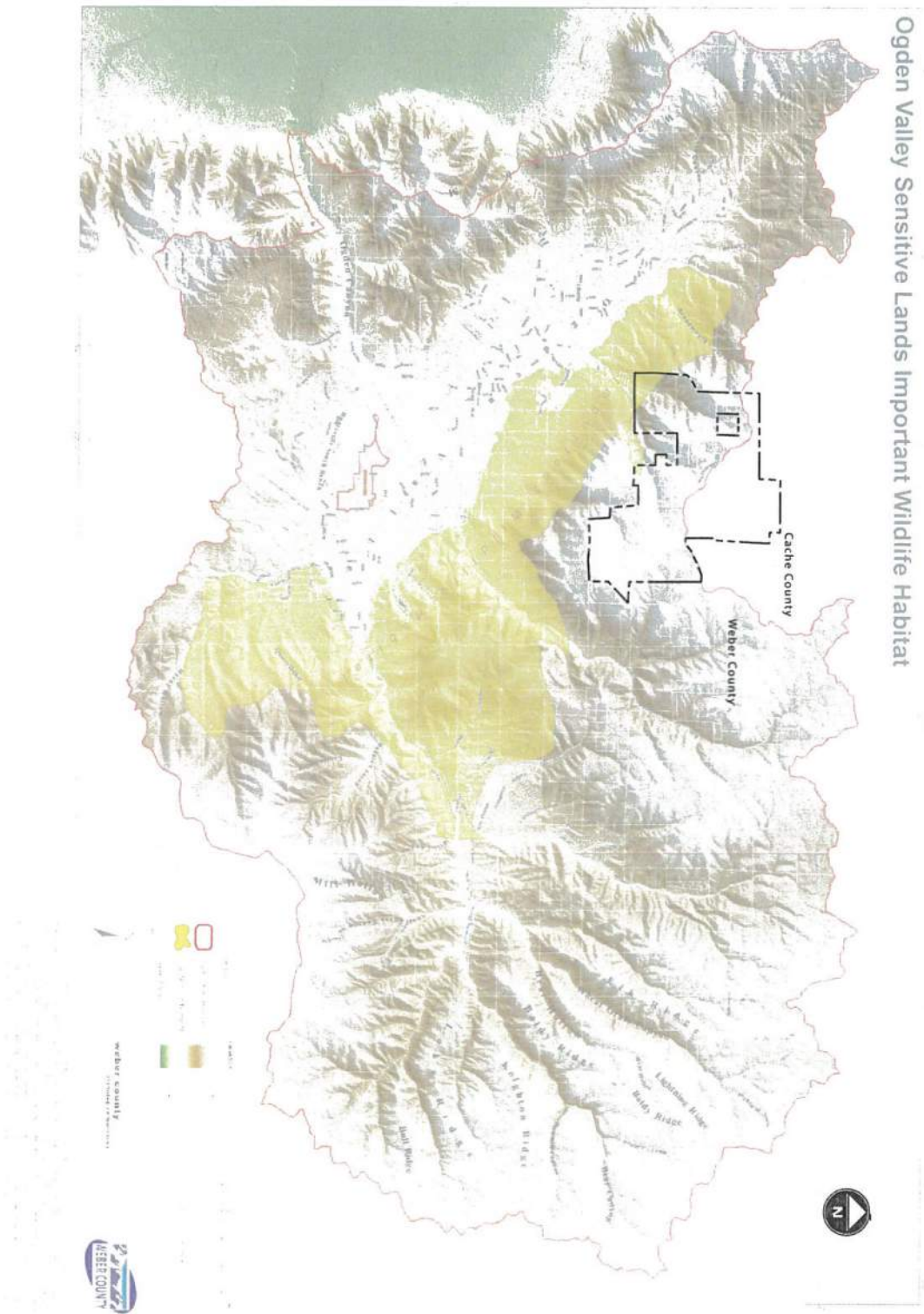


# Sensitive Land Areas: Wildlife Habitat

Exhibit A  
Existing plan with changes noted

NO CHANGE

## Ogden Valley Sensitive Lands Important Wildlife Habitat



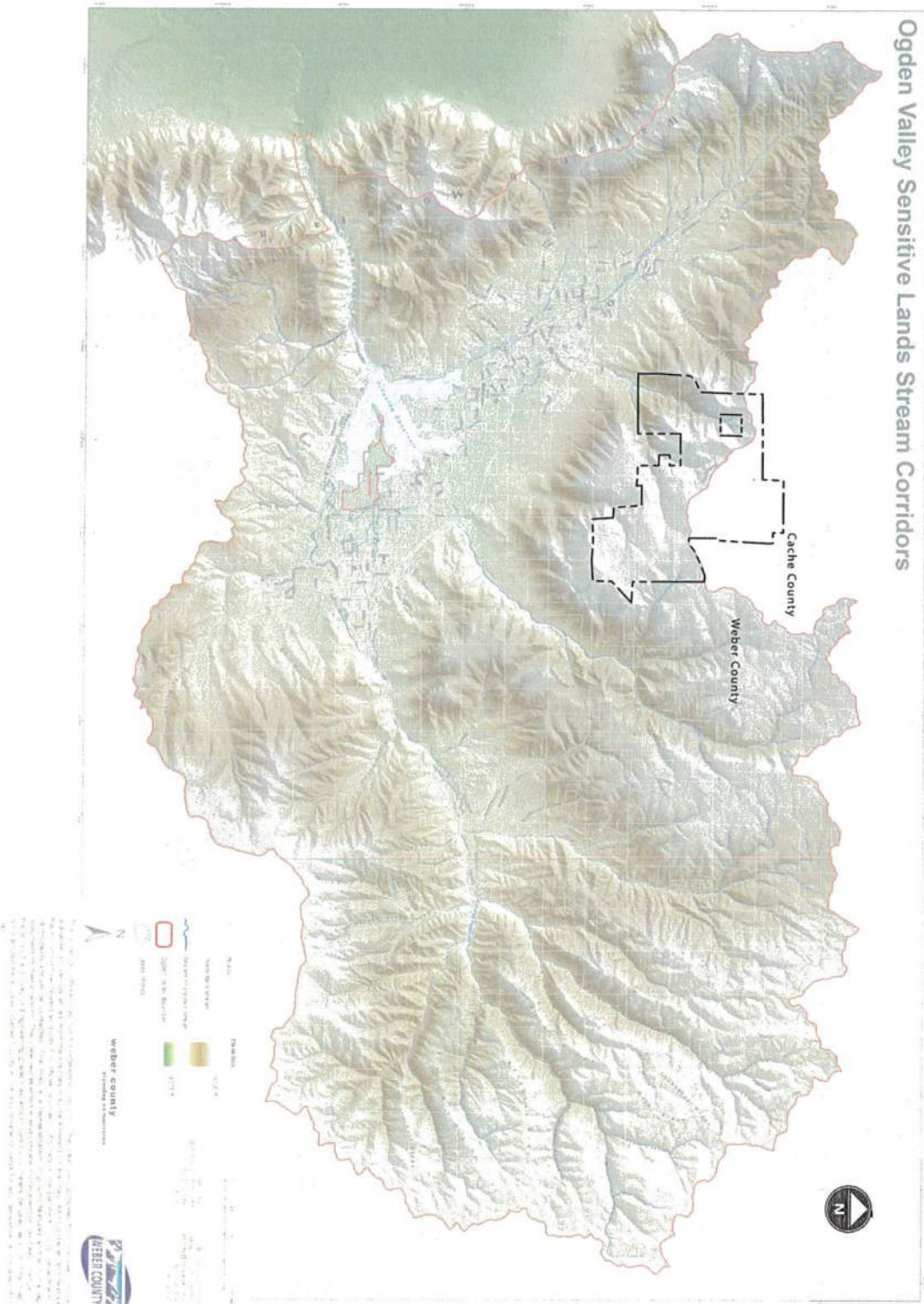
The Powder Mountain property does slightly overlap with the Important Wildlife Habitat Zone as indicated here but both areas are located at the periphery of the project area. No development plans are proposed within or near these areas. Although the proposed development areas are outside of the Important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

# Sensitive Land Areas: Stream Corridors

Exhibit A  
Existing plan with changes noted

NO CHANGE

## Ogden Valley Sensitive Lands Stream Corridors



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

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

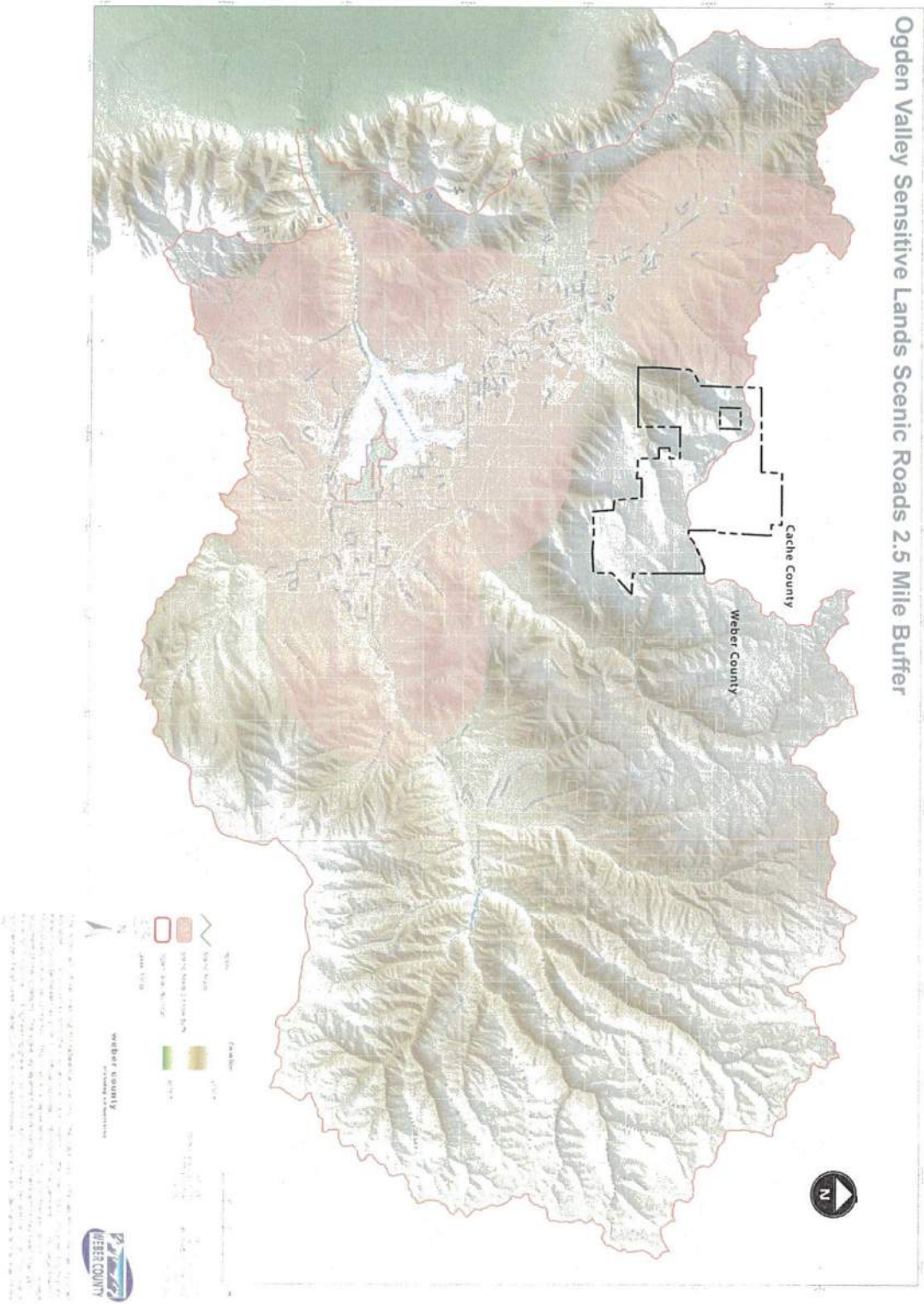
An approved jurisdictional wetland delineation report and concurrence report from the United States Army Corps of Engineers shall be required with the submittal for each phase of development if it is determined that jurisdictional wetlands may exist within any proposed development areas on the property.

# Sensitive Land Areas: Scenic Roads 2.5 Mile Buffer

Exhibit A  
Existing plan with changes noted

NO CHANGE

Ogden Valley Sensitive Lands Scenic Roads 2.5 Mile Buffer



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, Ridges and Historical/Cultural Resources.

NO CHANGE

## PLANNING AND DESIGN PRINCIPLES

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

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

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

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

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

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

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

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

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

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

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

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

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

NO CHANGE

## SUSTAINABILITY

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

**Core Values.** We will create a built environment that:

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

We are actively working to complement the ecosystem that currently exists on Powder Mountain through adherence to these core values and principles. It is our goal to uplift the economy and community through best practices that will lead the region in our approach to sustainability and community development.

We are filtering our decisions through the lens of environmental stewardship that encompasses waste, water, power, our building standards and the flow of transportation throughout our village among others.

## ECONOMIC SUSTAINABILITY

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

## COMMUNITY SUSTAINABILITY

**Sustainable Development:**

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

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

### Transportation:

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

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

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

### Market Sustainability:

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

### Open Space:

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

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

### Topography:

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

### Landscaping:

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

### Fire protection:

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

## AESTHETICS

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

- Humble
  - Site responsive
  - Sustainably driven
  - Familiar, regional and heritage materials in clever orientation. Classics with a twist.
  - Subtle elements of surprise, wonder, awe
  - Develop a new archetype of progressive mountain architecture
  - Frame up inspiring views
  - Build value through defining a functionally driven style
  - Create a cohesive exterior vernacular while allowing interiors to highlight Owner's preferred finishes and furnishings
- Define Summit Powder Mountain architecture as aesthetically timeless while featuring the pinnacle of new building methods that enhance the experience of living in the mountains.

## ENVIRONMENTAL STEWARDSHIP

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

### Water:

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

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

### Wastewater:

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

### Stormwater:

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

### Energy:

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

### Solar Energy:

Site and building designs are to implement orientation strategies that optimize solar exposure and incorporate passive and active solar systems. Proper solar 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 include:

- a. Thermal or Active Solar Panels
- b. Extended Eaves
- c. Window Shade Elements
- d. Awnings
- e. Strategic Tree Placement (for both shading and wind buffering)
- F. Strategic Building and Window Orientation

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

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

### Geothermal Energy:

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

### Wind:

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

# Overall Land Use Plan

Exhibit A  
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.

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

## UPDATED LAND USE PLAN

### DEVELOPMENT AREAS

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

### DEVELOPMENT LEGEND

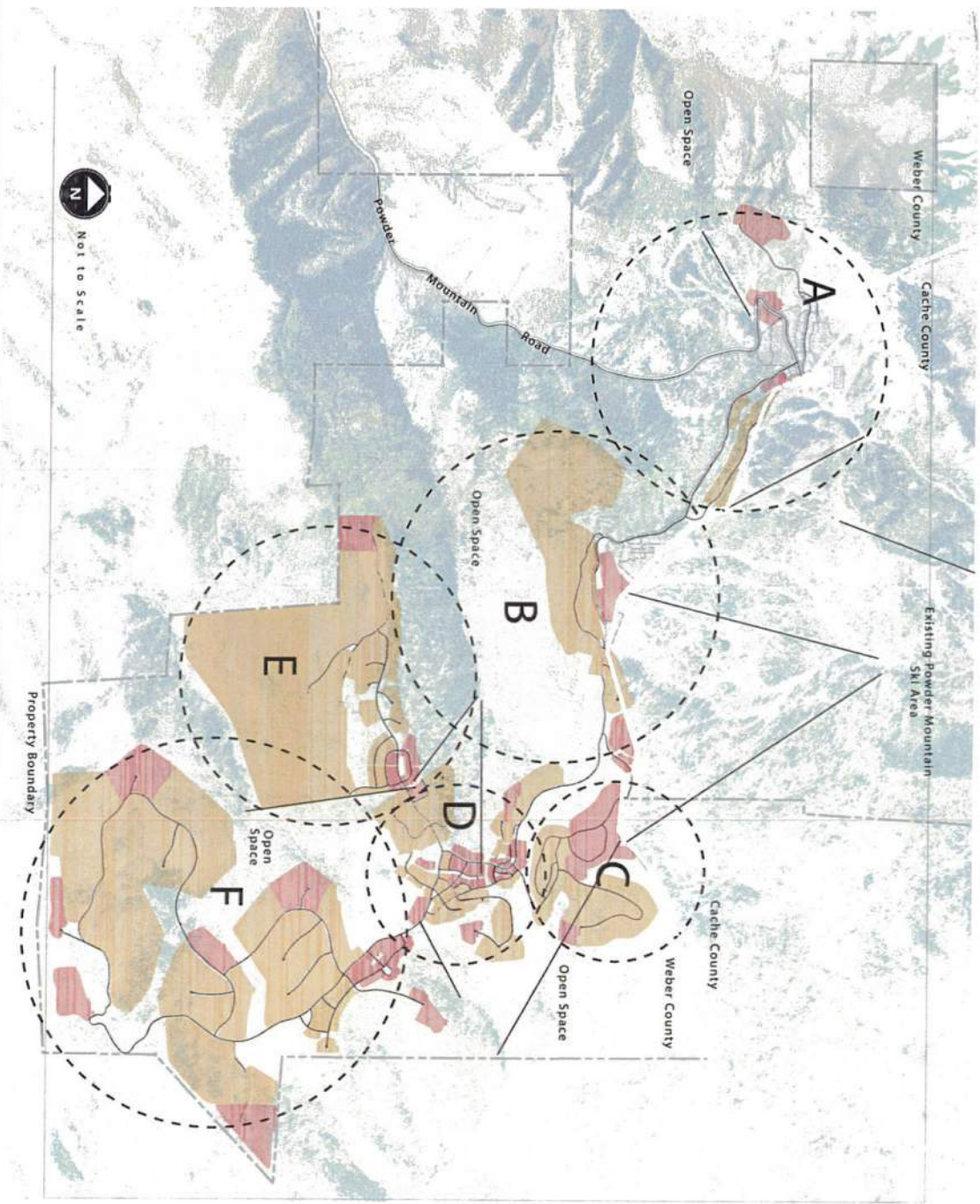
- MIXED USE
- RESIDENTIAL

### DEVELOPMENT DATA

HOTELS	1,218 ROOMS
COMMERCIAL/SKIER SERVICES/CONF. CENTER	159,000 SF
RENTALS	180 ROOMS
RESIDENTIAL	2,334 UNITS
<b>TOTAL UNITS</b>	<b>2,800 UNITS</b>

### NOTES:

1. MIXED USE LAND USE INCLUDES ALL PERMITTED OR CONDITIONAL USES AS IDENTIFIED WITHIN THE DRR1 ZONE (SEC. 104-29-8)
2. 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 RESTAURANT ROOMS EQUAL .33 UNITS EACH FOR DENSITY CALCULATIONS



# Overall

Exhibit A  
Existing plan with changes noted

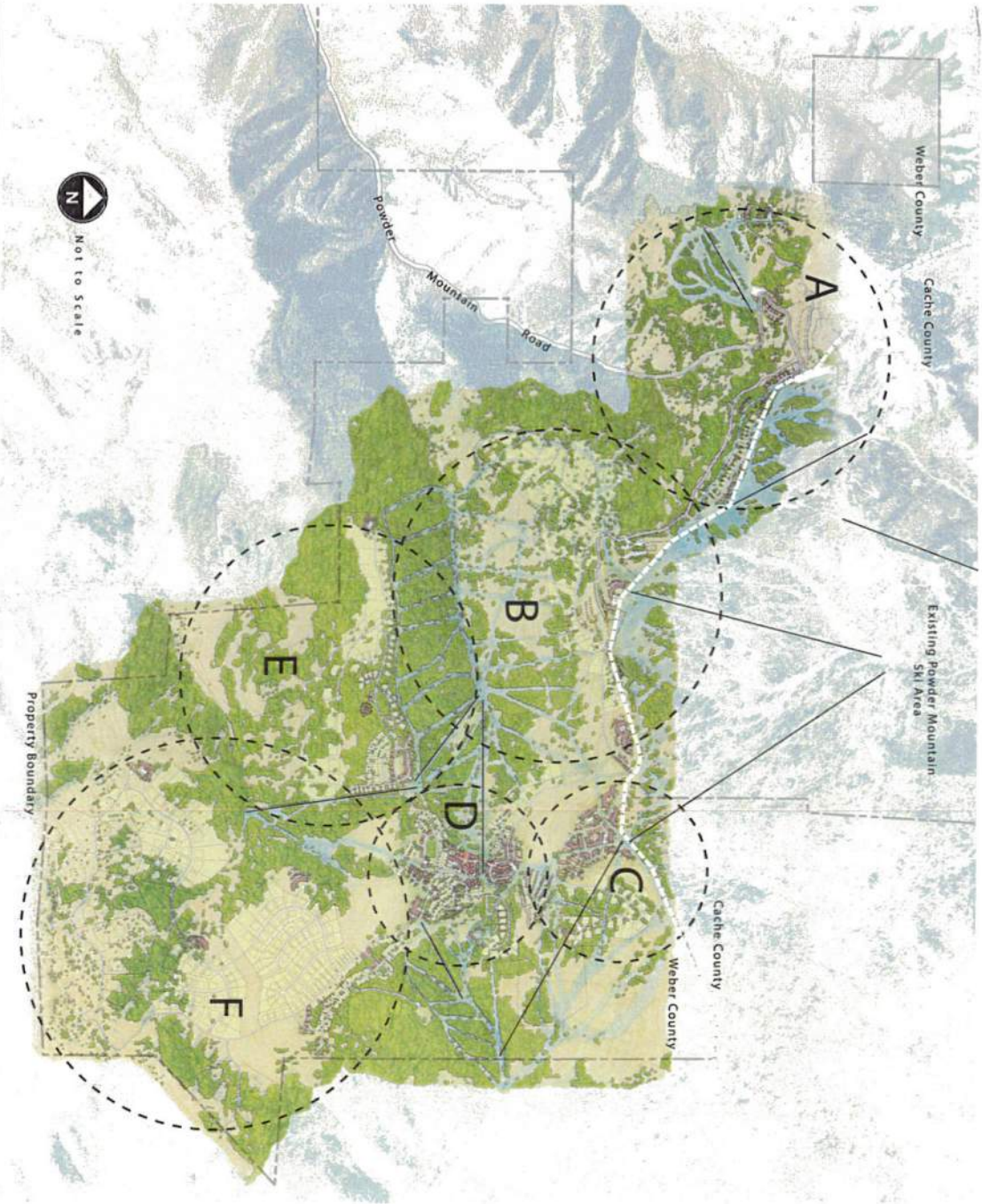
REMOVED EXHIBIT

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

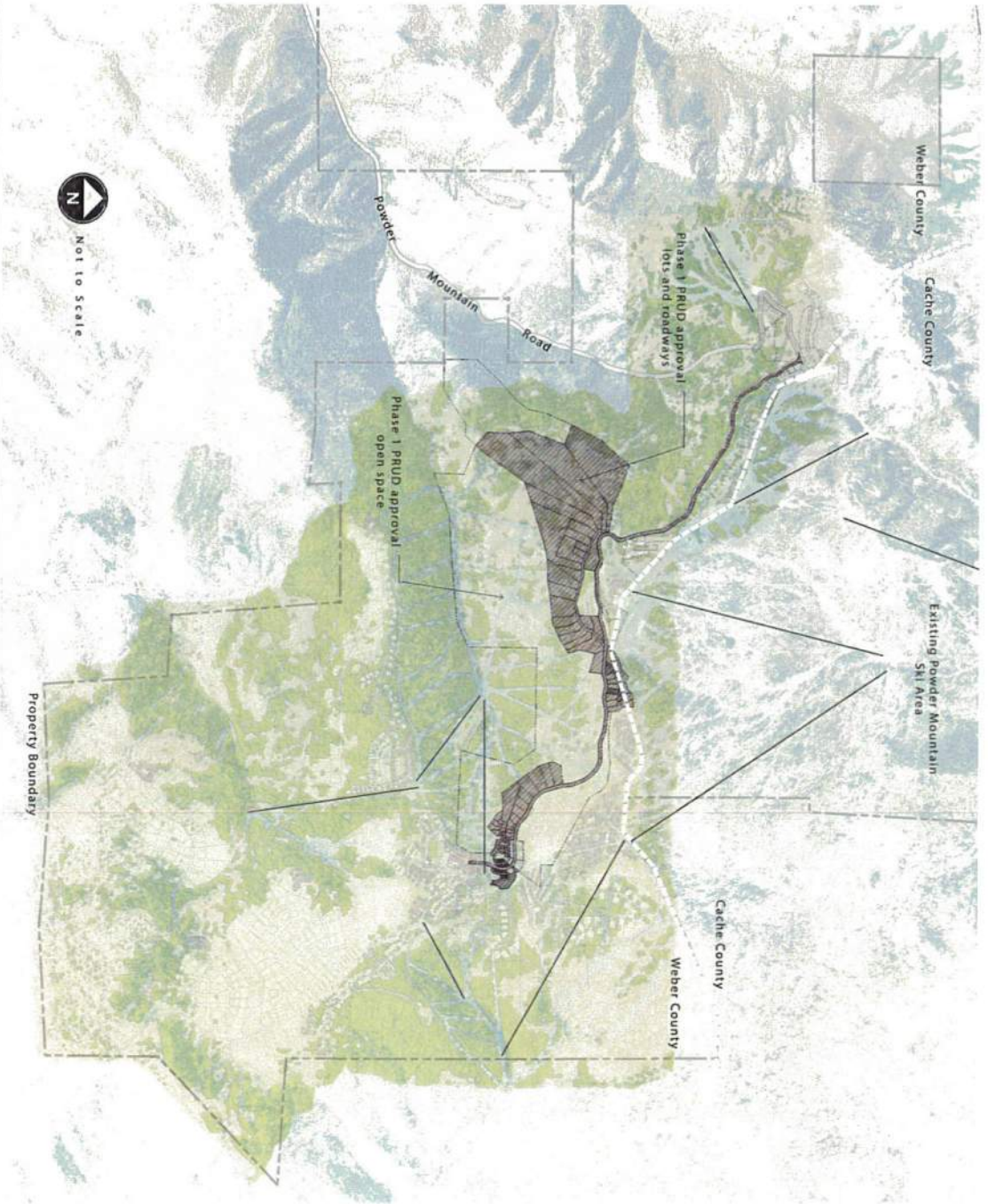
- A - Mid-Mountain
- B - The Ridge
- C - Earl's Village
- D - Summit Village
- E - Gertsen
- F - The Meadow





# Existing Phase 1 PRUD Approval

Exhibit A  
Existing plan with changes noted



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. This approval includes 154 units that are comprised of a mix of large ranch lots, estate single family lots, 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 Ridge development area and into the Summit Powder Mountain Village and includes approvals and plats for all units and the roadways dedicated to serving these units and as shown here.

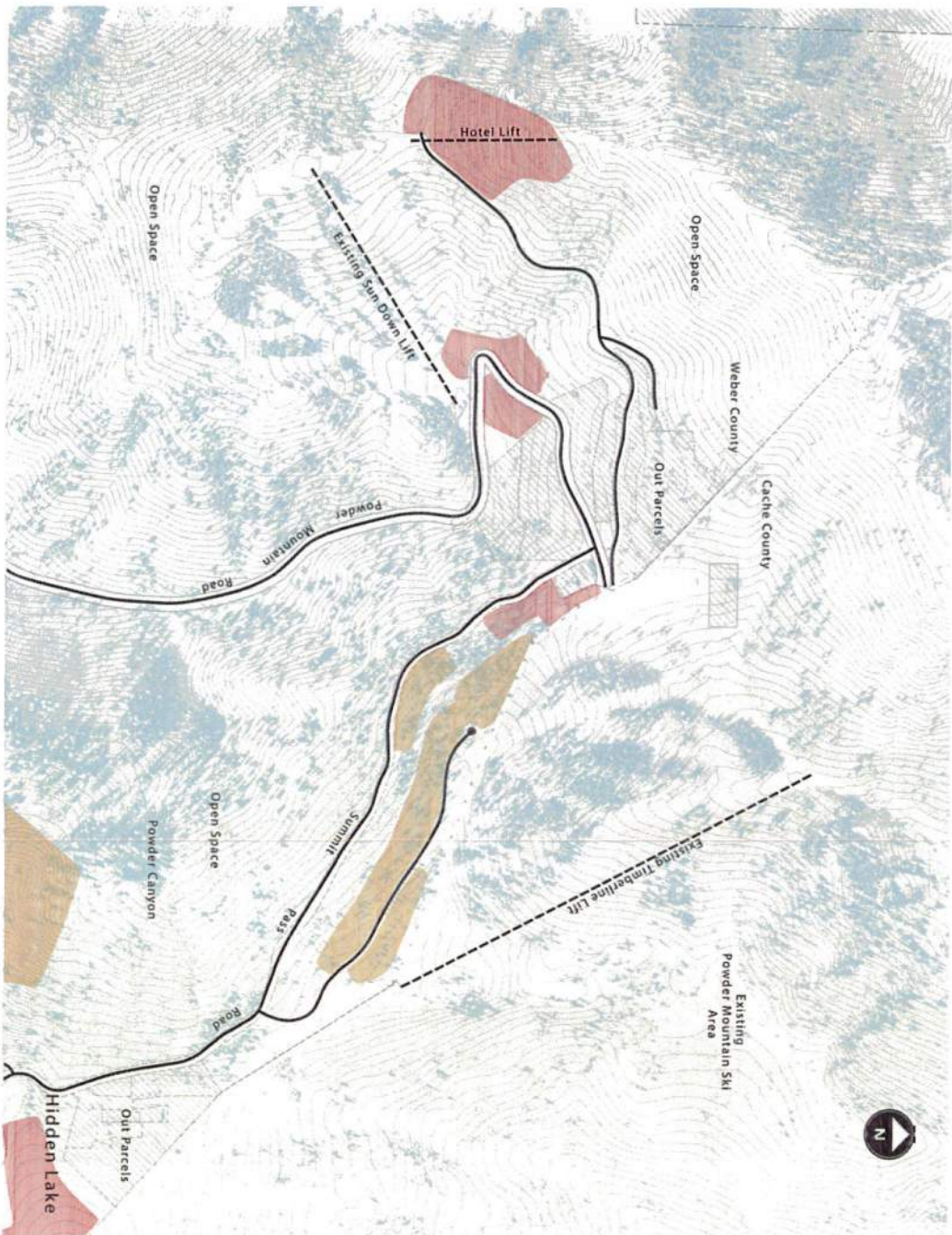
**REMOVED ILLUSTRATIVE BACKGROUND**  
**REMOVED FUTURE LIFTS**

# Mid-Mountain Slope Map & ...

Exhibit A  
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 placed on those slopes below 30%.



### DEVELOPMENT LEGEND

- MIXED USE
- RESIDENTIAL

### SLOPE LEGEND

- SLOPES 30-40%
- SLOPES 40% AND ABOVE

### KEY MAP



# Mid-Mountain Master Plan

Exhibit A  
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 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.

**CHANGED PAGE TITLE**

**REMOVED ILLUSTRATIVE BACKGROUND**

**CROPPED PLAN FOR PLAN AREA ONLY**

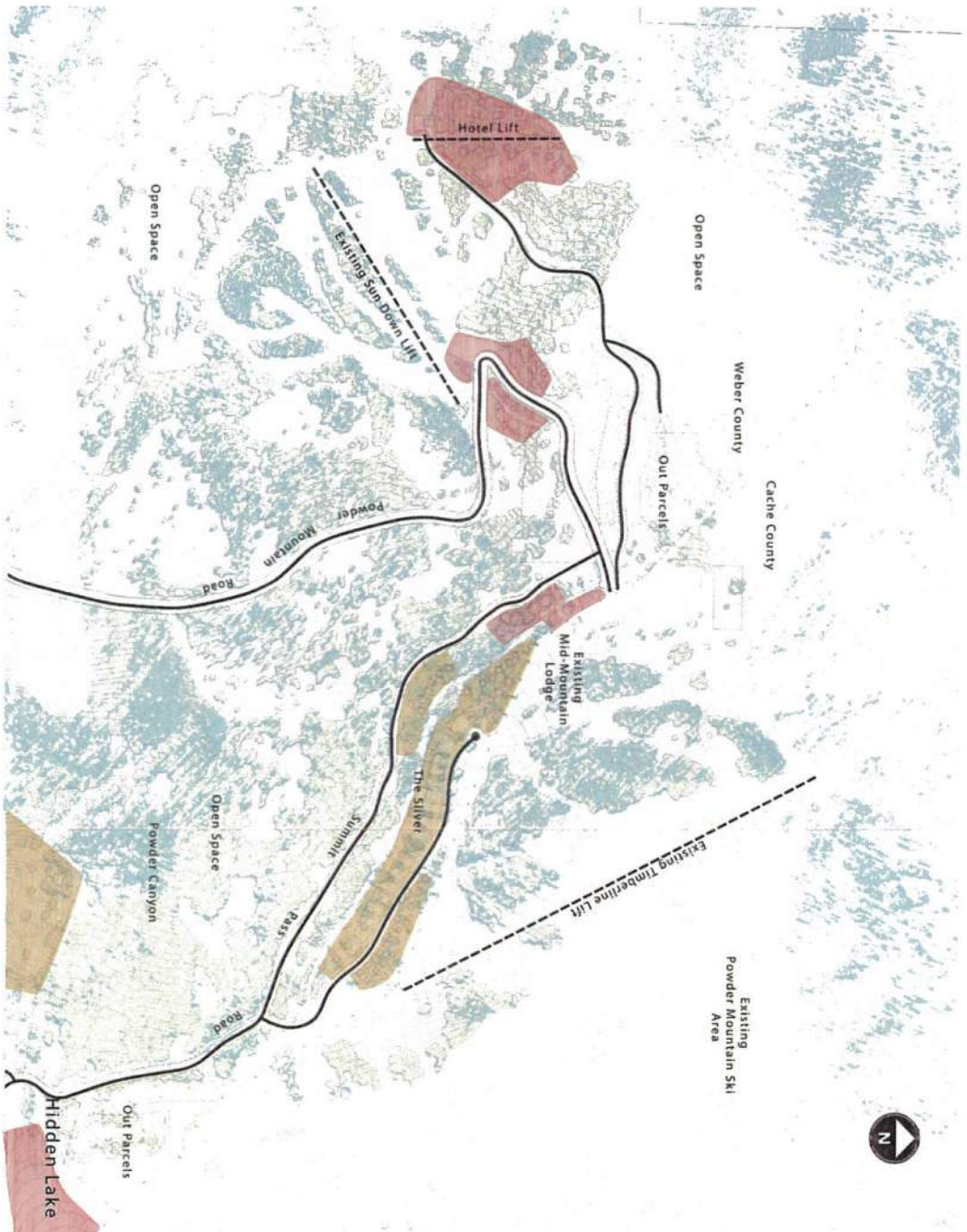
**DEVELOPMENT LEGEND**

	MIXED USE HOTEL
	COMMERCIAL SKI LODGES & SERVICES
	RESIDENTIAL

**DEVELOPMENT DATA**

HOTELS	108 ROOMS
COMMERCIAL/SMR	10,000 SF
SERVICES/CONF. CENTER	155 UNITS
RESIDENTIAL	

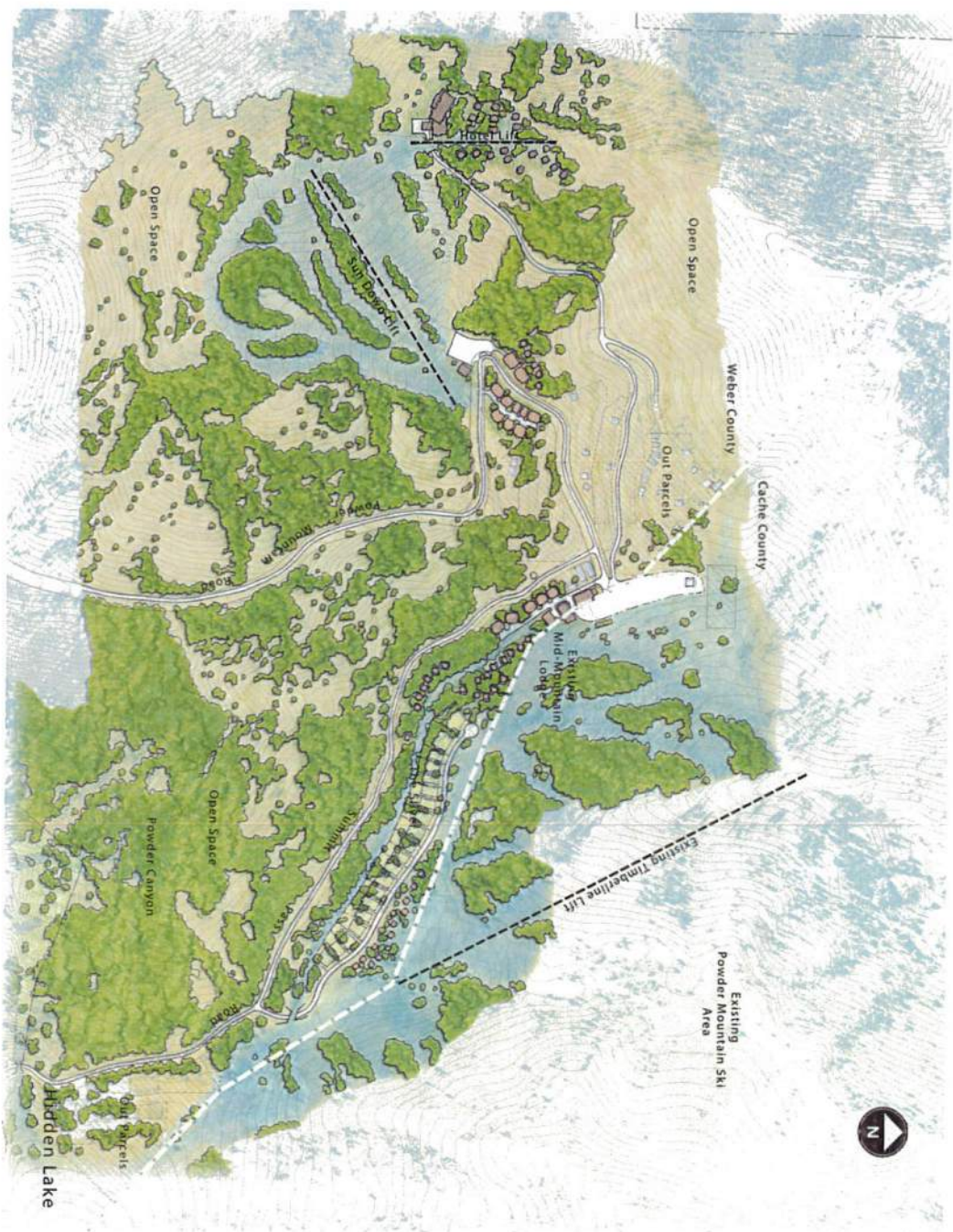
**KEY MAP**



# Mid-Mountain Illustrative Plan

Exhibit A  
Existing plan with changes noted

REMOVED EXHIBIT



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

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

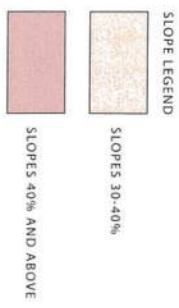
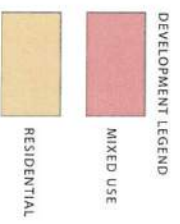
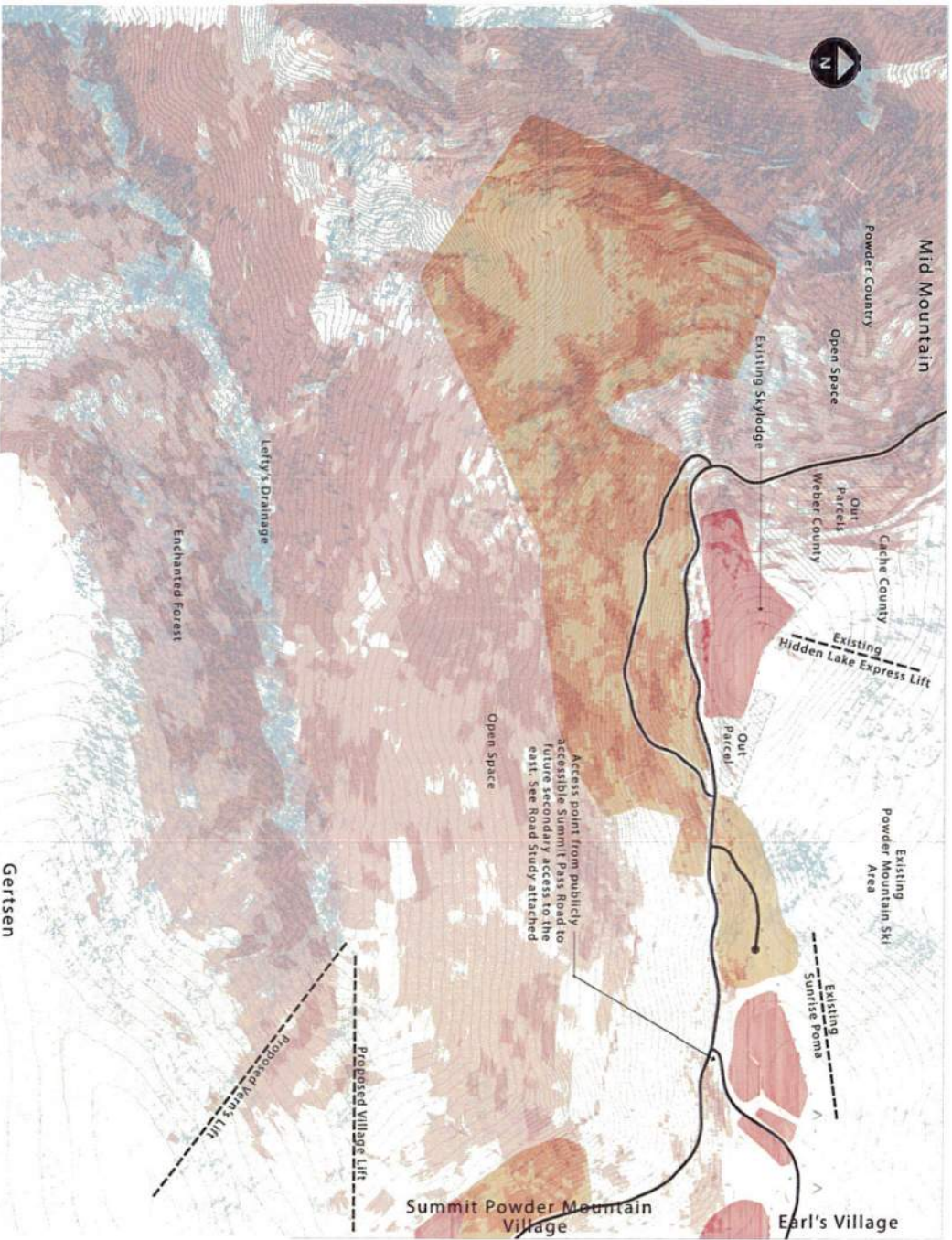


# The Ridge Slope Map & ...

Exhibit A  
Existing plan with changes noted

REMOVED EXHIBIT

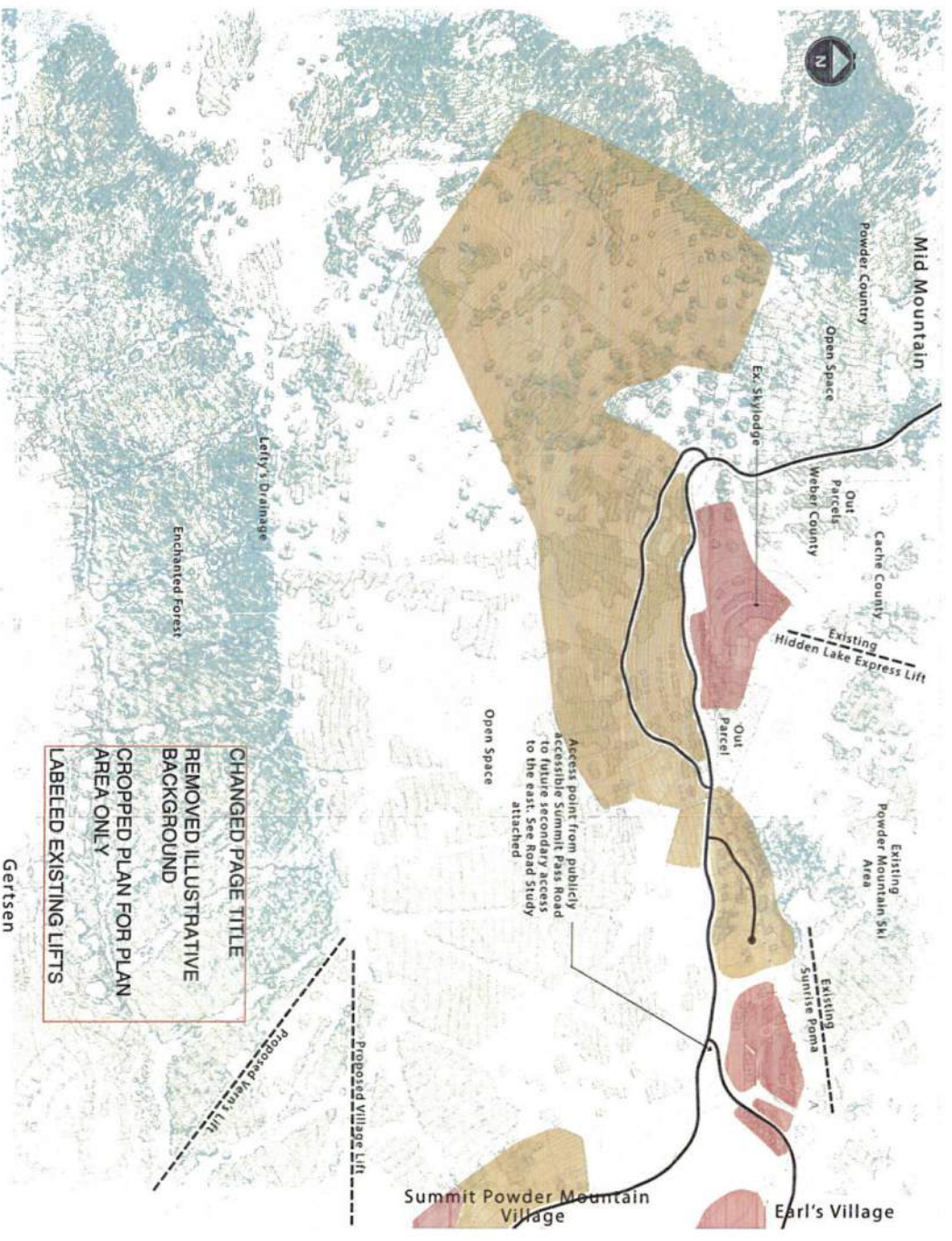
The map exhibit identifies the proposed development areas in relation to existing slopes and existing vegetation. Development areas have generally been placed on those slopes below 30%.



# The Ridge Master Plan

Exhibit A  
Existing plan with changes noted

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



**DEVELOPMENT LEGEND**

MIXED USE	HOTELS/RETREAT
COMMERCIAL	SKI LODGES & CONF.
CENTER	RESIDENTIAL

**DEVELOPMENT DATA**

HOTELS	180 ROOMS
COMMERCIAL/SKI	19,000 SF
SERVICES/CONF. CENTER	159 UNITS



# The Ridge Illustrative Plan

REMOVED EXHIBIT

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

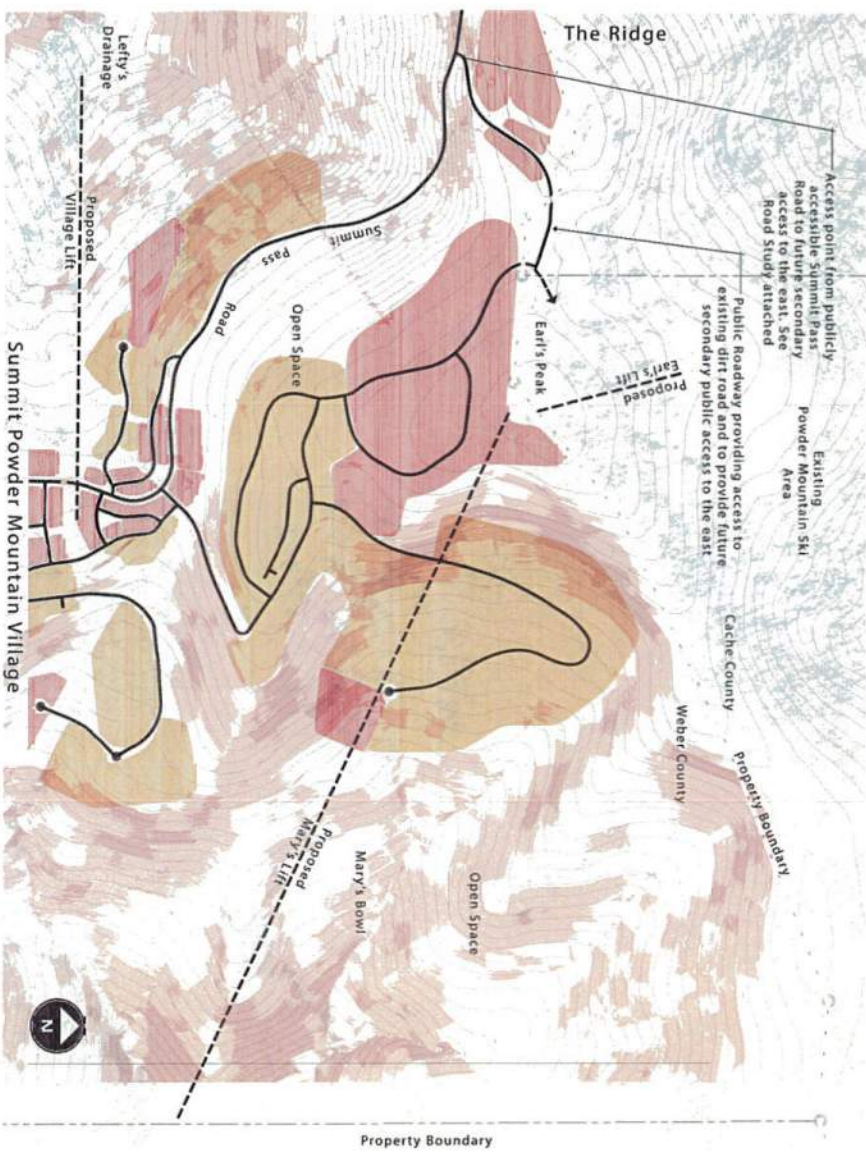


# Earl's Village Slope Map & Access Plan

Exhibit A  
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 placed on those slopes below 30%.



DEVELOPMENT LEGEND

	MIXED USE
	RESIDENTIAL

SLOPE LEGEND

	SLOPES 30-40%
	SLOPES 40% AND ABOVE

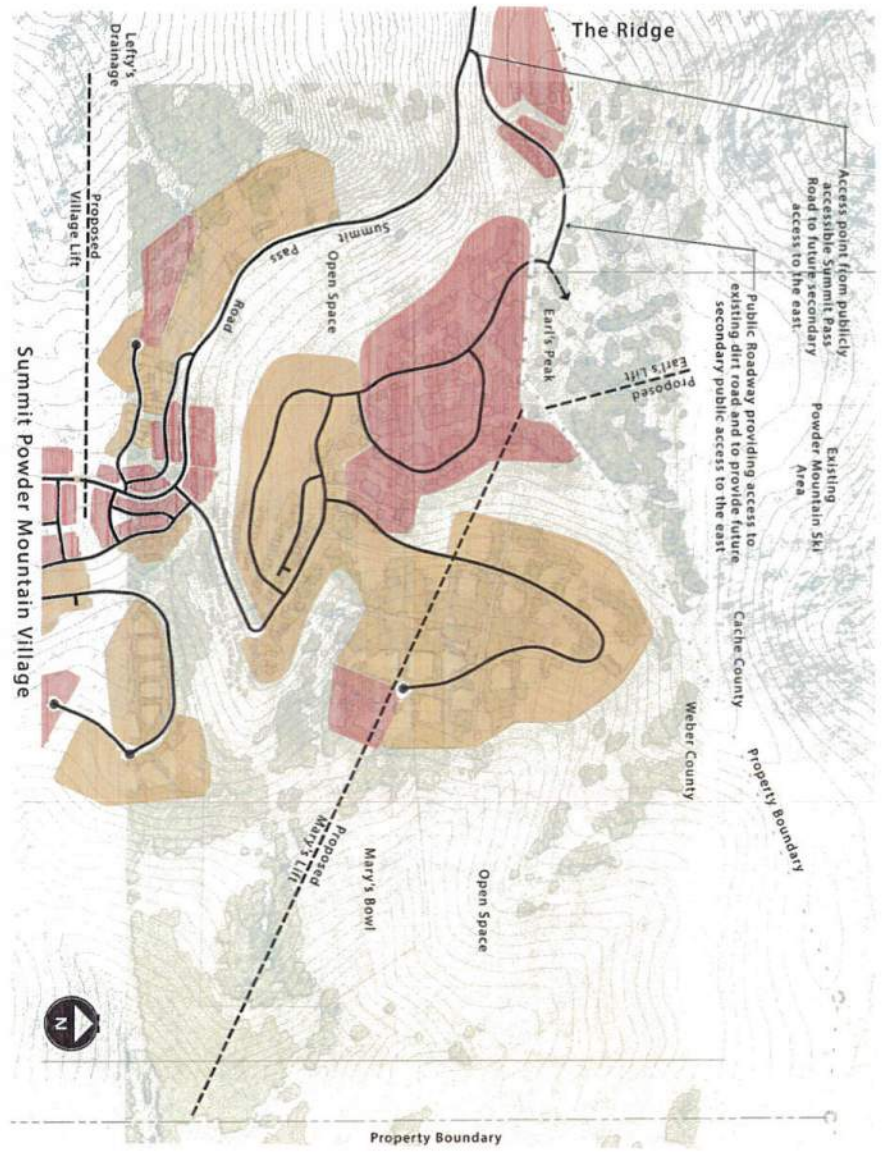




# Earl's Village



Exhibit A  
Existing plan with changes noted

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



**CHANGED PAGE TITLE**  
REMOVED ILLUSTRATIVE BACKGROUND  
ADDED BOUNDARY TO DELINEATE PLAN AREA  
LABELED "EXISTING" LIFTS

DEVELOPMENT LEGEND

	MIXED USE
	RESIDENTIAL

DEVELOPMENT DATA

HOTELS	240 ROOMS
COMMERCIAL/SKIER SERVICES/CONF. CENTER	40,000 SF
RESIDENTIAL	814 UNITS



# Earl's Village Illustrative Plan

Exhibit A  
Existing plan with changes noted

REMOVED EXHIBIT

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

Earl's Village also provides a secondary access stub for the project providing public access to the adjacent properties north and east of the Powder Mountain project area. This access is provided via Summit Pass Road with a roadway stubbed to the adjacent parcel and existing dirt road where the most feasible future roadway connection to the east exists. A separate roadway study has been provided to Weber County engineering to illustrate this connection feasibility.

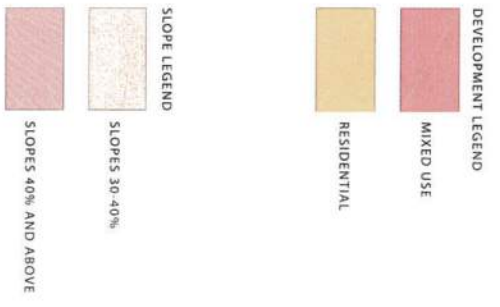
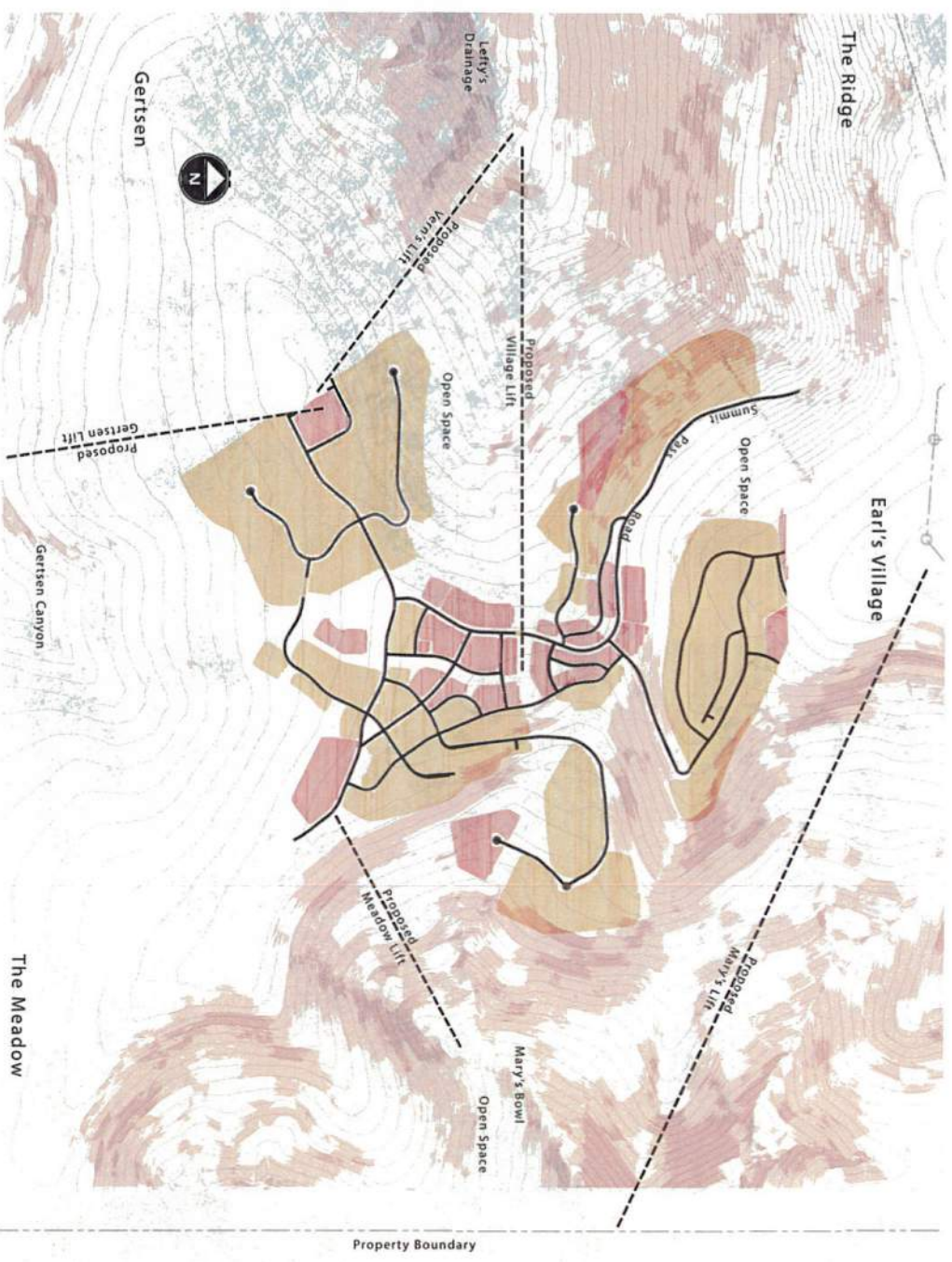


# Summit Powder Mountain Village Slope Map & Aerial Photo

Exhibit A  
Existing plan with changes noted

REMOVED EXHIBIT

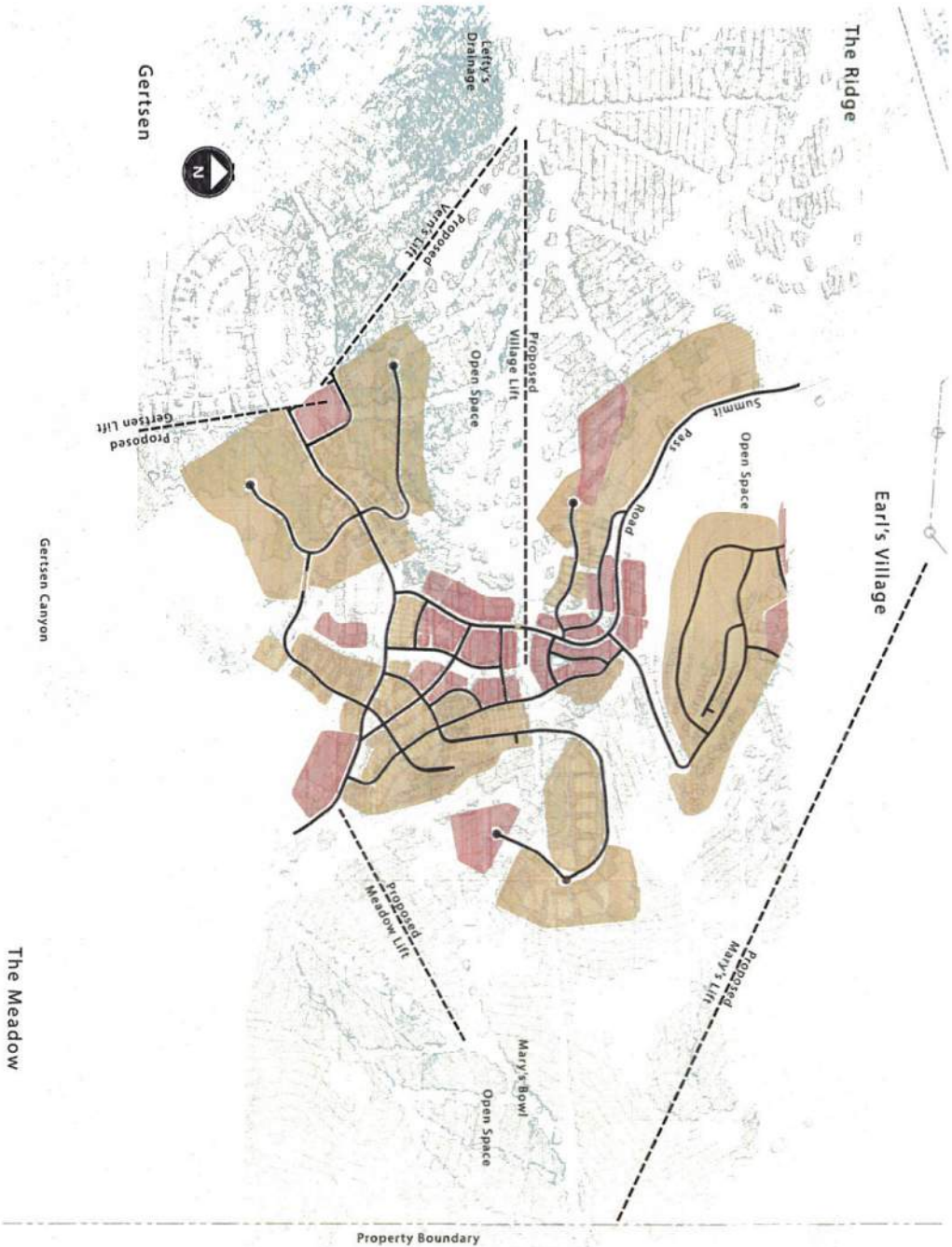
The map exhibit identifies the proposed development areas in relation to existing slopes and existing vegetation. Development areas have generally been placed on those slopes below 30%.



# Summit Powder Mountain Village

Exhibit A  
Existing plan with changes noted

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



<b>CHANGED PAGE TITLE</b>	REMOVED ILLUSTRATIVE BACKGROUND
<b>DEVELOPMENT LEGEND</b>	CROPPED PLAN FOR PLAN AREA ONLY
<b>DEVELOPMENT DATA</b>	LABELLED "EXISTING" LIFTS
<b>DEVELOPMENT LEGEND</b>	
MIXED USE	
RESIDENTIAL	

<b>DEVELOPMENT DATA</b>	
HOTELS	500 ROOMS
COMMERCIAL/SKIER SERVICES/CONF. CENTER	100,000 SF
RETREATS	90 ROOMS
RESIDENTIAL	604 UNITS

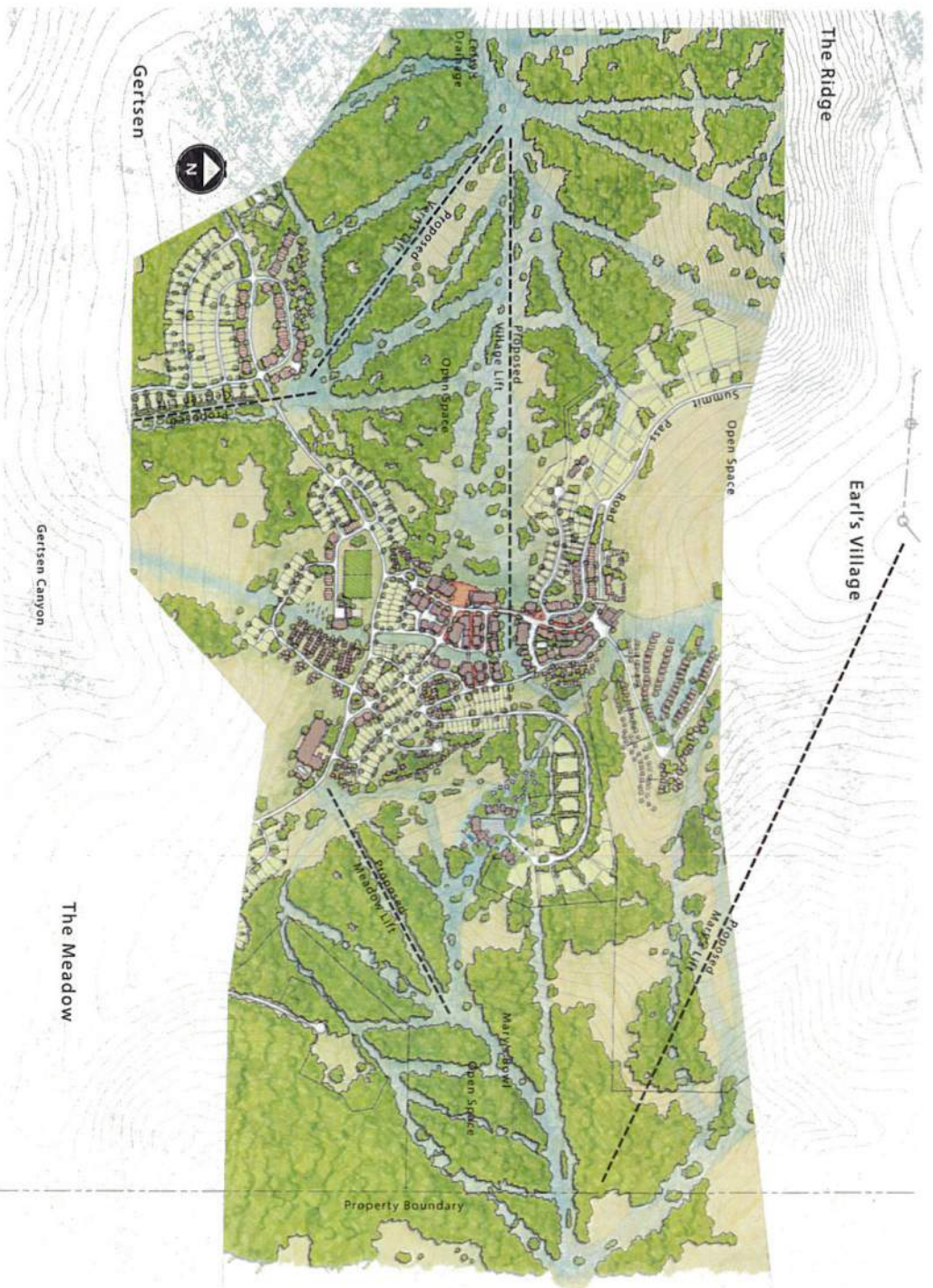


# Summit Powder Mountain Village Illustrative Plan

REMOVED EXHIBIT

Exhibit A  
Existing plan with changes noted

The heart of the Summit Powder Mountain Village is Main Street. Main Street will be comprised of boutique hotels and shops, residential lofts over retail, various lodges and amenities all focused around vibrant pedestrian streets littered with public spaces and access to the abundant outdoors. The Summit Powder Mountain Village was located to provide access to three drainages from its core: East to Mary's Bowl, South to Gertsen Canyon and West to Lefty's while also positioning this diverse development area to be in the least visually sensitive area on the mountain.

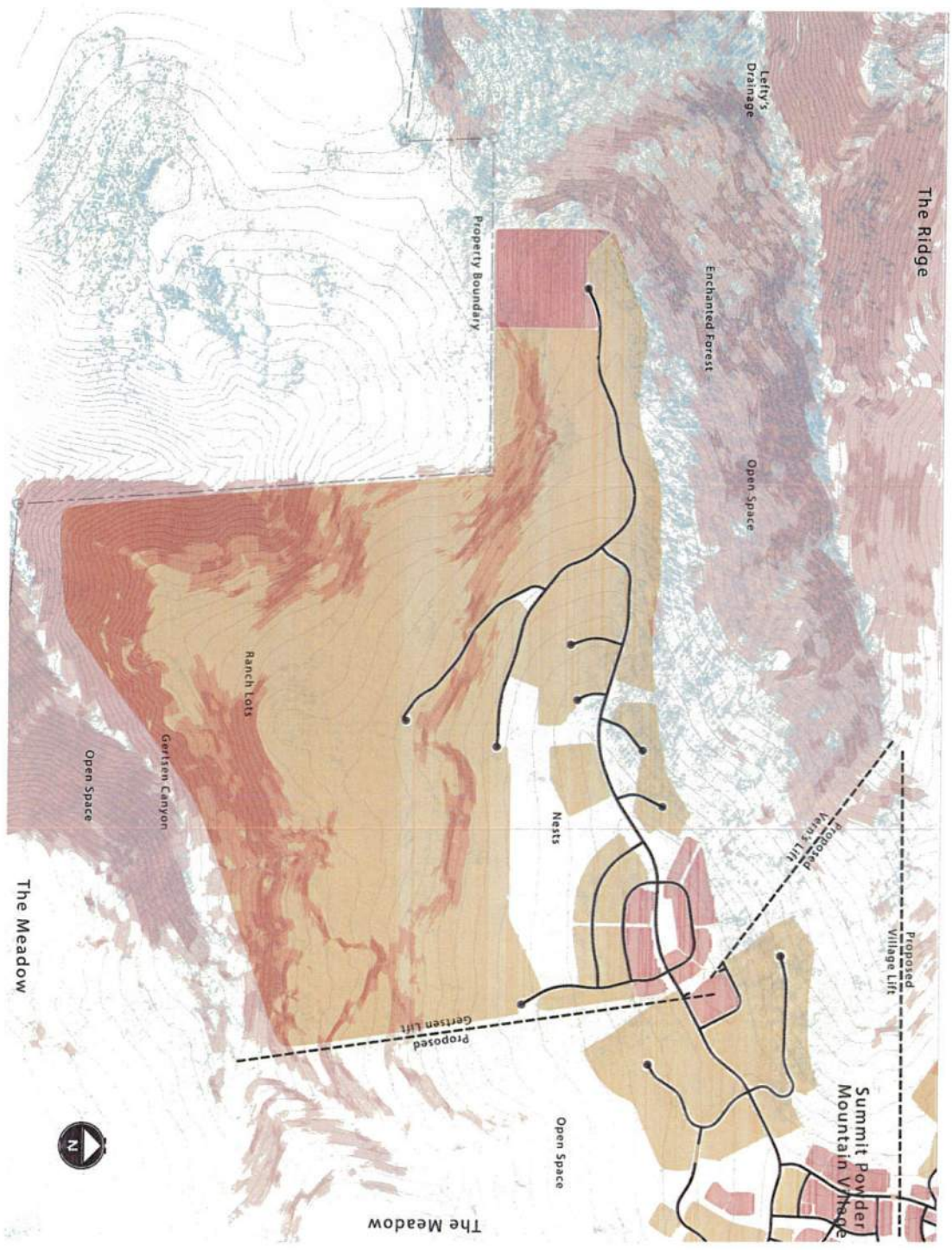


# Gertsen Slope Map & Summit Powder Mountain Village

REMOVED EXHIBIT

Exhibit A  
Existing plan with changes noted

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%.



- DEVELOPMENT LEGEND**
- MIXED USE
  - RESIDENTIAL

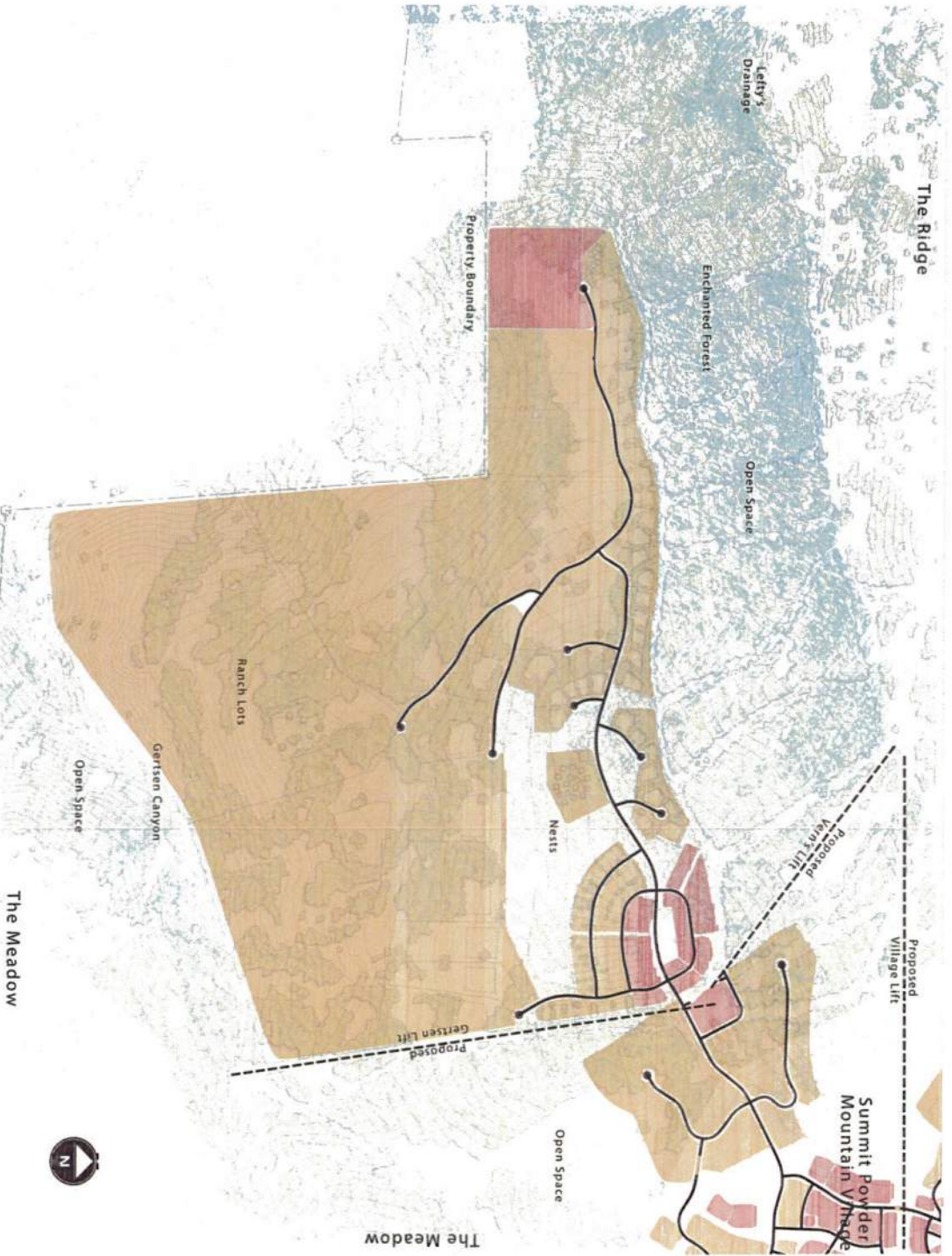
- SLOPE LEGEND**
- SLOPES 30-40%
  - SLOPES 40% AND ABOVE



# Gertsen Master Plan

Exhibit A  
Existing plan with changes noted

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



**DEVELOPMENT LEGEND**

- MIXED USE
- RESIDENTIAL

**CHANGED PAGE TITLE**  
REMOVED ILLUSTRATIVE BACKGROUND  
CROPPED PLAN FOR PLAN AREA ONLY  
LABELED "EXISTING" LIFTS

**DEVELOPMENT DATA**

HOTELS	60 ROOMS
RESIDENTIAL	243 UNITS

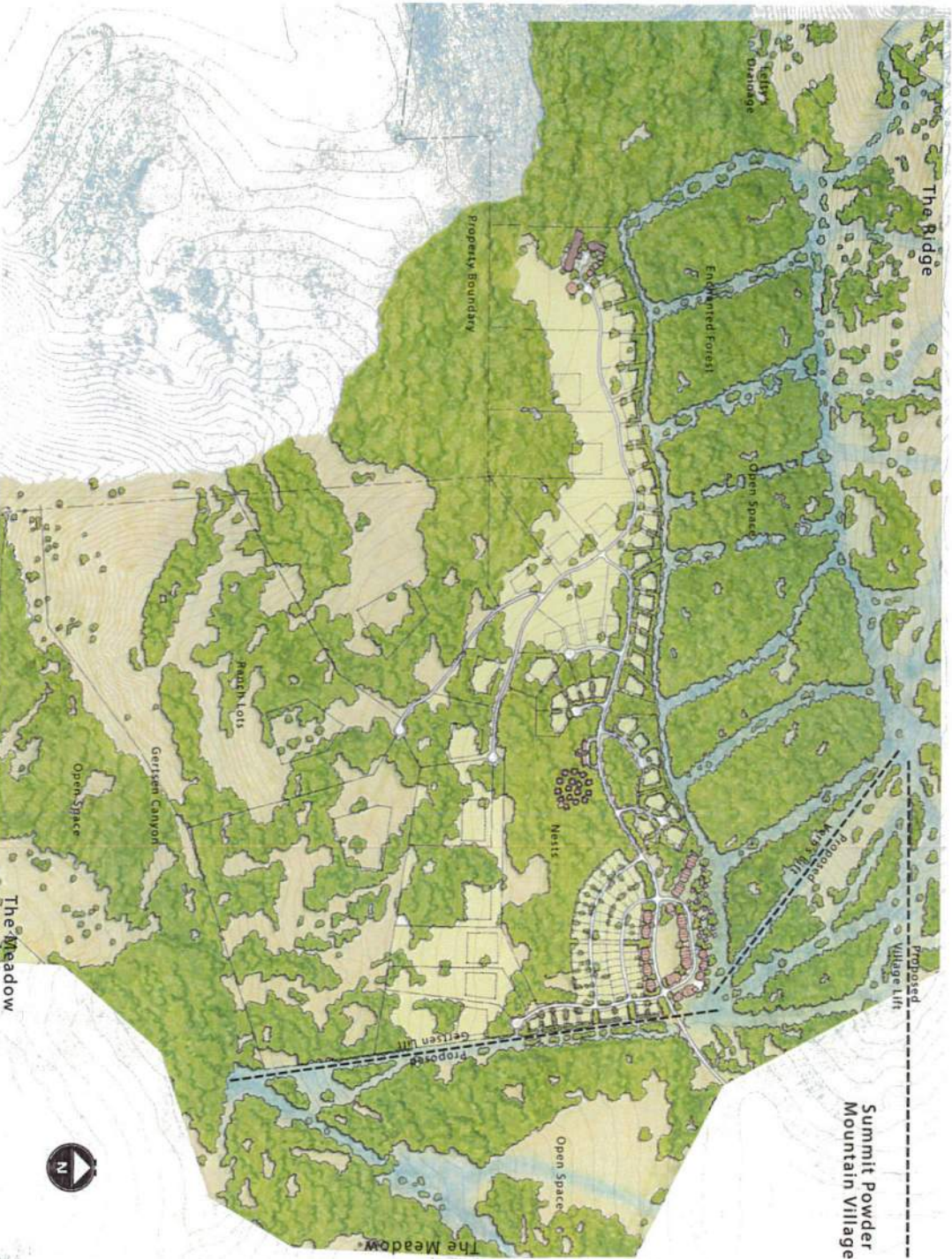


Exhibit A  
Existing plan with changes noted

# Gertsen Illustrative Plan

REMOVED EXHIBIT

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



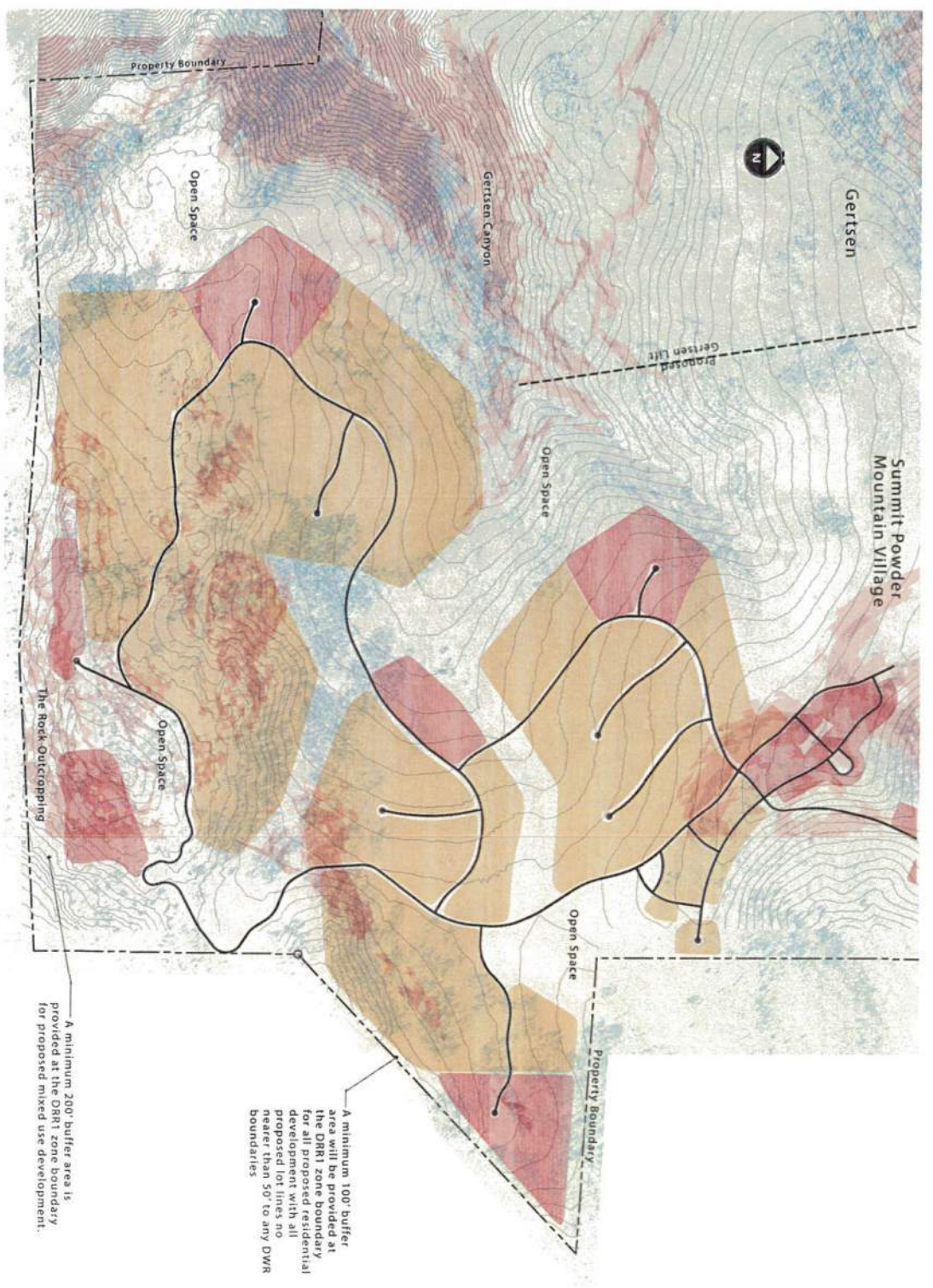


# The Meadow Slope Map & ...

Exhibit A  
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 placed on those slopes below 30%.



A minimum 100' buffer area will be provided at the DRR1 zone boundary for all proposed residential development with all proposed lot lines no nearer than 50' to any DWR boundaries

A minimum 200' buffer area is provided at the DRR1 zone boundary for proposed mixed use development.

**DEVELOPMENT LEGEND**

- MIXED USE
- RESIDENTIAL

**SLOPE LEGEND**

- SLOPES 30-40%
- SLOPES 40% AND ABOVE

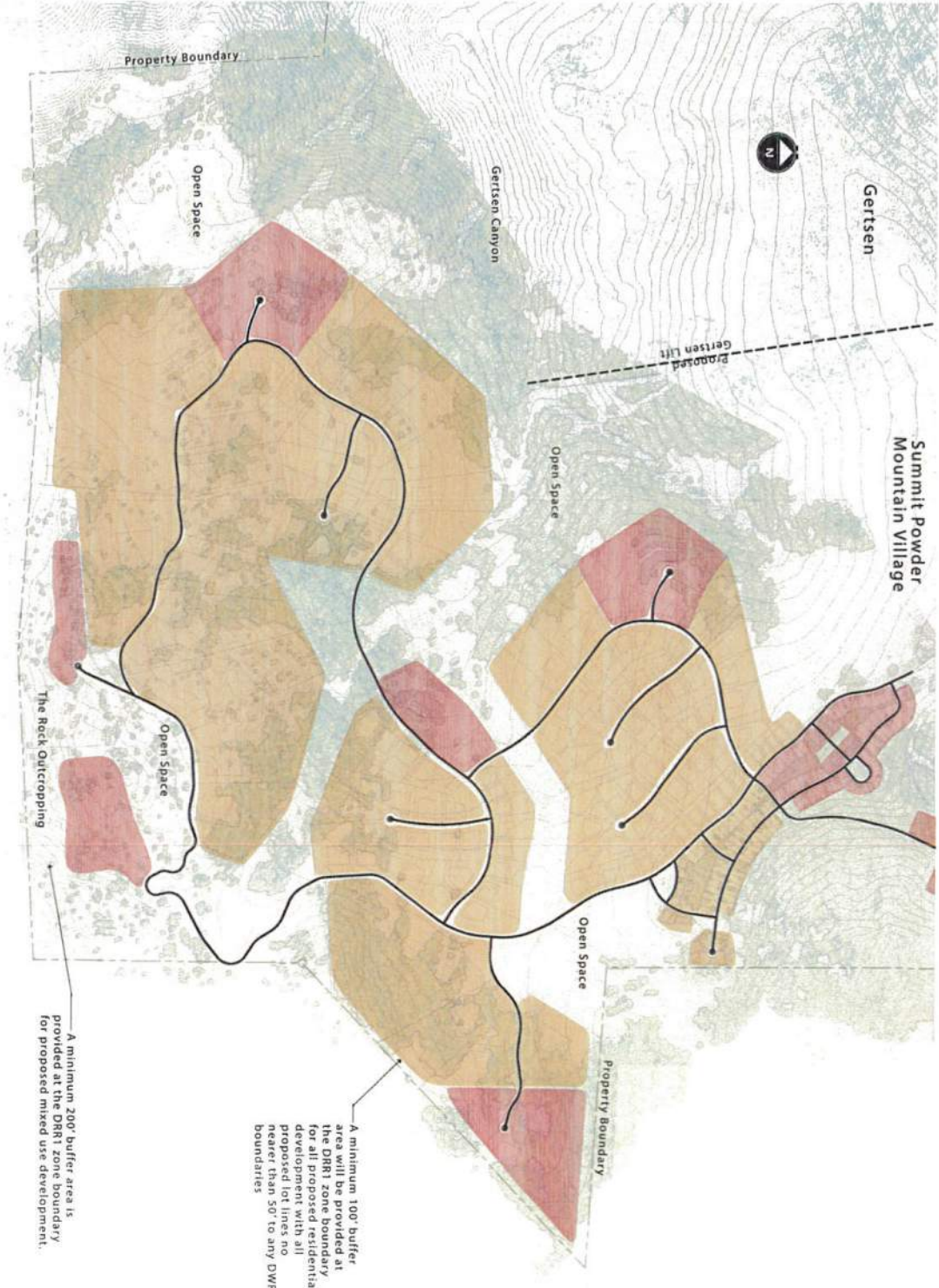


# The Meadow

Exhibit A  
Existing plan with changes noted

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

**CHANGED PAGE TITLE**  
REMOVED ILLUSTRATIVE BACKGROUND.  
ADDED NOTE FOR MIXED USE ON CUL-DE-SAC.



**DEVELOPMENT LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color: #c0392b;"></span>	MIXED USE
<span style="display:inline-block; width:15px; height:15px; background-color: #f1c40f;"></span>	RESIDENTIAL

**DEVELOPMENT DATA**

HOTELS	130 ROOMS
RETREATS	90 ROOMS
RESIDENTIAL	359 UNITS



# The Meadow Illustrative Plan

Exhibit A  
Existing plan with changes noted

REMOVED EXHIBIT

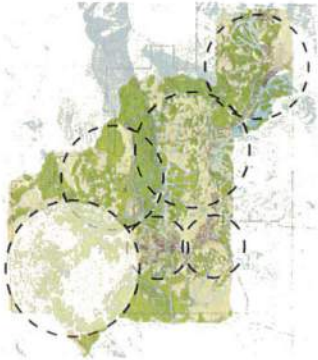
The Meadow comprises a mix of townhomes and small to large single family homes that stretch from the south edge of Summit Powder Mountain Village to the dramatic Rock Outcropping at the south project boundary. Gertsen Canyon provides open space and trail access for all units within the development linking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



A minimum 100' buffer area will be provided at the DRR1 zone boundary for all proposed residential development with all proposed lot lines no nearer than 50' to any DWR boundaries

A minimum 200' buffer area is provided at the DRR1 zone boundary for proposed mixed use development.

KEY MAP



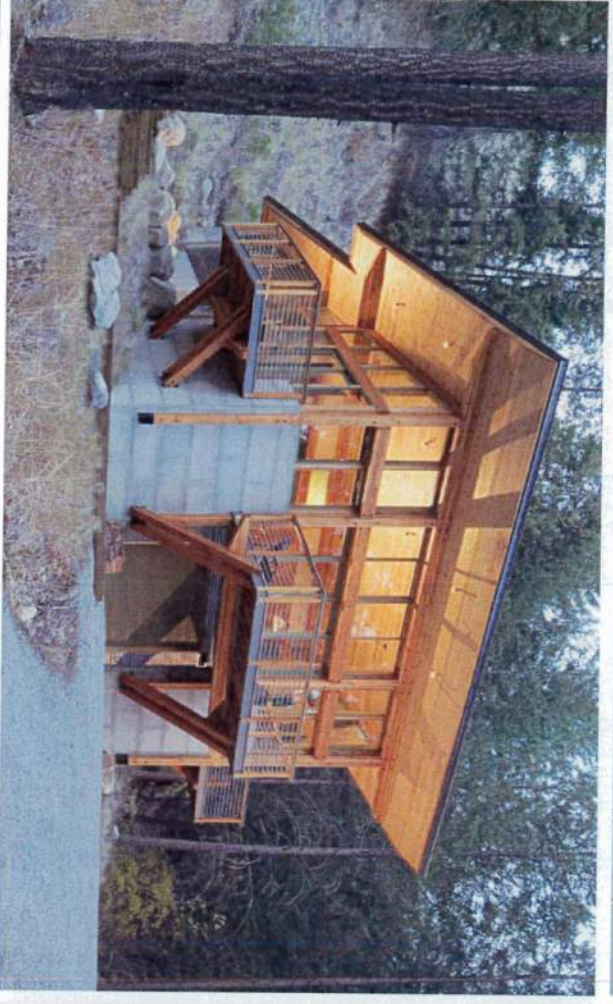


# Architectural Precedents: Nests

Exhibit A  
Existing plan with changes noted

NO CHANGES

The Summit community shares a philosophy of innovation, creativity, cultural enrichment and environmental conservation. At Powder Mountain, those core principles come to life in a mountain development of single-family home sites, clusters of nests and a lively village center on 6,160 acres of untouched land in the Wasatch mountain range. Homes will be tucked in clusters of pine and aspen trees to maintain natural views for all community members and The Village will be dense with living accommodations to allow for more open space in wildlife-sensitive areas. Each building design will meet recognized environmental standards and energy conservation guidelines will be provided to incorporate cutting-edge sustainability systems and materials. Buildings will incorporate broad roof lines and indoor-outdoor spaces and will emphasize natural materials, like stone and wood, that suit the local landscape. This modern mountain design aesthetic is essential and should be interpreted with innovation and creativity to add value to the community.



# Architectural Precedents: Mountain Houses

Exhibit A  
Existing plan with changes noted

NO CHANGES



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

Architecture is subservient to the natural landscape. Fenestration open to mountain views should be enhanced by building and site design. 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 maintain a low profile and are to be sited to minimize grading by following the natural undulation 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.



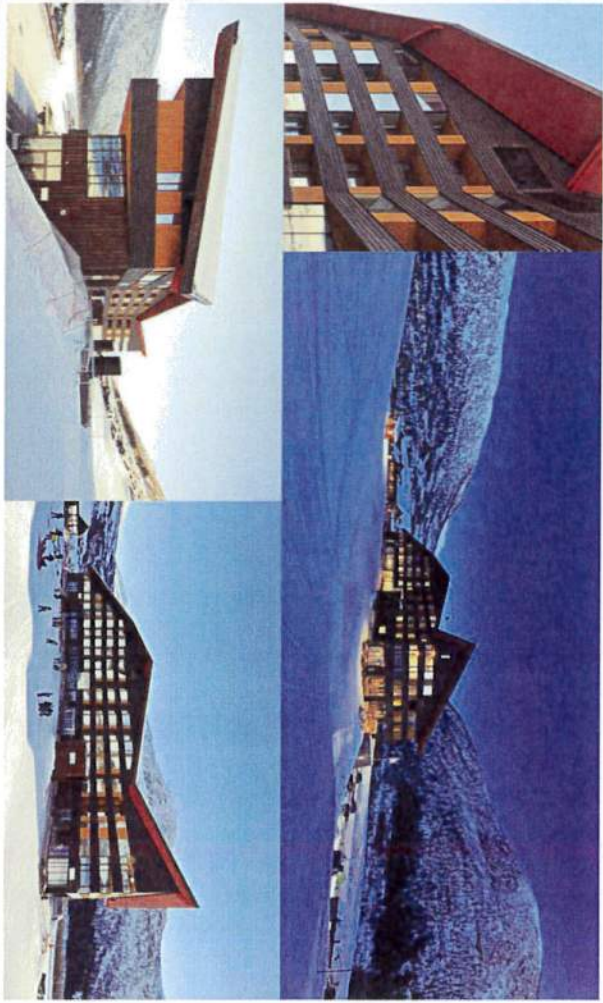
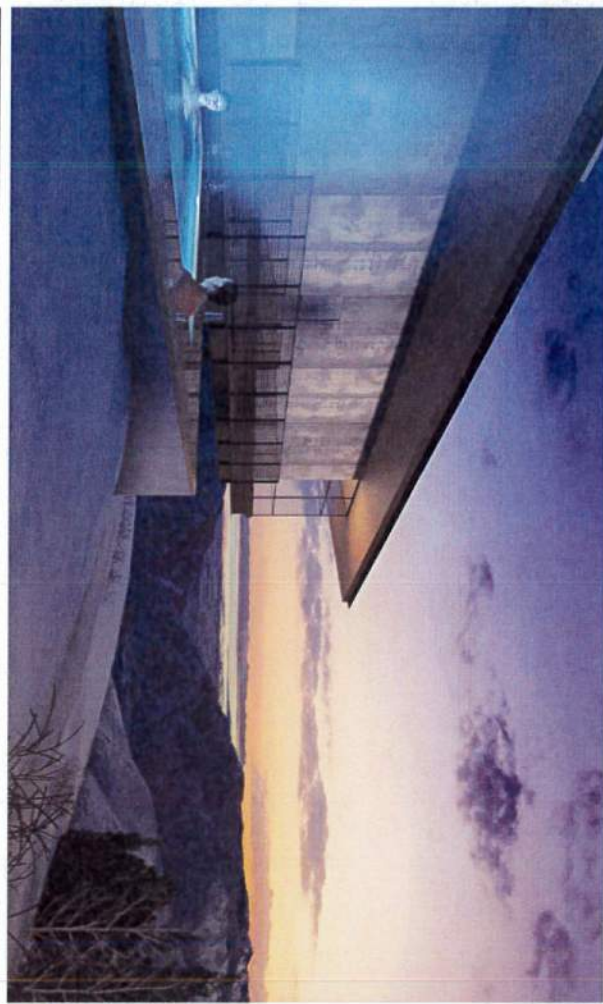
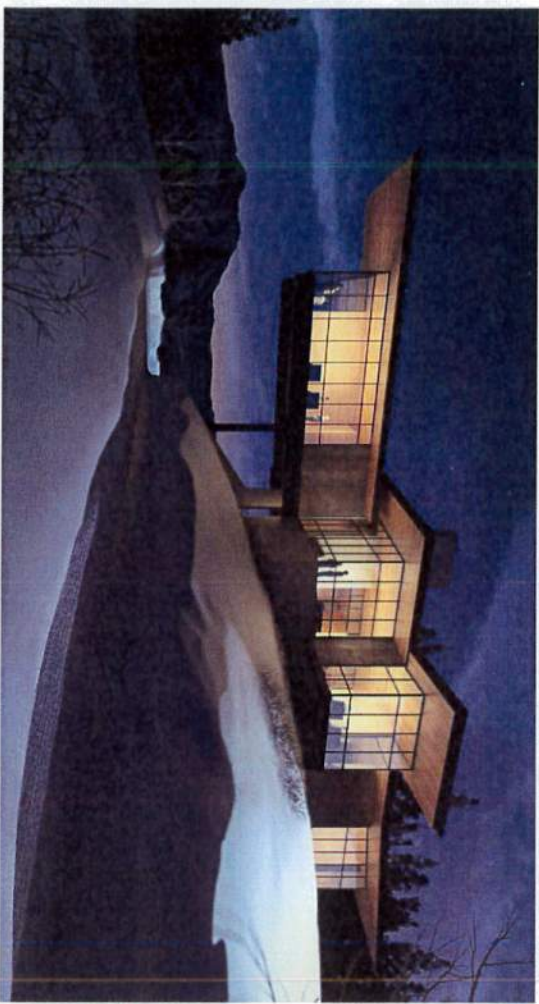
# Architectural Precedents: Hotels & Commercial

Exhibit A  
Existing plan with changes noted

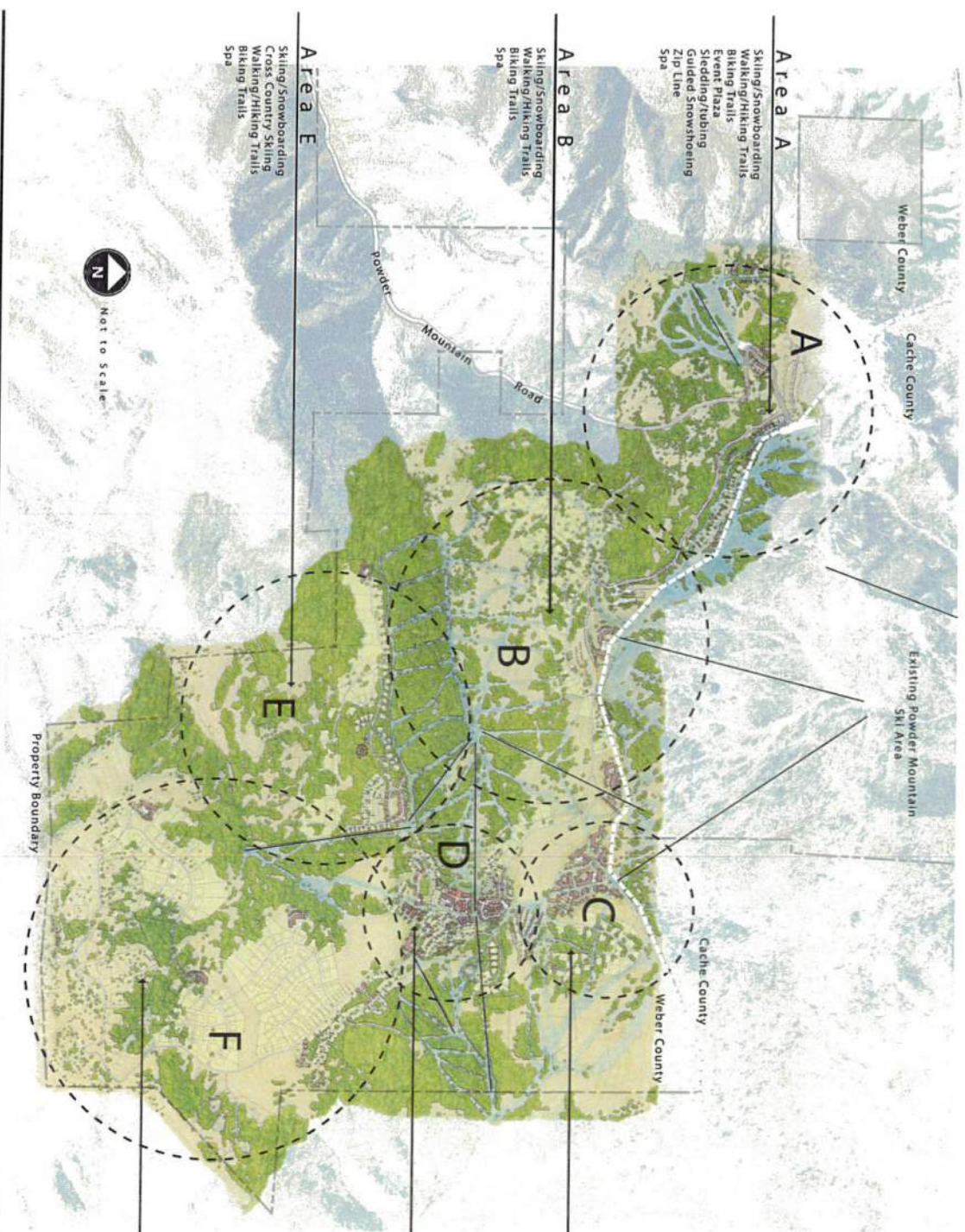
## NO CHANGES

Building and landscape materials will be used that are natural in appearance and available locally or regionally. All houses and landscape structures at Powder Mountain 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.

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



**Exhibit A**  
Existing plan with changes noted



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

Uses will be phased with the related development area phasing.

- Area A**
- Skiing/Snowboarding
  - Walking/Hiking Trails
  - Biking Trails
  - Event Plaza
  - Sledding/Tubing
  - Guided Snowshoeing
  - Zip Line
  - Spa

- Area B**
- Skiing/Snowboarding
  - Walking/Hiking Trails
  - Biking Trails
  - Spa

- Area E**
- Skiing/Snowboarding
  - Cross Country Skiing
  - Walking/Hiking Trails
  - Biking Trails
  - Spa

- Area C**
- Skiing/Snowboarding
  - Kite Boarding
  - Walking/Hiking Trails
  - Biking Trails
  - Equestrian Trails
  - Events Plaza
  - Ice Skating
  - Spa

**REMOVED ILLUSTRATIVE BACKGROUND AND REPLACED WITH OVERALL LAND USE PLAN**

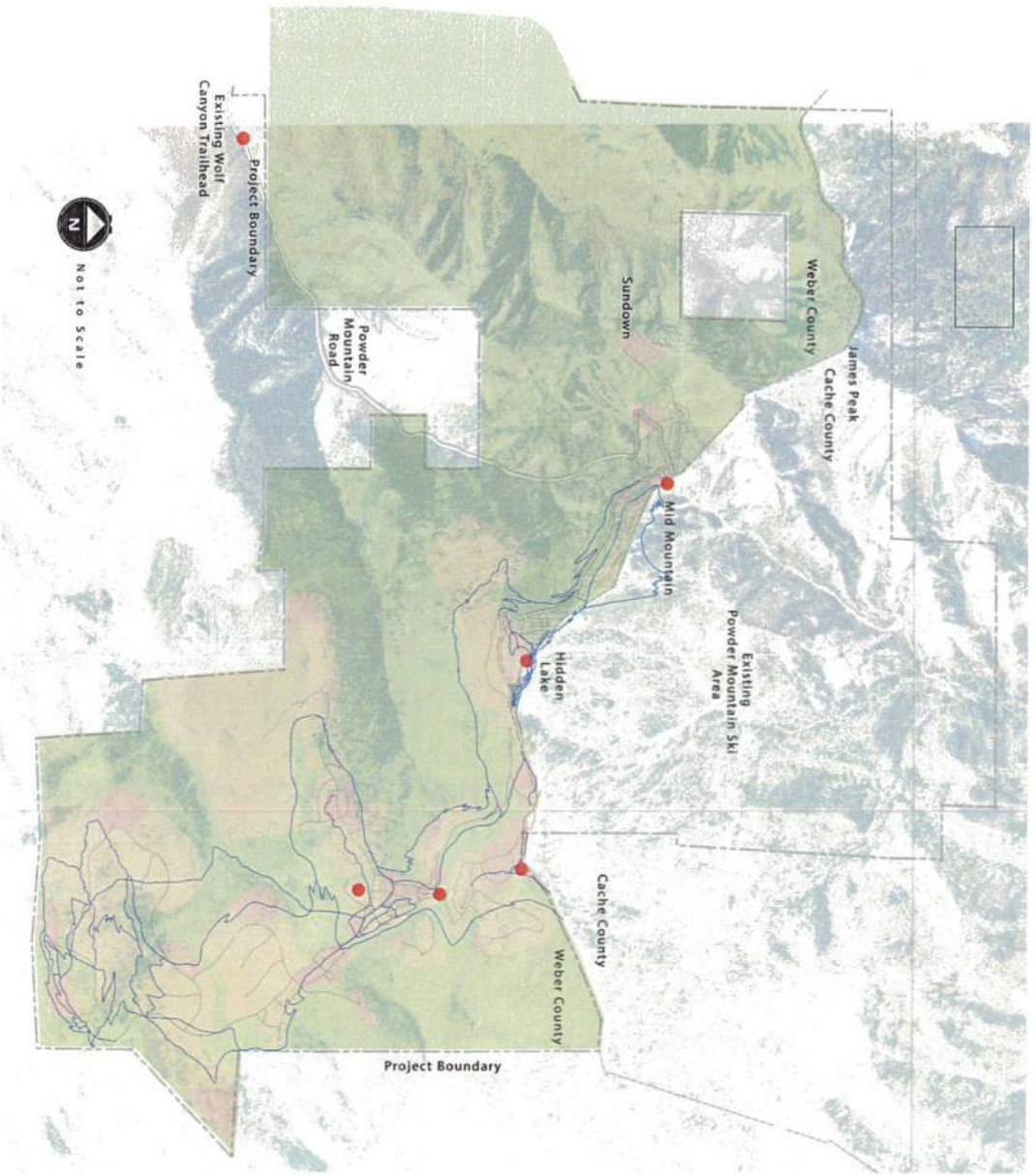
- Area D**
- Skiing/Snowboarding
  - Walking/Hiking Trails
  - Biking Trails
  - Kid's Camp
  - Event's Plaza
  - Guided Snowshoeing
  - Ice Skating
  - Amphitheater
  - Sledding/Tubing
  - Swimming
  - Indoor Recreation Facility
  - Zip Line
  - Geo-caching
  - Spa

- Area F**
- Walking/Hiking Trails
  - Cross Country Skiing
  - Biking Trails
  - Equestrian Facility
  - Equestrian Trails
  - Adventure Course
  - Spa



# Open Space with Trails

Exhibit A  
Existing plan with changes noted



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

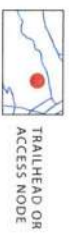
### OPEN SPACE CALCULATION

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

### DEVELOPMENT LEGEND

- MIXED USE
- RESIDENTIAL
- OPEN SPACE
- INTERNAL PUBLIC LOOP TRAILS
- TRAILHEAD OR ACCESS NODE

### UPDATED OVERALL LAND USE PLAN WITH TRAILS



# Seasonal Workforce Housing Plan

Exhibit A  
Existing plan with changes noted

NO CHANGES

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

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

In order to ensure affordable housing remain available and affordable in perpetuity, the on mountain seasonal workforce housing units will be deed restricted. Upon request, an annual report that outlines the previous year's employment level, workforce housing needs, housing type/availability and occupancy will be generated and presented to Weber County Planning Staff.

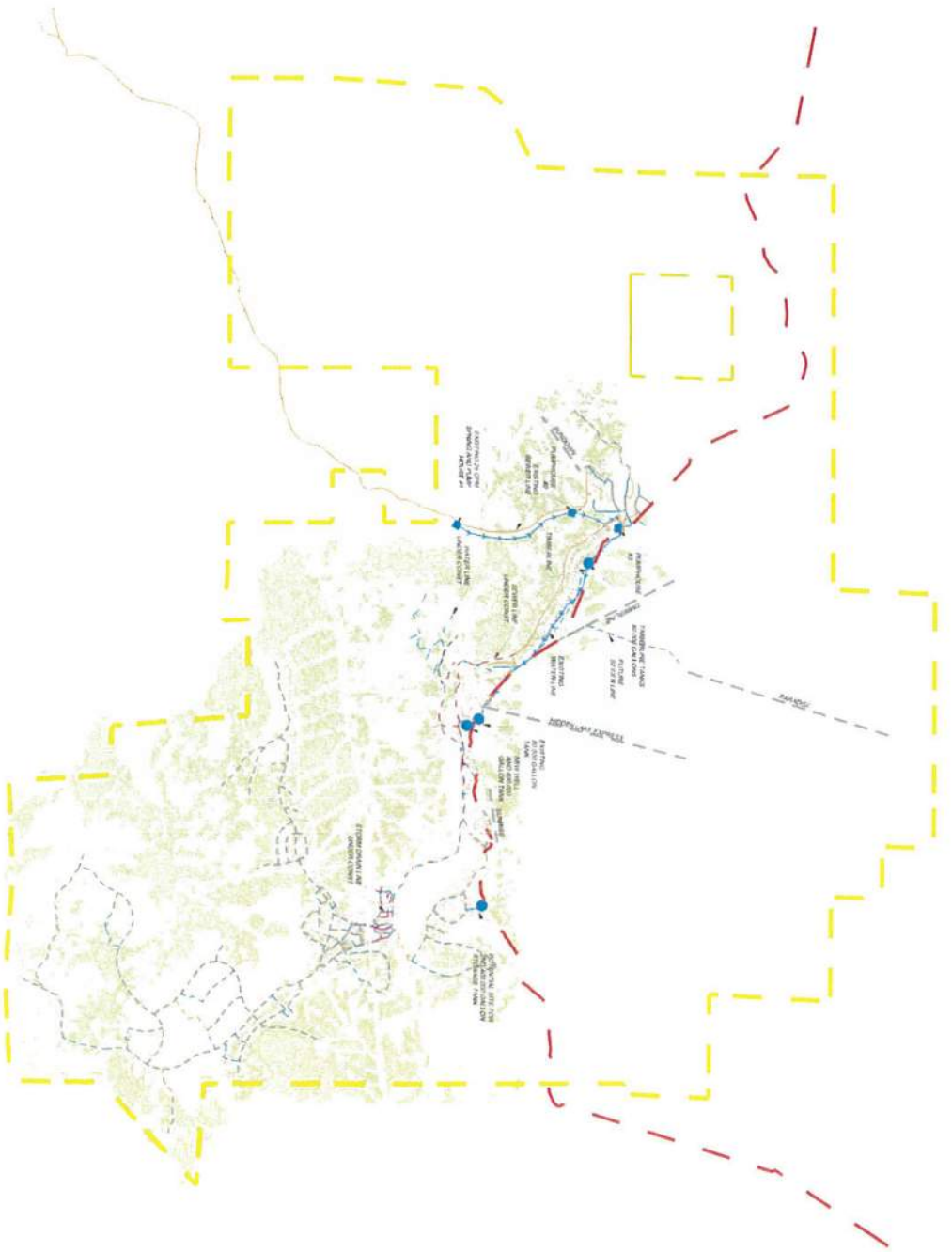
Uses	# Employees Generated	Per Room/SF	Source	Rental Units	FTEE	Emps/WF Unit (/1.65)	Required # Units (10%)
<b>Phase 1 - 1,477 Units</b>							
Estimated # of Employees in WF housing Unit							
Required # of Seasonal WF Housing Units	1.65		Weber County DRRO		573	347	35
	0.1		Weber County DRRO		98	60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

# Wet Utilities

Exhibit A  
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**
- COUNTY LINE
  - 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)

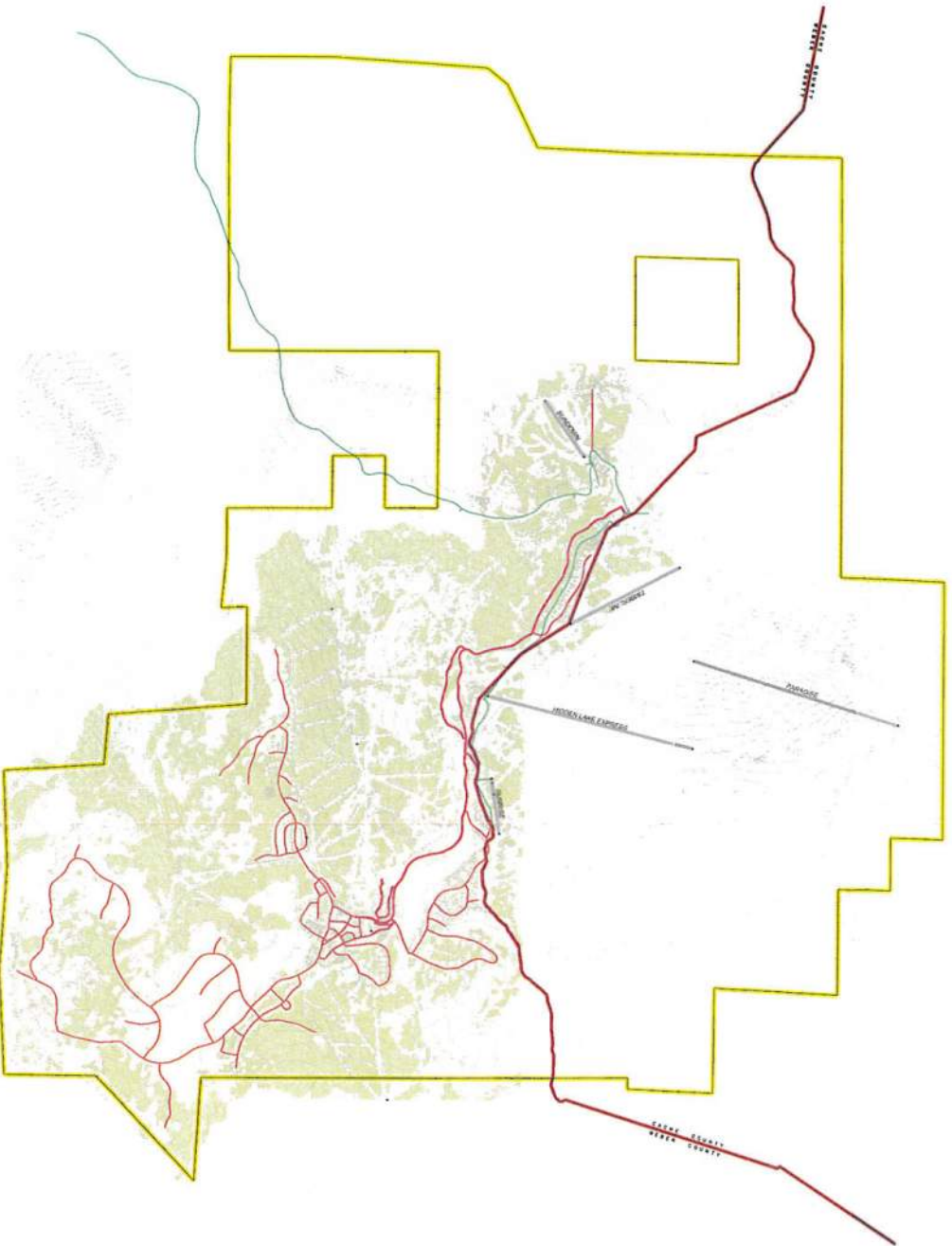


# Dry Utilities Overview

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

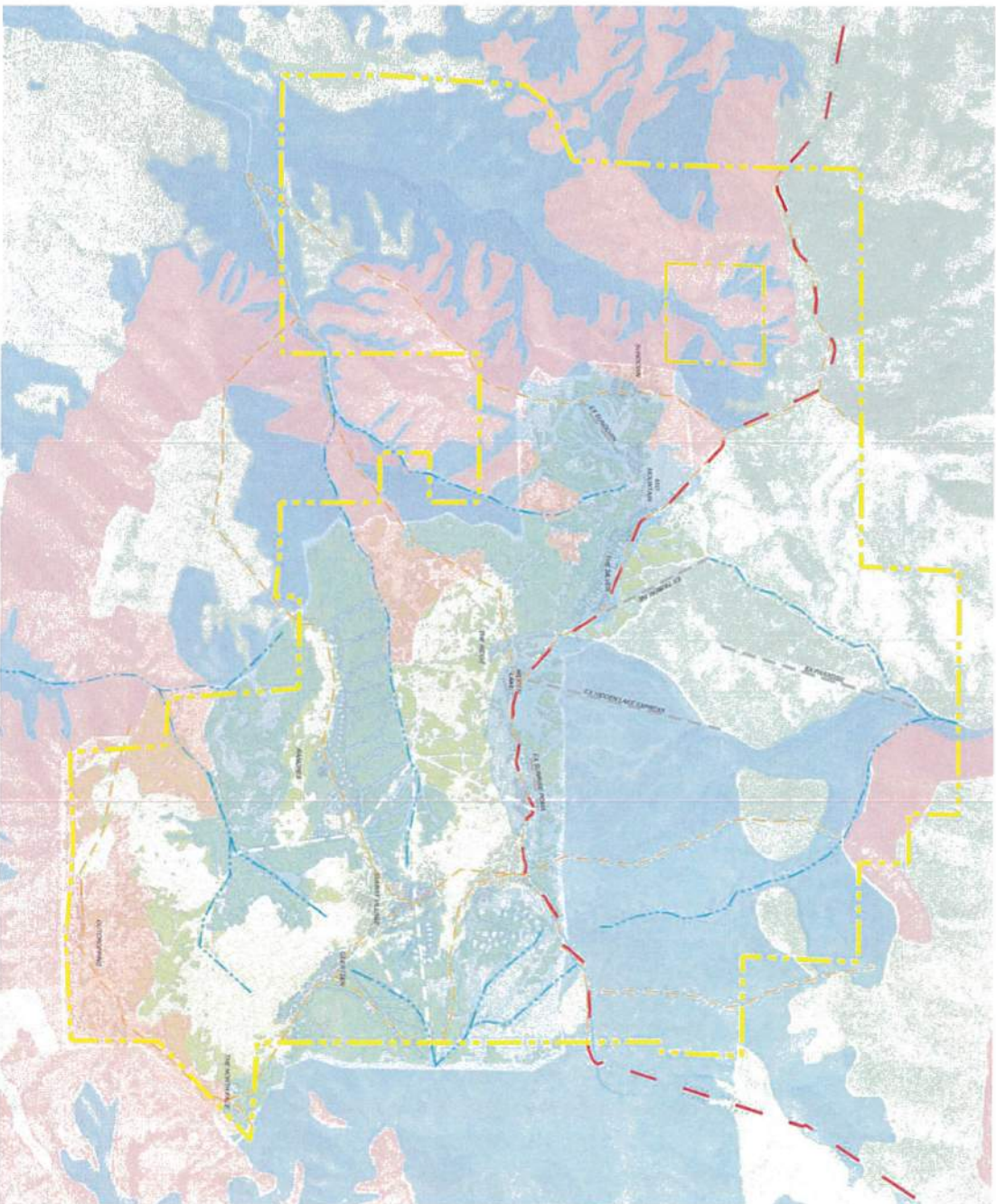
- COUNTY LINE
- PROPERTY BOUNDARY
- EXISTING SKI LIFT
- EXISTING POWER LINE
- FUTURE POWER LINE
- FUTURE COMMUNICATION LINE



# Conceptual Stormwater System

Exhibit A  
Existing plan with changes noted

NO CHANGES



## LEGEND

- COUNTY LINE
- PROPERTY BOUNDARY
- EXISTING SKI LIFT
- FUTURE SKI LIFT
- DRAINAGE BASIN BOUNDARY
- DRAINAGE CHANNEL

## HYDROLOGIC SOIL GROUPS

- B
- C
- D



NO CHANGES



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Weber County Sheriff's Office

August 6, 2014

Rick Everson  
Watus Enterprises  
5200 South Highland Drive, Ste 101  
Salt Lake City, Utah 84117

RE: Serve Notice

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 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 Office has one deputy assigned to the area to handle law enforcement.

With current staffing levels, the Weber County Sheriff's Office 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 developer and county commissioners, both Weber and Cache, to increase deputy numbers at a rate that is the equivalent to the rate of development.

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

Sincerely,

Sheriff Terry Thompson  
Weber County

July 2, 2014

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

RE: Will Serve Notice

The project at the Powder Mountain area includes multiple phases of development with the 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 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 valley.

When the number of residences and/or commercial structures warrants it, or when the number of 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.

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,

Brandon Thueson  
Fire Marshal

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







See next pages for Exhibit B of this staff report

# Weber County Rezoning Application

Destination and Recreation Resort Zone: DRR1  
AMENDMENT #1

2022 / APRIL

COEN / UTAH  
ENTREPRENEURS, ARTISTS & ACTIVISTS  
LAT 41.96081 ° N LN -117.4432



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Geologic Study.....Exhibit 1

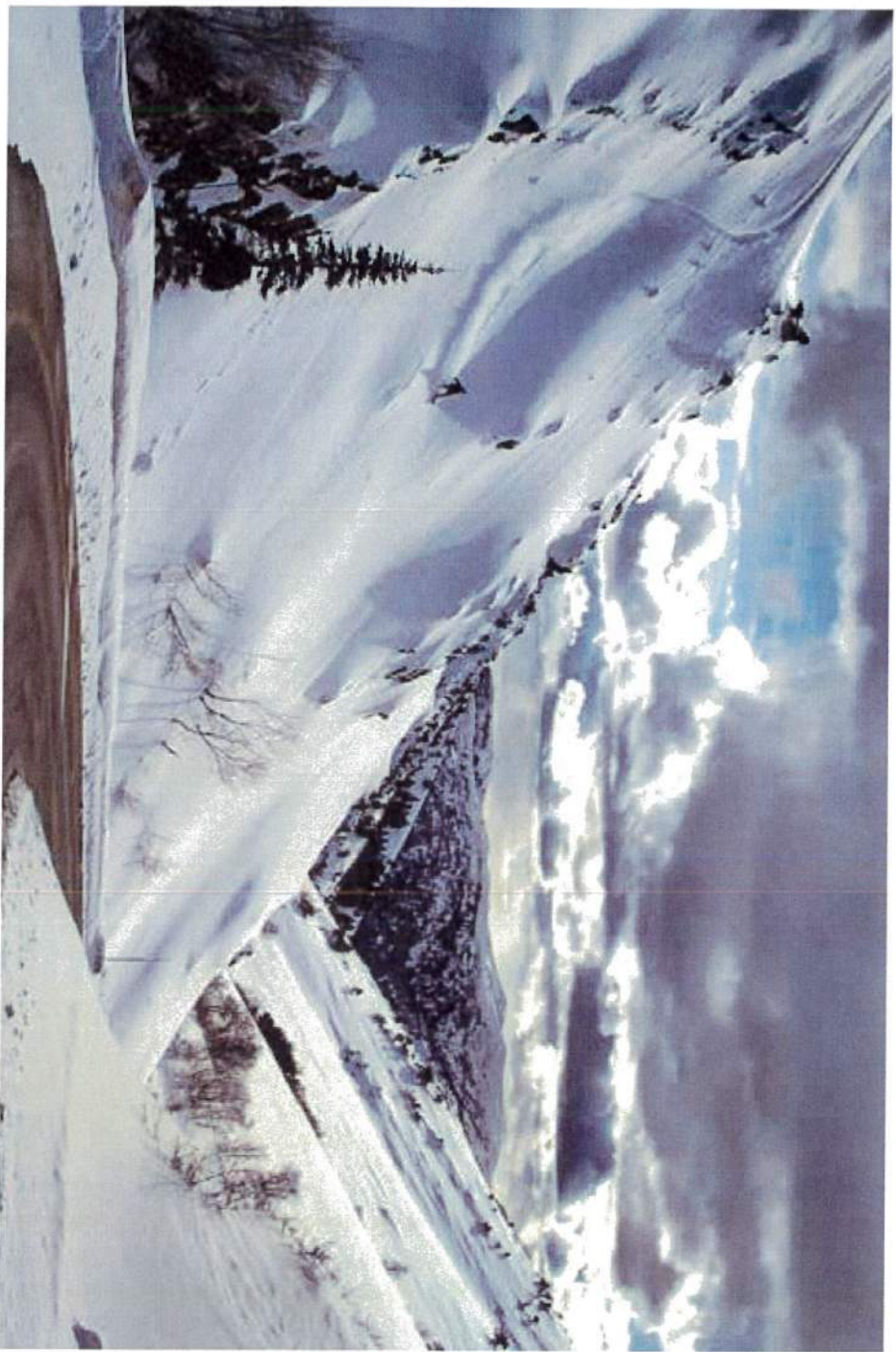
Traffic Study.....Exhibit 2

Design Guidelines.....Exhibit 3

Benefit Analysis.....Exhibit 4

Benefit Analysis Memorandum.....Exhibit 4.1

Community Fire Plan.....Exhibit 5



Applicant:  
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Fiscal Analyst  
WATTS ENTERPRISES  
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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 orphaned at age 15, moved around from family to family until he went to work for Charley Semmler. He tended camp for Charley's herders taking his pay in sheep until he built a herd of his own.

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

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.

When the ranch needed a reservoir, Alvin bought heavy earth moving equipment. He delved into the earth moving business to help pay for the machinery. A career in ranching, livestock and construction, however, just did not satisfy Alvin. In 1956, at 42, he 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 and returned to the upper Ogden Valley to establish a medical practice. At that time, Dr. Alvin Cobabe was the oldest person to graduate from the school.

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

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

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

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

**POWDER MOUNTAIN**

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

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

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

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

**TIMELINE**

- 1971-72 Season  
Powder Mountain opened February 19 with Sundown Lift.  
Ski School opened.
- 1972-73 Season  
Main Lodge opened.  
Sundown Lodge opened.  
Timberline Lift opened.

- 1975-76 Season  
Hidden Lake Lift added.
- 1981-82 Season  
Shuttle service for employees and for Powder County started.
- 1984-85 Season  
Powder Mountain was the first Utah resort to allow snowboarding.
- 1986-87 Season  
Hidden Lake Lodge opened.
- 1989-90 Season  
Columbine Inn opened with two condominiums and five hotel rooms.
- 1990-91 Season  
Diamond Peaks Hell-skiing started providing service between James Peak and at the Hidden Lake parking lot.
- 1994-95 Season  
Sunsire Lift opened.
- 1999-2000 Season  
Paradise Lift, a quad, opened up an additional 1300 acres of lift accessed terrain.  
Car skiing moved to Lightning Ridge accessing an additional 700 acres.
- Powder Mountain became resort with the most ski able terrain in America.
- 2001-02 Season  
Rails added at the Sundown Lift area.  
Terrain Park added off Hidden Lake run.
- 2006-07  
High-speed quad replaced the double chair lift at Hidden Lake.  
The snowmobile tow at Lightning Ridge was replaced with snow cat with people mover.  
Powder Mountain was sold to Western American Holdings.
- 2007-08  
A snow kiting area was designated and Powder Mountain become one of the first, if not the first, resort in the US to offer a snow kite only pass.  
The Snow cat Powder Safari began in January 2008.
- 2012  
Summit relocates its operations to Eden, Utah from Malibu, California.  
Summit Mountain Holding Group, L.L.C. ("SMHGC") begins the acquisition process to acquire the approximately 10,000 acre resort.  
Sky Lodge construction begins.  
SMHGC assumes Mountain operations for the 2012/2013 ski season.

2013  
The Sky Lodge at Hidden Lake is completed.  
Summit holds a Founders weekend on the Mountain to introduce the Summit community to the Phase 1 development.  
Summit Outside is held over 3 days at the future Village site.  
Summit Powder Mountain Village phase 1 PRUD of 154 units is approved.  
SMHGC closes on Powder Mountain's 10,000 acres.

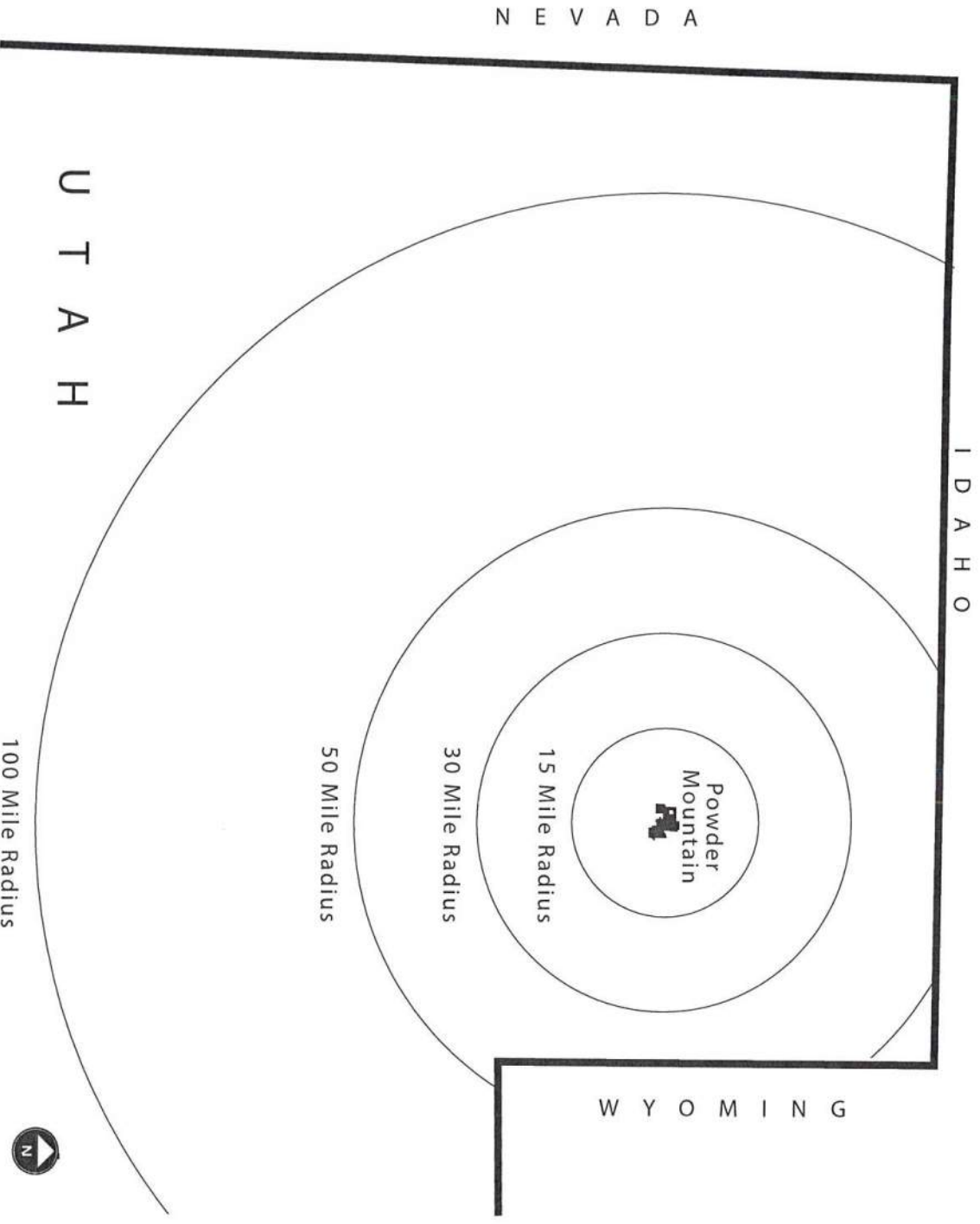
2014  
Phase 1 plats approved for 154 units.

**PURPOSE OF THE REZONE APPLICATION**

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

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

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



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

**PROCESS**

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

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

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

**WHY PRESENT ZONING SHOULD BE CHANGED**

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

**PUBLIC INTEREST**

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

**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 full Master Plan for the Rezone area. This will provide the public with the vision for the resort and will 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 DRR1 rezone application. This review is expansive and thorough and provides for a much broader scope of review than if the project was submitted in piecemeal fashion under current zoning. This includes reviews by:

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

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

The rezone adds approximately 1,940 acres of land to the previous 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.

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

implementation of 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 than the flexibility of the rezone and its allowed 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 as a whole.

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. These proposed mitigation practices include:

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

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

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

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

The Master Plan as proposed within this rezone document for Powder Mountain promotes the health, safety and welfare of Weber County residents by creating a diverse year-round resort. This diversity will provide stability and long term benefits to Weber County and in particular 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 trail connections between neighborhoods and within the surrounding communities of Eden and Liberty through the regional trail links that have been extended into and thru the Resort property. These trail connections link the Resort to the Valley floor providing access to important recreational amenities while limiting impacts to existing communities and residential neighborhoods continuing the important community access to the vast outdoors in Weber County.

Traffic mitigation plans will be implemented to ensure that all new 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.

The development areas within the project were designed with respect to the land attributes preserving sensitive lands and stream corridors and to avoid sky lining. The importance of economic, environmental, community and aesthetic benefits were taken into consideration to ensure a quality destination that provides benefits to 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 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 rezoned 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 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 \$5 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 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/biking trails, biking trails including mountain biking and cyclocross 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.**

Throughout the development of the Phase 1 plans as well as the DRR1 Master Plan development, the development team has continually met with representatives from the Sheriff's office, Fire Department and Emergency Medical Service providers gathering input to the plans and incorporating that input into this application. The proposed Master Plan reflects the input received from these departments with regard to necessary Emergency Services. Per the discussions with these public safety providers, Powder Mountain will provide a facility to house both the Sheriff and Fire Department services on mountain. A preliminary parcel has been identified within Summit Powder Mountain Village and will be provided at the time the services are deemed necessary by the emergency service providers. This parcel will be integrated within the Resort in a manner that fits the development setting in which it is located but the scope of services provided will be modeled after the Huntsville Station as per the discussions with the emergency providers. Feasibility letters from both the Fire Department and Sheriff's Department are attached on Page 47.



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 on-mountain 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.

#### **Water**

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 Stormwater Pollution Prevention Plans (SWPPP) 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 Settings**

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**

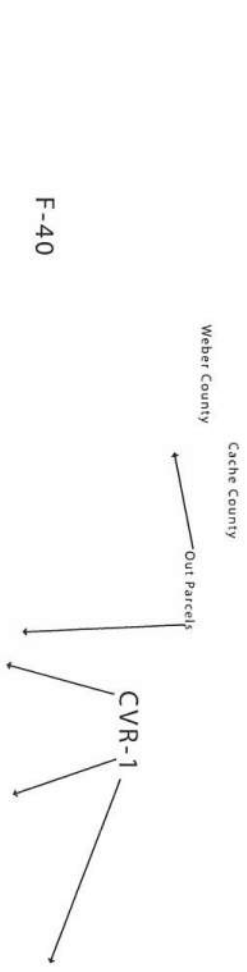
A comprehensive transportation study has been prepared by Project Engineering Consultants (PEC) and is included with this application as Exhibit 2. The report studies the transportation impacts anticipated to be associated with the proposed Master Plan, provides an analysis of phased development steps 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 it 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 recreational amenities that may be provided in addition to those that currently existing within the project and as part of the existing ski area. The trail plan highlights trail linkages to the Ogden Valley via Getzen Canyon and the existing Getzen Canyon trail and also provides for regional trail 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.

The Powder Mountain property located in Weber County is currently zoned Commercial Valley Resort Recreation Zone (CVR-1), Forest Valley (FV-3) and Forest Zone (F-40).



CVR-1 - Commercial Valley Resort Recreation Zone

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.

FV-3 - Forest Valley Zone

The purpose of the Forest Valley 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 Zone - F-40

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



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

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

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

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

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.

# Existing Topog

Exhibit B  
Proposed amended master plan

The Slope Analysis illustrates that much of the Powder Mountain property contains slopes most suitable to ski terrain. The project's 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 more gentle meadows and saddles that exist throughout the development.

Cache County  
Weber County

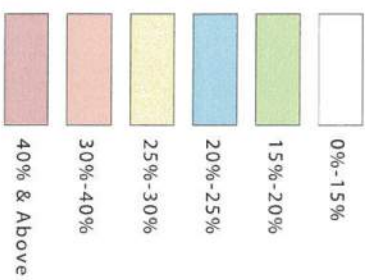
Project Boundary

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

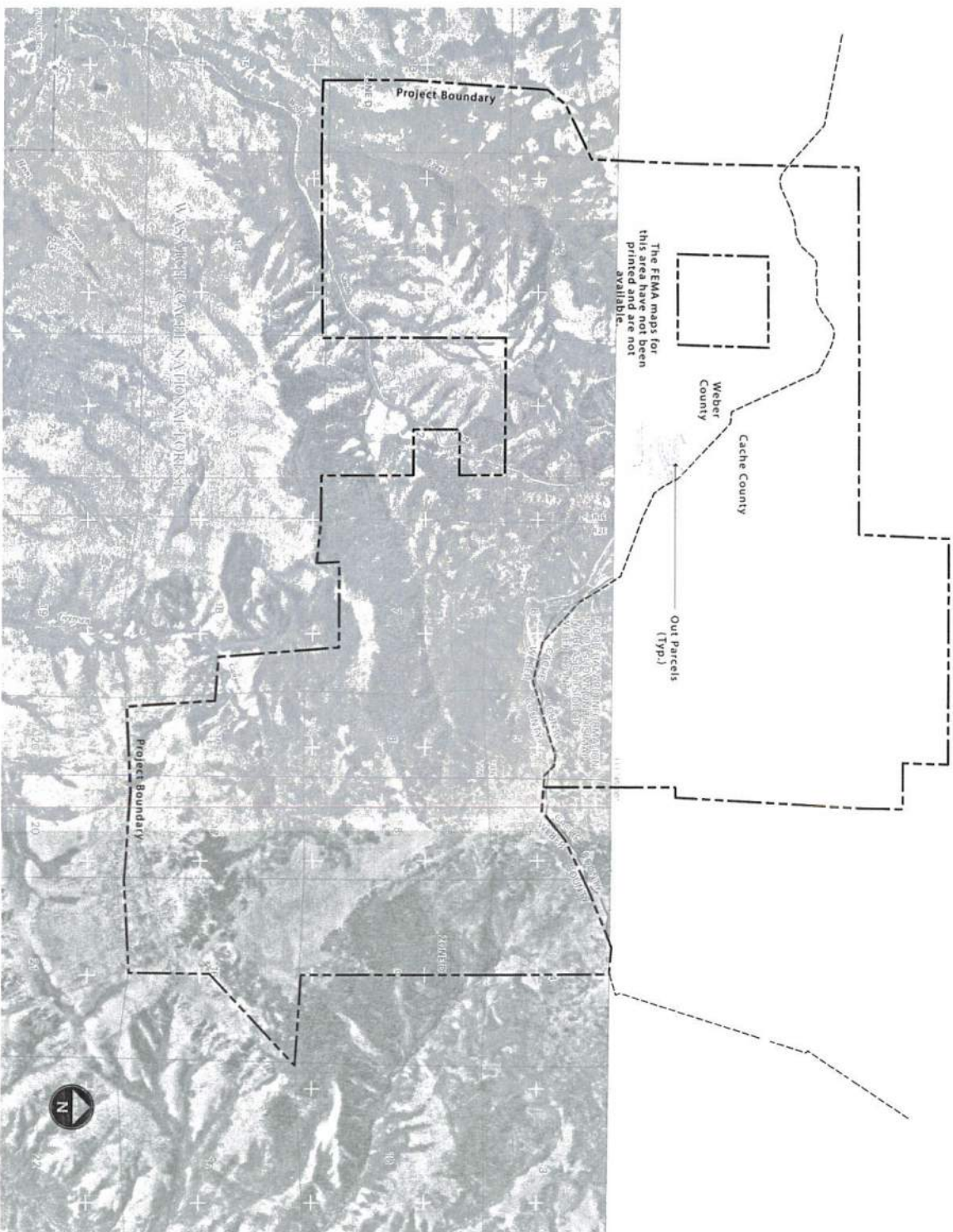
Project Boundary



## Slope Legend



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 area.



**LEGEND**

**SPATIAL ZONING AND LAND USE DESIGNATION TO REGULATORY ZONING**

The following table provides a key to the various zoning designations used in the map. The designations are based on the following criteria: (1) the type of land use, (2) the density of the land use, (3) the height of the buildings, (4) the type of the terrain, and (5) the type of the soil. The designations are as follows:

	Zone A1	Single-Family Detached Dwellings
	Zone A2	Single-Family Detached Dwellings
	Zone A3	Single-Family Detached Dwellings
	Zone A4	Single-Family Detached Dwellings
	Zone A5	Single-Family Detached Dwellings
	Zone A6	Single-Family Detached Dwellings
	Zone A7	Single-Family Detached Dwellings
	Zone A8	Single-Family Detached Dwellings
	Zone A9	Single-Family Detached Dwellings
	Zone A10	Single-Family Detached Dwellings
	Zone A11	Single-Family Detached Dwellings
	Zone A12	Single-Family Detached Dwellings
	Zone A13	Single-Family Detached Dwellings
	Zone A14	Single-Family Detached Dwellings
	Zone A15	Single-Family Detached Dwellings
	Zone A16	Single-Family Detached Dwellings
	Zone A17	Single-Family Detached Dwellings
	Zone A18	Single-Family Detached Dwellings
	Zone A19	Single-Family Detached Dwellings
	Zone A20	Single-Family Detached Dwellings
	Zone A21	Single-Family Detached Dwellings
	Zone A22	Single-Family Detached Dwellings
	Zone A23	Single-Family Detached Dwellings
	Zone A24	Single-Family Detached Dwellings
	Zone A25	Single-Family Detached Dwellings
	Zone A26	Single-Family Detached Dwellings
	Zone A27	Single-Family Detached Dwellings
	Zone A28	Single-Family Detached Dwellings
	Zone A29	Single-Family Detached Dwellings
	Zone A30	Single-Family Detached Dwellings
	Zone A31	Single-Family Detached Dwellings
	Zone A32	Single-Family Detached Dwellings
	Zone A33	Single-Family Detached Dwellings
	Zone A34	Single-Family Detached Dwellings
	Zone A35	Single-Family Detached Dwellings
	Zone A36	Single-Family Detached Dwellings
	Zone A37	Single-Family Detached Dwellings
	Zone A38	Single-Family Detached Dwellings
	Zone A39	Single-Family Detached Dwellings
	Zone A40	Single-Family Detached Dwellings
	Zone A41	Single-Family Detached Dwellings
	Zone A42	Single-Family Detached Dwellings
	Zone A43	Single-Family Detached Dwellings
	Zone A44	Single-Family Detached Dwellings
	Zone A45	Single-Family Detached Dwellings
	Zone A46	Single-Family Detached Dwellings
	Zone A47	Single-Family Detached Dwellings
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	Zone A92	Single-Family Detached Dwellings
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	Zone A97	Single-Family Detached Dwellings
	Zone A98	Single-Family Detached Dwellings
	Zone A99	Single-Family Detached Dwellings
	Zone A100	Single-Family Detached Dwellings

## Sensitive Land Areas: Wildlife

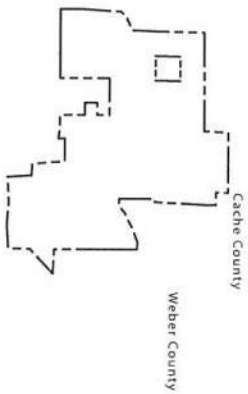
Exhibit B  
Proposed amended master plan

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

# Sensitive Land Areas: Stream

Exhibit B  
Proposed amended master plan

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



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

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



# Sensitive Land Areas: Scenic Roads 2.5



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

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

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

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

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

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

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

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

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

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

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

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

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

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

## SUSTAINABILITY

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

Core Values. We will create a built environment that:

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

We are actively working to complement the ecosystem that currently exists on Powder Mountain through adherence to these core values and principles. It is our goal to uplift the economy and community through best practices that will lead the region in our approach to sustainability and community development.

We are filtering our decisions through the lens of environmental stewardship that encompasses waste, water, power, our building standards and the flow of transportation throughout our village among others.

## ECONOMIC SUSTAINABILITY

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

## COMMUNITY SUSTAINABILITY

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

## POWDER MOUNTAIN

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

### Transportation:

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

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

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

### Market Sustainability:

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

### Open Space:

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

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

### Topography:

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

### Landscaping:

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

### Fire protection:

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

## AESTHETICS

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

- Humble
  - Site responsive
  - Sustainably driven
  - Familiar, regional and heritage materials in clever orientation. Classics with a twist.
  - Subtle elements of surprise, wonder, awe
  - Develop a new archetype of progressive mountain architecture
  - Frame up inspiring views
  - Build value through defining a functionally driven style
  - Create a cohesive exterior vernacular while allowing interiors to highlight Owner's preferred finishes and furnishings
- Define Summit Powder Mountain architecture as aesthetically timeless while featuring the pinnacle of new building methods that enhance the experience of living in the mountains.

**ENVIRONMENTAL STEWARDSHIP**

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

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

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

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

**Stormwater:**

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

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

**Solar Energy:** Site and building designs are to implement orientation strategies that optimize solar exposure and incorporate passive and active solar systems. Proper solar 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 include:

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

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

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

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

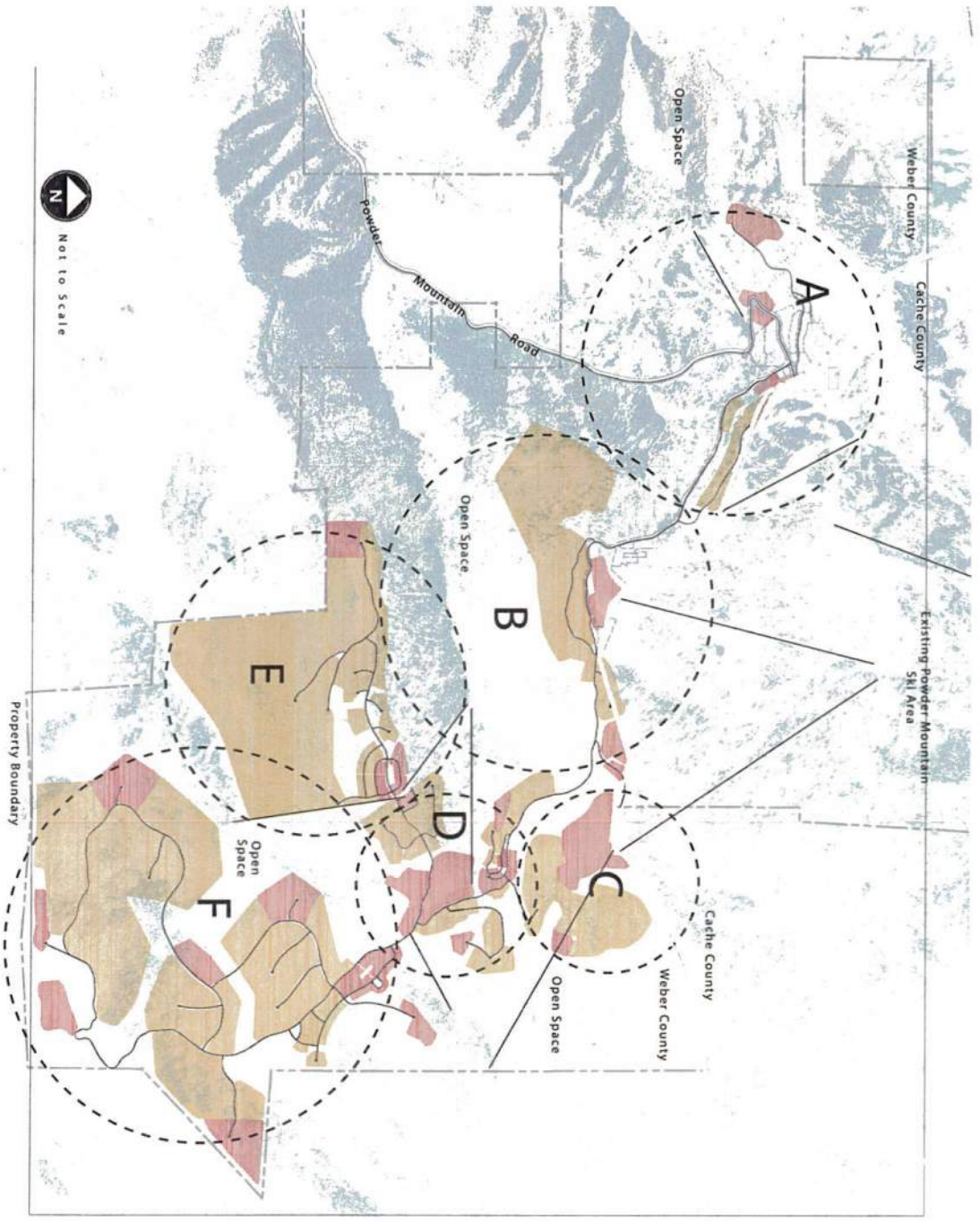
**Wind:** Wind energy systems may be allowed and should be considered as portions of the Powder Mountain property offer the potential for ideal wind energy systems but these systems must be sensitive to the community and environmental impacts they can create and any system proposed must comply with local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

# Overall Land Use Plan

Exhibit B  
Proposed amended master plan

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

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



- DEVELOPMENT AREAS**
- Area A - Mid-Mountain
  - Area B - The Ridge
  - Area C - Earl's Village
  - Area D - Summit PM Village
  - Area E - Gertsen
  - Area F - The Meadow

**DEVELOPMENT LEGEND**

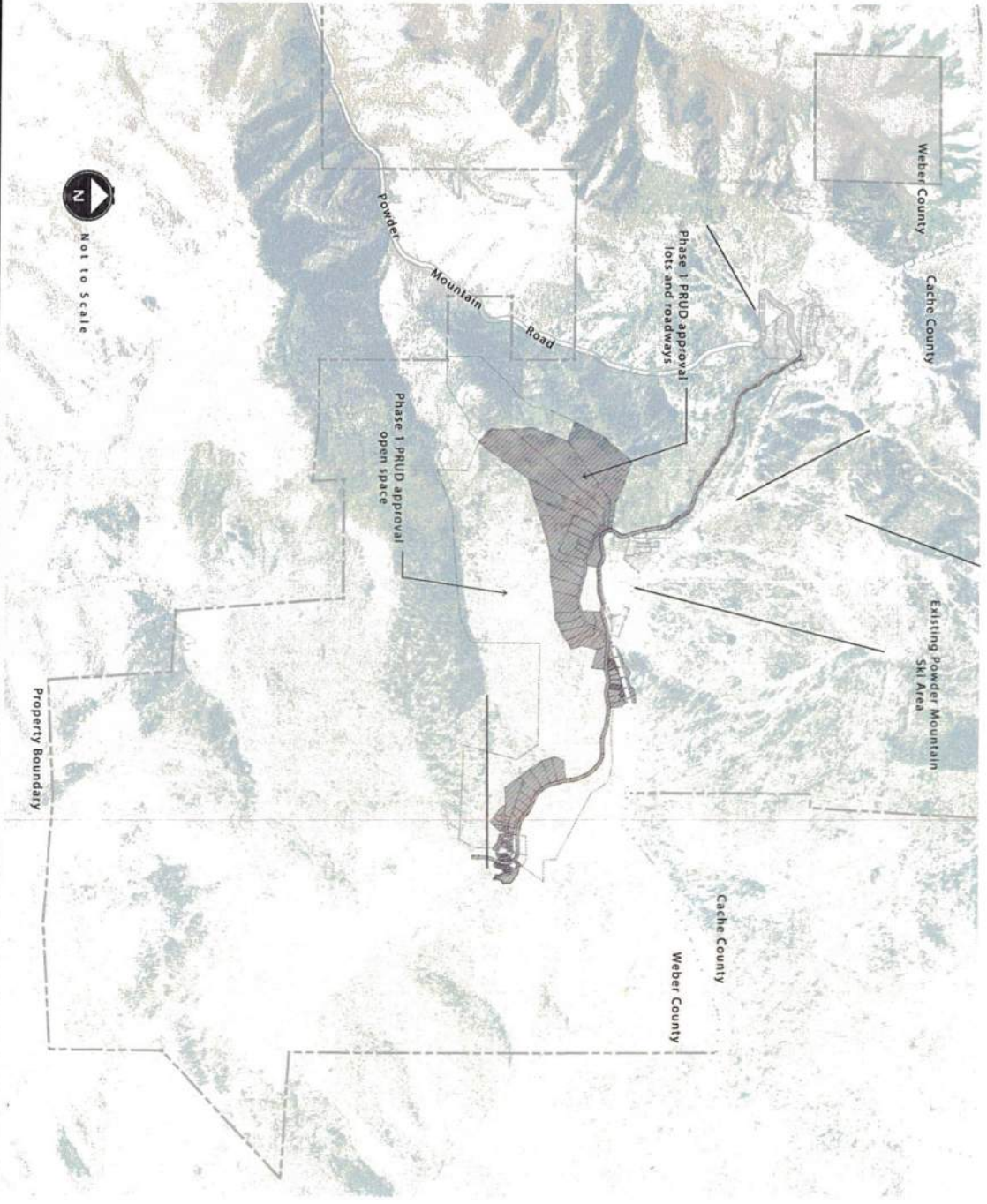
	MIXED USE
	RESIDENTIAL

**DEVELOPMENT DATA**

HOTELS	1,218 ROOMS
COMMERCIAL/SKIER SERVICES/CONF. CENTER	159,000 SF
RETIREMENTS	180 ROOMS
RESIDENTIAL	2,334 UNITS
<b>TOTAL UNITS</b>	<b>2,800 UNITS</b>

- NOTES:**
1. MIXED USE LAND USE INCLUDES ALL PERMITTED OR CONDITIONAL USES AS IDENTIFIED WITHIN THE DRR1 ZONE (SEC. 104-29-8)
  2. 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 RETIREMENT ROOMS EQUAL .33 UNITS EACH FOR DENSITY CALCULATIONS

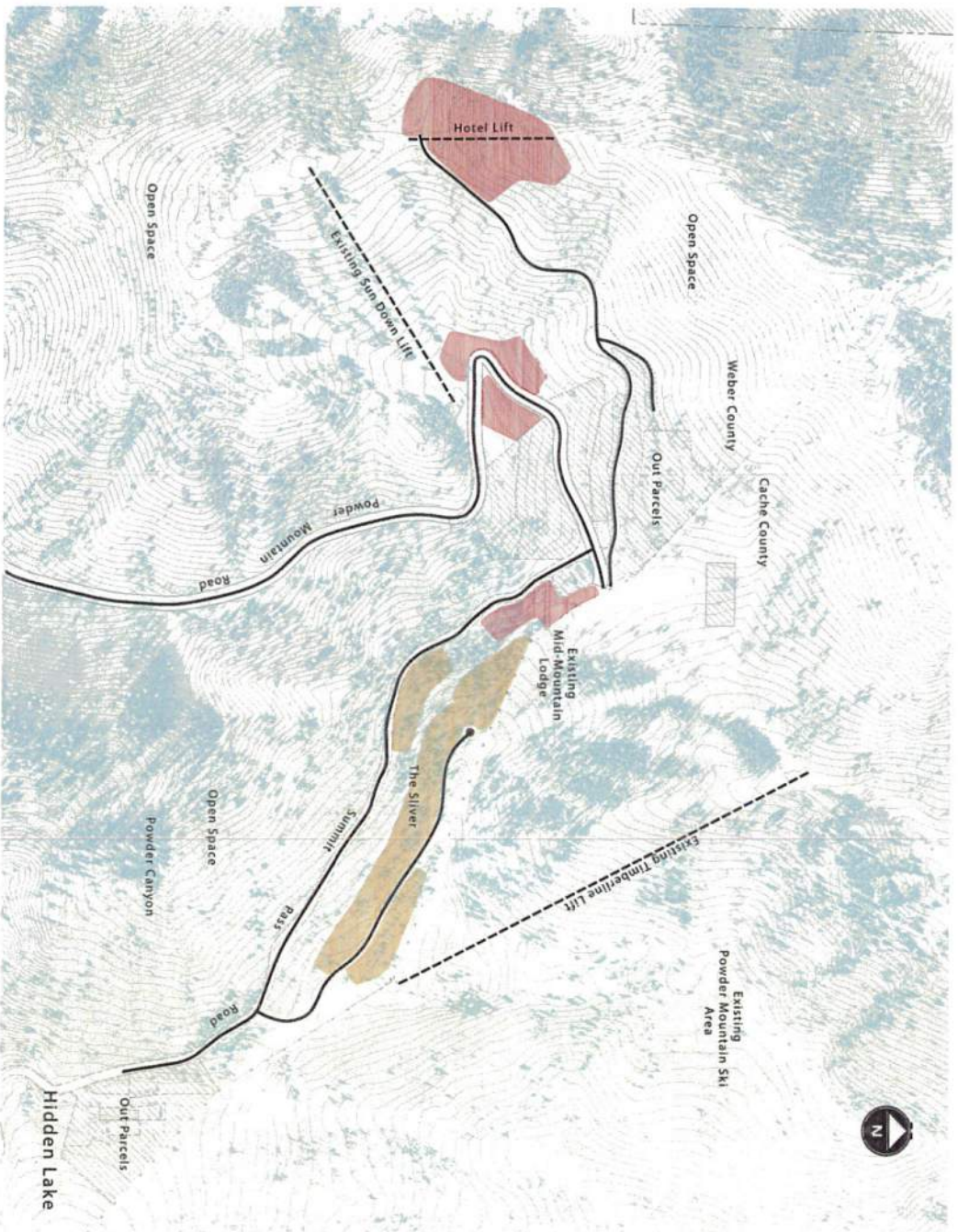
# Existing Phase 1



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. This approval includes 154 units that are comprised of a mix of large ranch lots, estate single family lots, 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 Ridge development area and into the Summit Powder Mountain Village and includes approvals and plats for all units and the roadways dedicated to serving these units and as shown here.

# Concept Development Plan - Area A: Mid-Mountain

Exhibit B  
Proposed amended master plan



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 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.

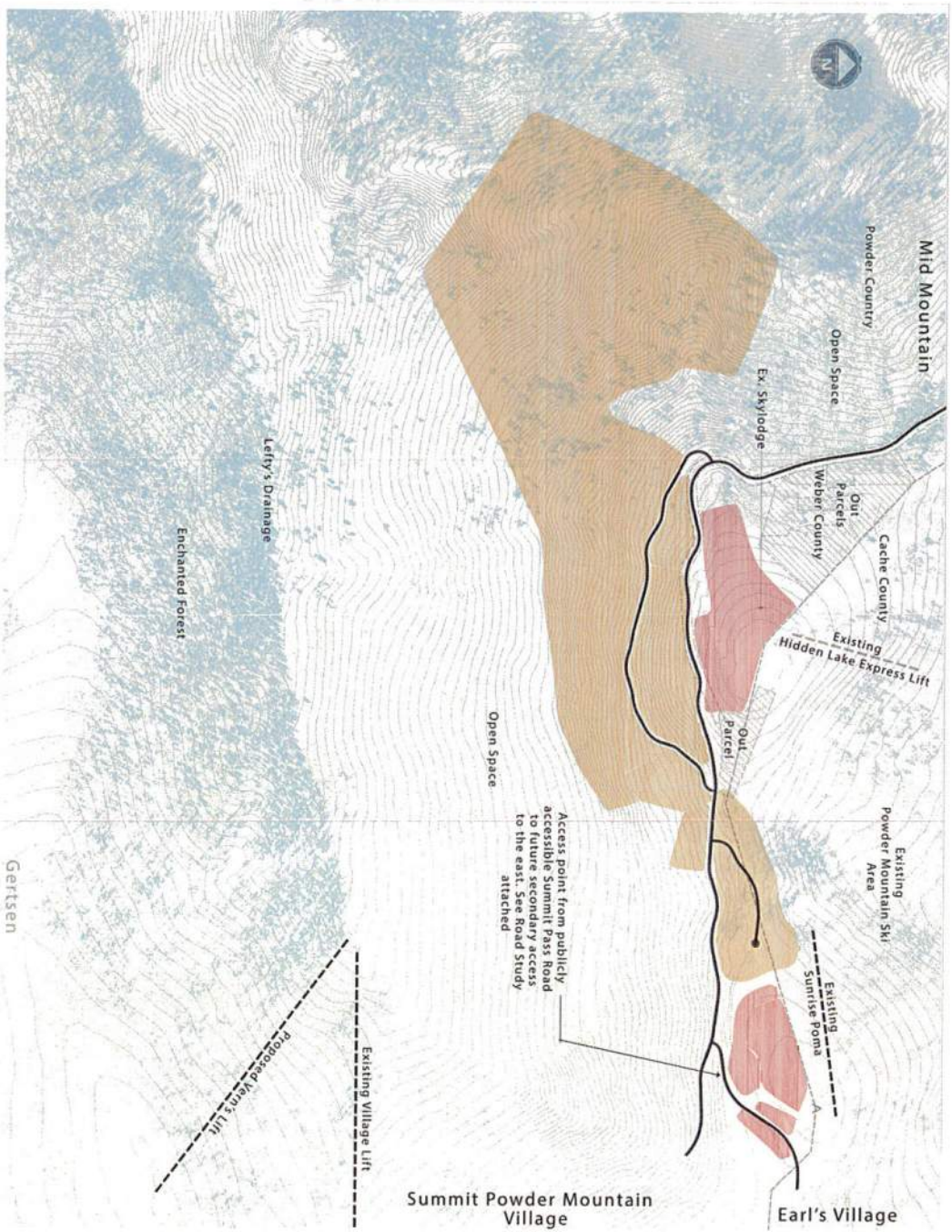
DEVELOPMENT LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color: #e67e22; border: 1px solid black;"></span>	MIXED USE HOTEL COMMERCIAL SKI LODGES & SERVICES
<span style="display:inline-block; width:15px; height:15px; background-color: #f1c40f; border: 1px solid black;"></span>	RESIDENTIAL

DEVELOPMENT DATA	
HOTELS	108 ROOMS
COMMERCIAL/SKI SERVICES/CNF. CENTER	10,000 SF
RESIDENTIAL	155 UNITS



# Concept Development Plan - Area B

Exhibit B  
Proposed amended master plan



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

**DEVELOPMENT LEGEND**

<span style="display:inline-block; width:20px; height:10px; background-color: #e91e63;"></span> MIXED USE	<span style="display:inline-block; width:20px; height:10px; background-color: #f4a460;"></span> RESIDENTIAL
<span style="display:inline-block; width:20px; height:10px; background-color: #e91e63;"></span> HOTELS/RETREAT	
<span style="display:inline-block; width:20px; height:10px; background-color: #e91e63;"></span> COMMERCIAL	
<span style="display:inline-block; width:20px; height:10px; background-color: #e91e63;"></span> SKI LODGES & CONF. CENTER	

**DEVELOPMENT DATA**

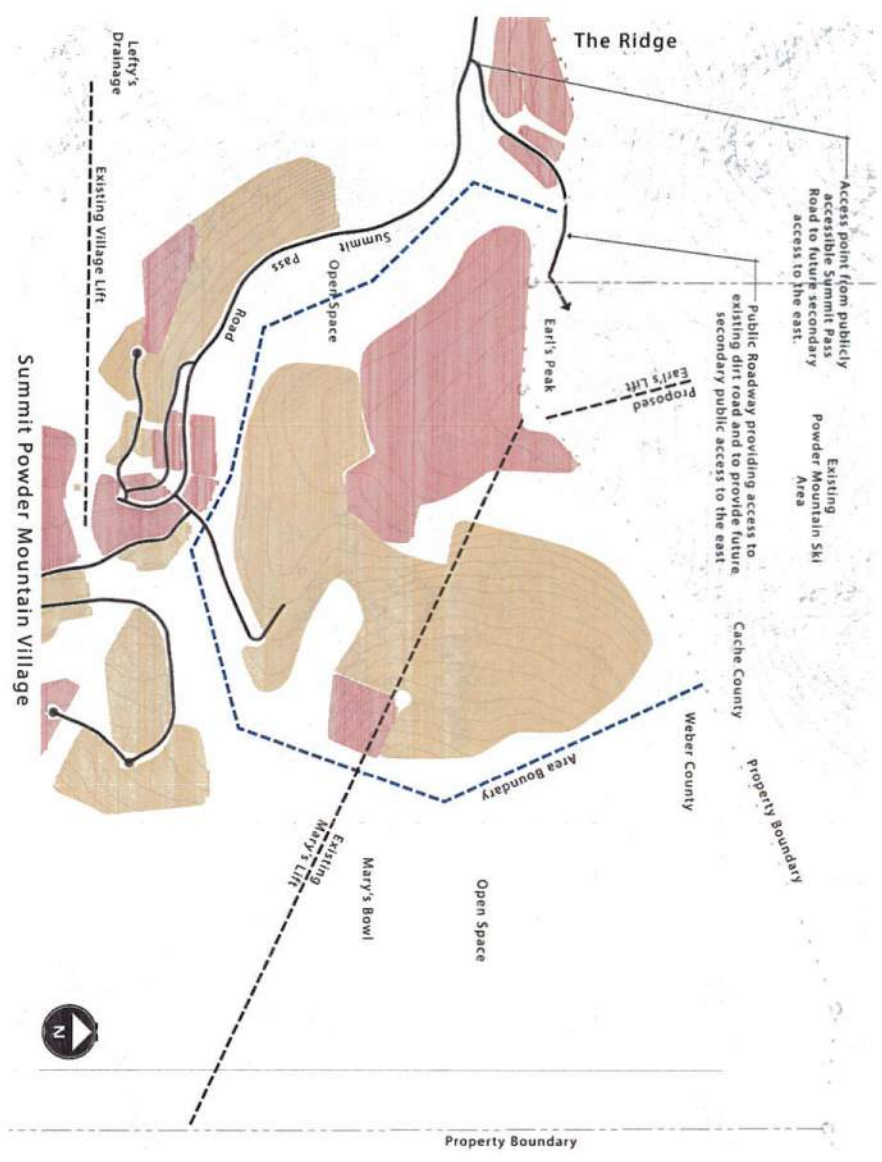
HOTELS	180 ROOMS
COMMERCIAL/SKIER SERVICES/CONF. CENTER	19,000 SF
RESIDENTIAL	159 UNITS



# Concept Development Plan - Area C: E

Exhibit B  
Proposed amended master plan

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



**DEVELOPMENT LEGEND**

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**DEVELOPMENT DATA**

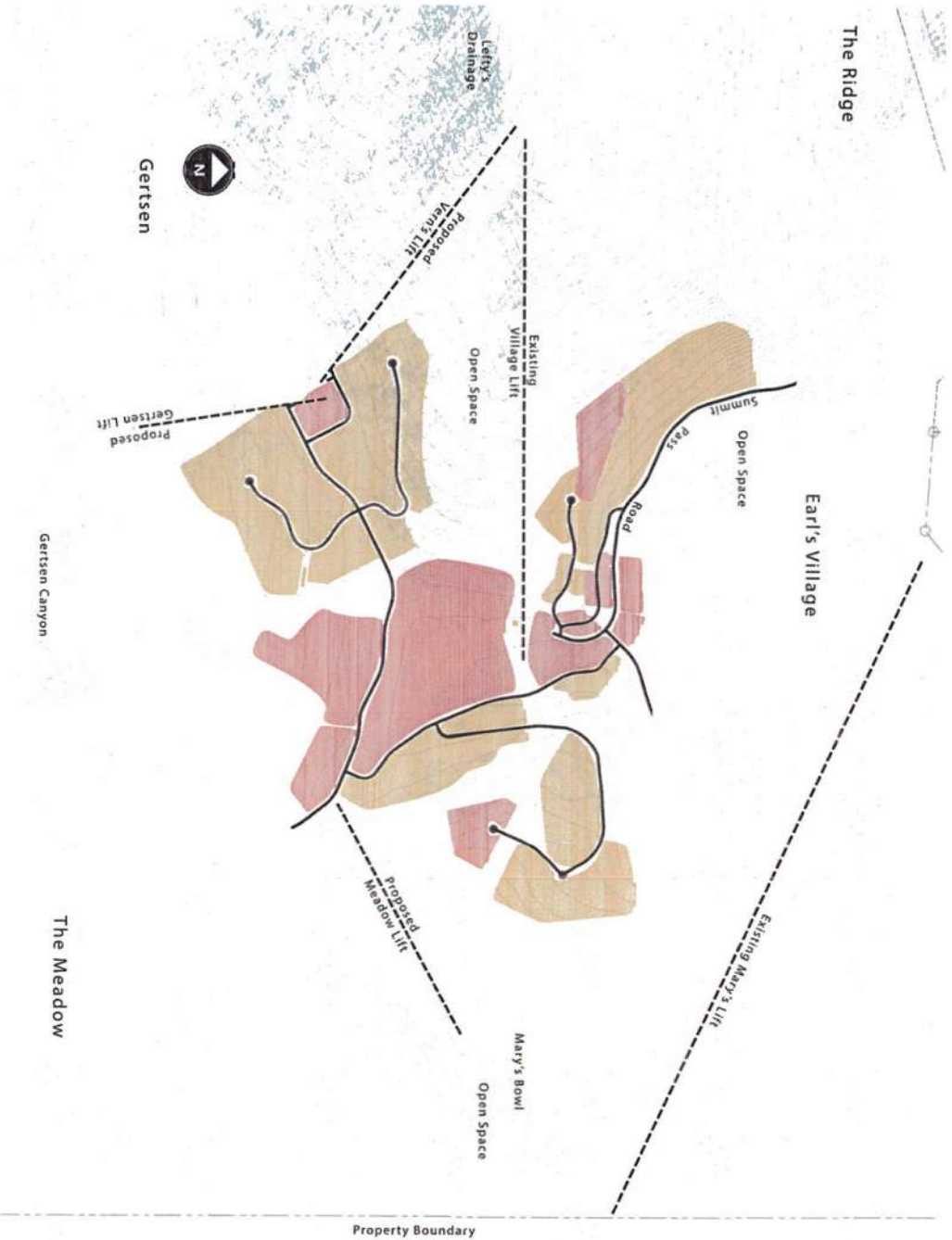
HOTELS	240 ROOMS
COMMERCIAL/SKIER SERVICES/CONF. CENTER	40,000 SF
RESIDENTIAL	814 UNITS





# Concept Development Plan - Area D: Summit Powder Mountain

Exhibit B  
Proposed amended master plan



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

**DEVELOPMENT LEGEND**

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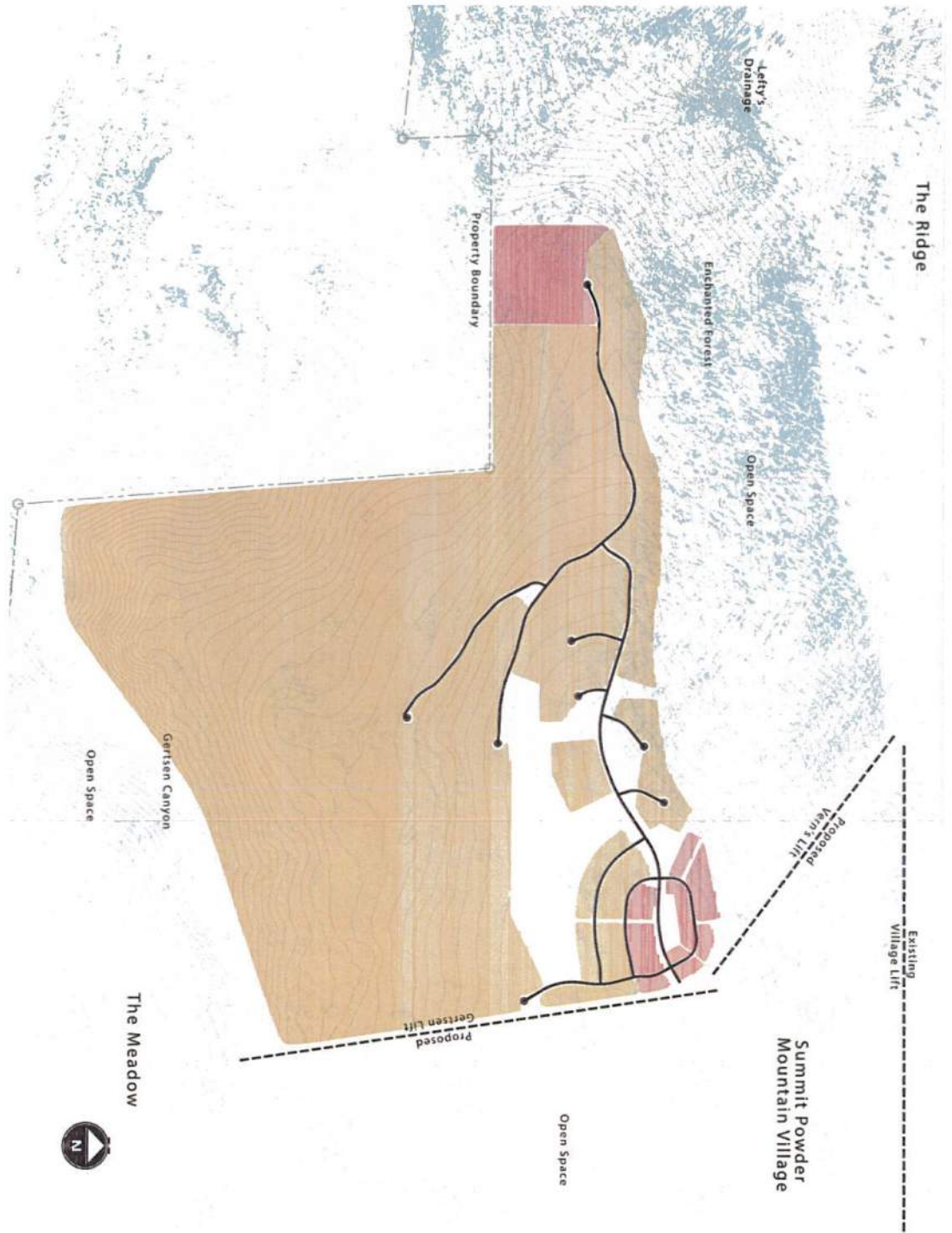
**DEVELOPMENT DATA**

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



# Concept Development Plan - Area

Exhibit B  
Proposed amended master plan



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

**DEVELOPMENT LEGEND**

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<span style="display: inline-block; width: 20px; height: 15px; background-color: #D9C08C; border: 1px solid black;"></span> RESIDENTIAL

**DEVELOPMENT DATA**

HOTELS	60 ROOMS
RESIDENTIAL	243 UNITS



# Concept Development Plan-Area F: T

Exhibit B  
Proposed amended master plan



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

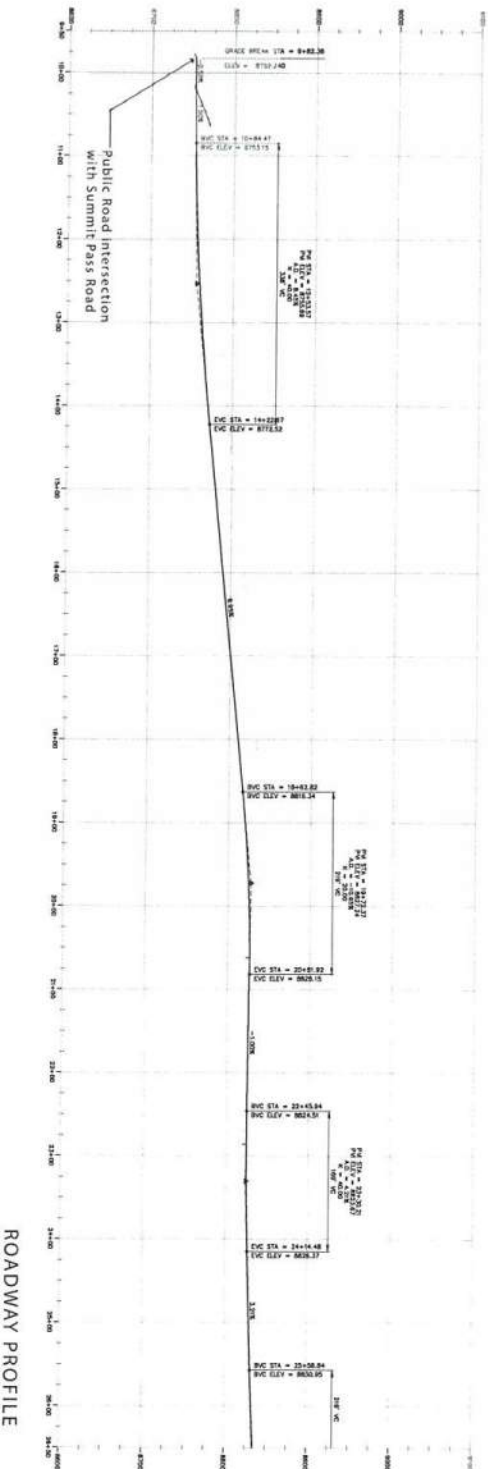
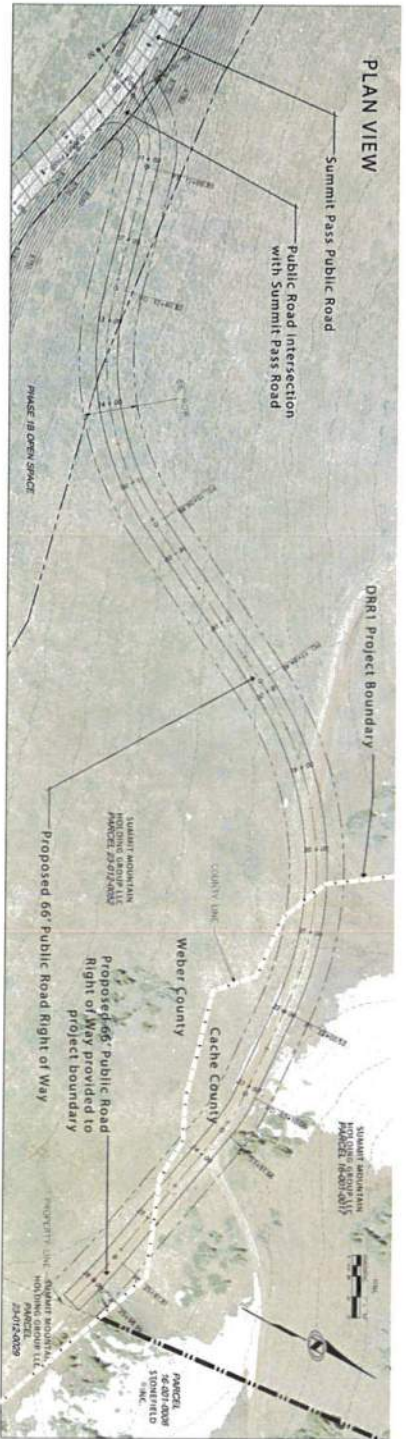
**DEVELOPMENT LEGEND**

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<span style="display:inline-block; width:15px; height:15px; background-color: #f1c40f;"></span>	RESIDENTIAL

**DEVELOPMENT DATA**

HOTELS	130 ROOMS
RETREATS	90 ROOMS
RESIDENTIAL	359 UNITS





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

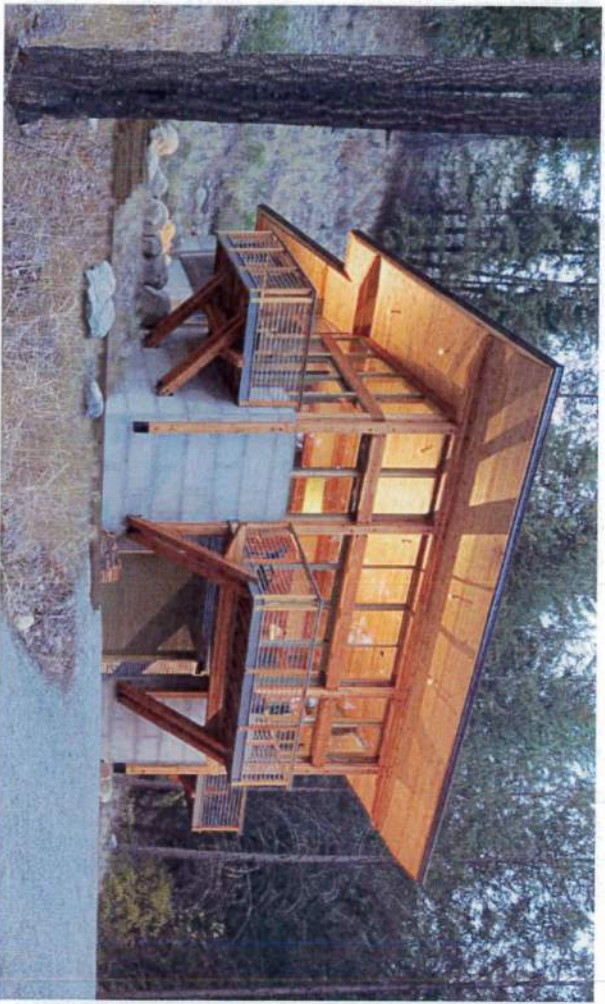
This stub is being provided at a point adjacent to the Stonefield, Inc. parcel within Cache County and is stubbed at a location with topography that is feasible for a roadway extension. Any roadway alignment provided further east of this point is off of the subject property and would therefore require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

# Architectural Prece

Exhibit B  
Proposed amended master plan  
Homes: Nests



The Summit community shares a philosophy of innovation, creativity, cultural enrichment and environmental conservation. At Powder Mountain, those core principles come to life in a mountain development of single-family home sites, clusters of nests and a lively village center on 6,160 acres of untouched land in the Wasatch mountain range. Homes will be tucked in clusters of pine and aspen trees to maintain natural views for all community members and The Village will be dense with living accommodations to allow for more open space in wildlife-sensitive areas. Each building design will meet recognized environmental standards and energy conservation guidelines will be provided to incorporate cutting-edge sustainability systems and materials. Buildings will incorporate broad roof lines and indoor-outdoor spaces and will emphasize natural materials, like stone and wood, that suit the local landscape. This modern mountain design aesthetic is essential and should be interpreted with innovation and creativity to add value to the community.



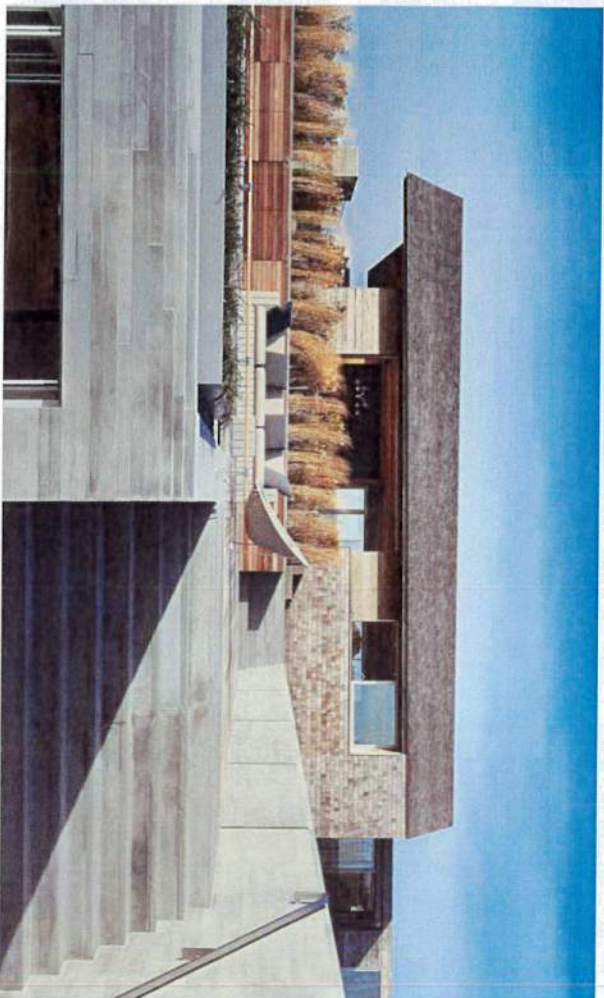
POWDER MOUNTAIN

# Architectural Precedents: Mountain Houses

Exhibit B  
Proposed amended master plan  
Mountain Houses



Building design at Powder Mountain will preserve the pristine views and natural beauty while creating an identifiable and cohesive modern mountain design aesthetic. "Modern mountain" is intentionally open-ended in its definition. While designers and architects will adhere to specific site, landscape, massing and sustainability requirements, the architectural guidelines are considered an ethos and to be applied with innovation and creativity. Architecture is subservient to the natural landscape. Penetration open to mountain views should be enhanced by building and site design. 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 maintain a low profile and are to be sited to minimize grading by following the natural undulation 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.



POWDER MOUNTAIN

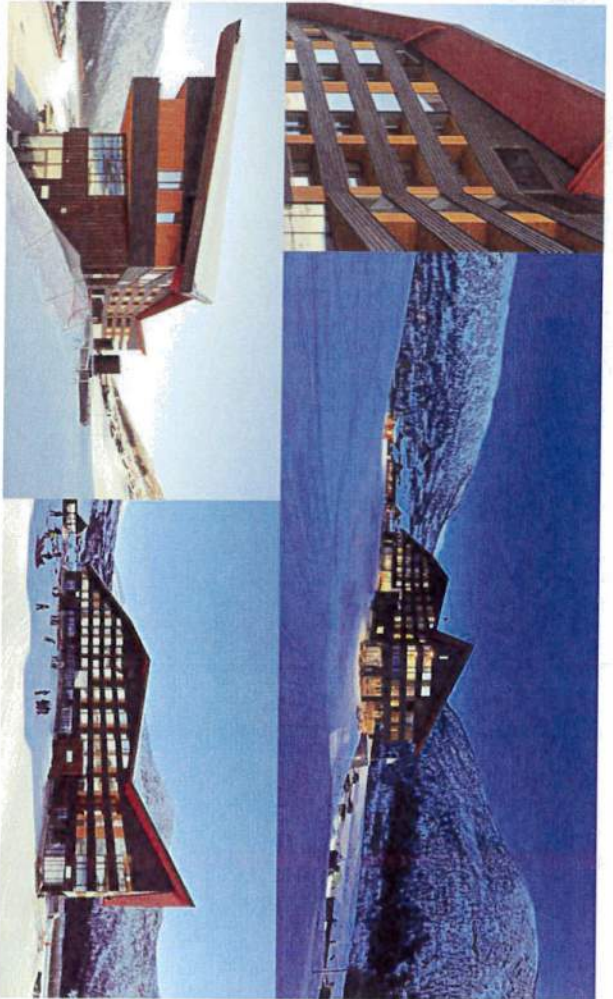
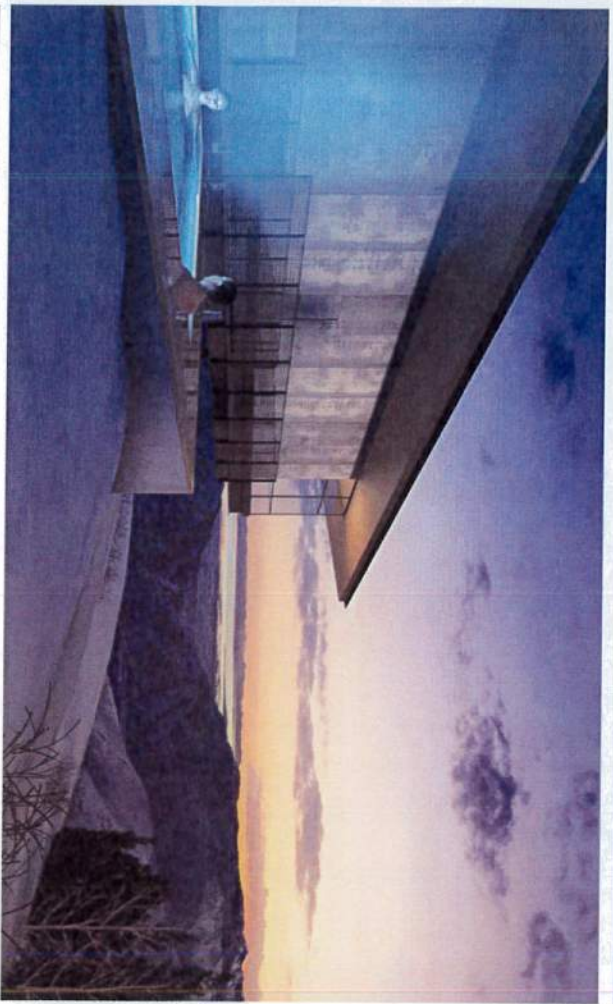
# Architectural Precedents: Hotels &

Exhibit B  
Proposed amended master plan  
Commercial



Building and landscape materials will be used that are natural in appearance and available locally or regionally. All houses and landscape structures at Powder Mountain 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.

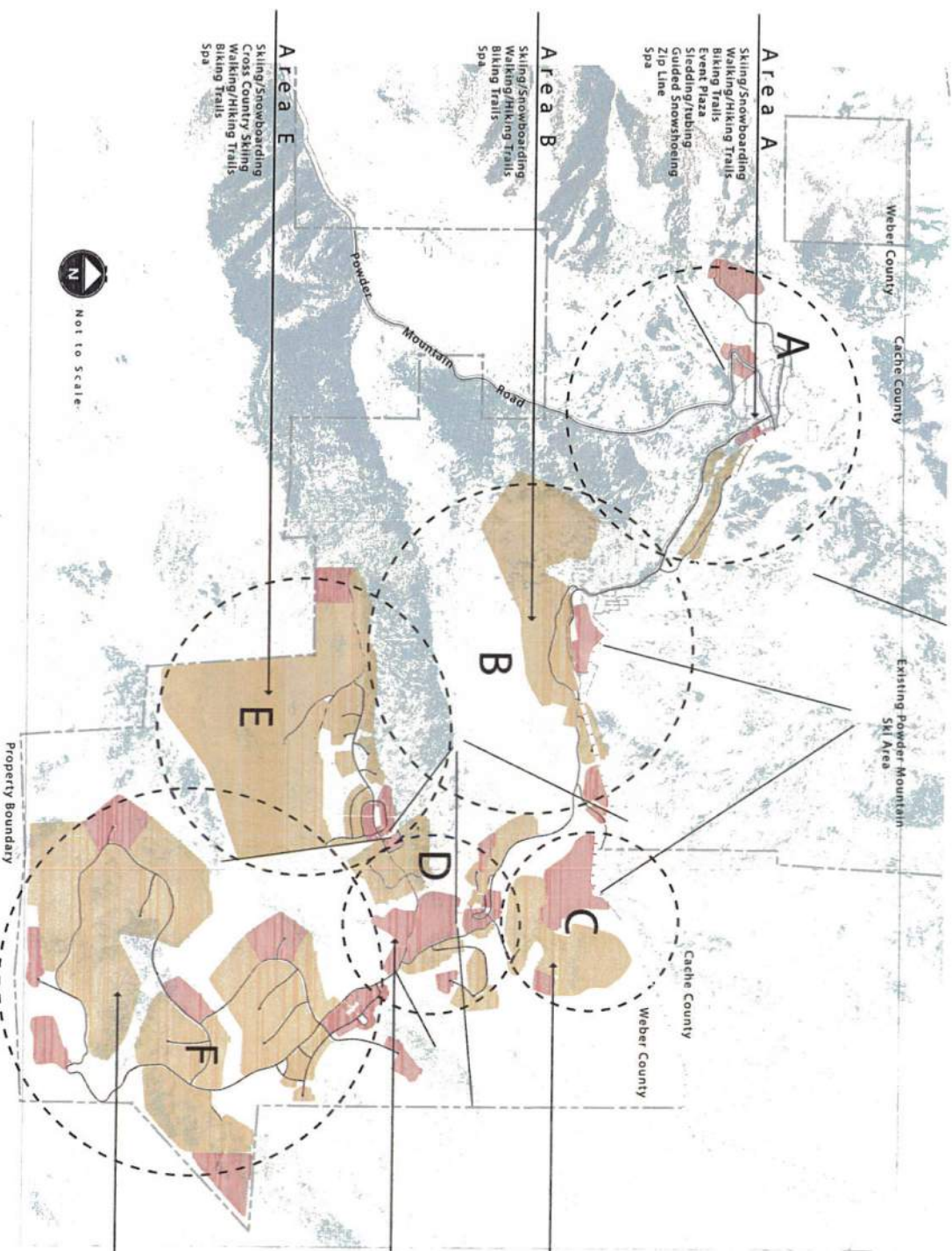
All buildings, site landscaping and construction at Powder Mountain should be healthy, durable, restorative, and a complement to the natural landscape. The design of the site and buildings must incorporate sustainable building design and construction practices, including: utilization of renewable and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



POWDER MOUNTAIN

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

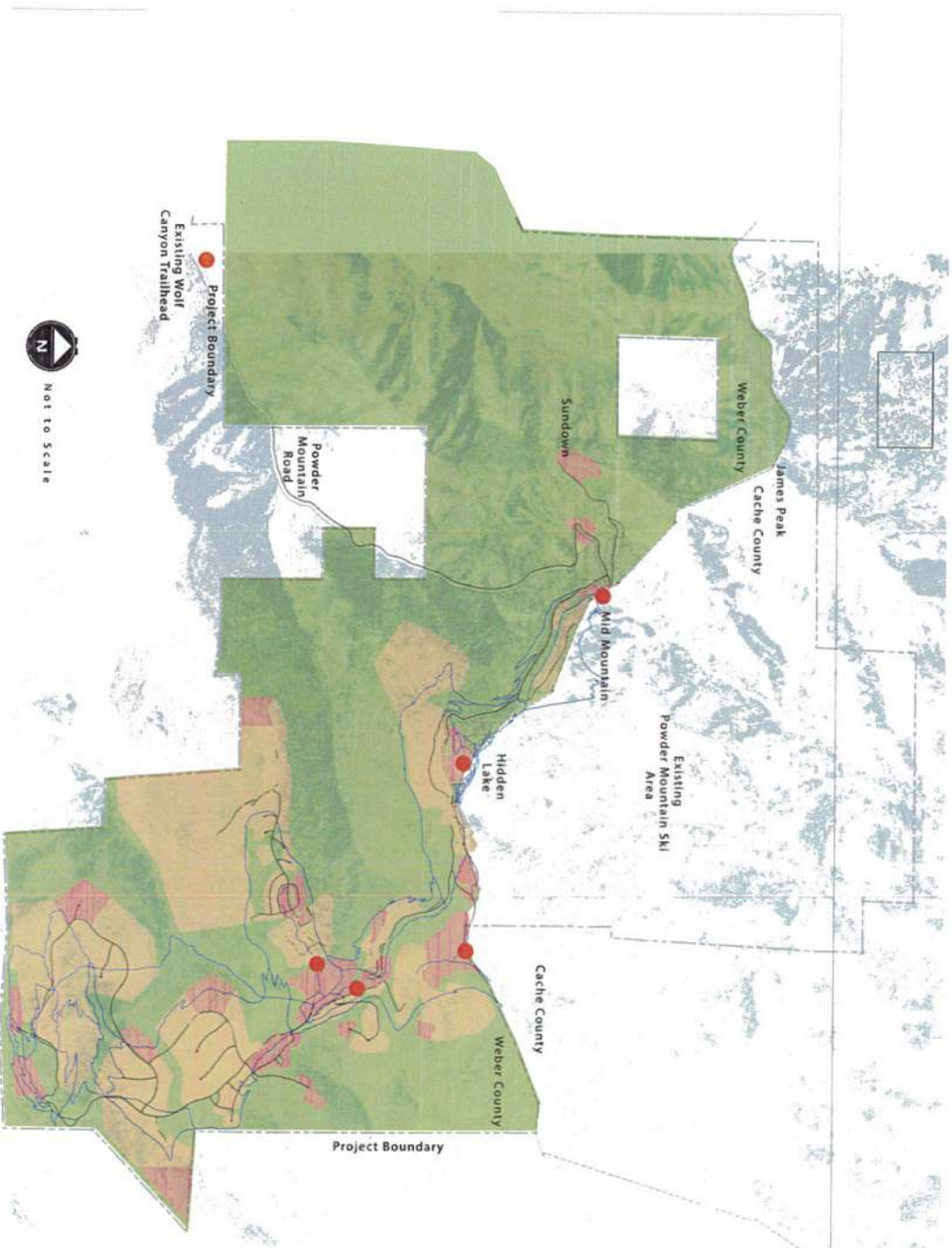
Uses will be phased with the related development area phasing.





# Open Space with

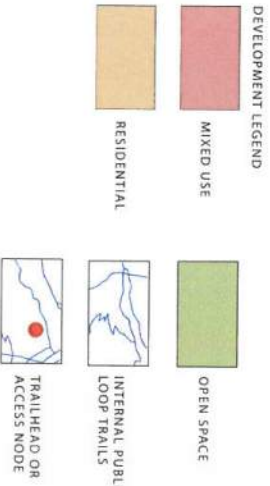
Exhibit B  
Proposed amended master plan



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

### OPEN SPACE CALCULATION

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



# Seasonal Workforce

Exhibit B  
Proposed amended master plan

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

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

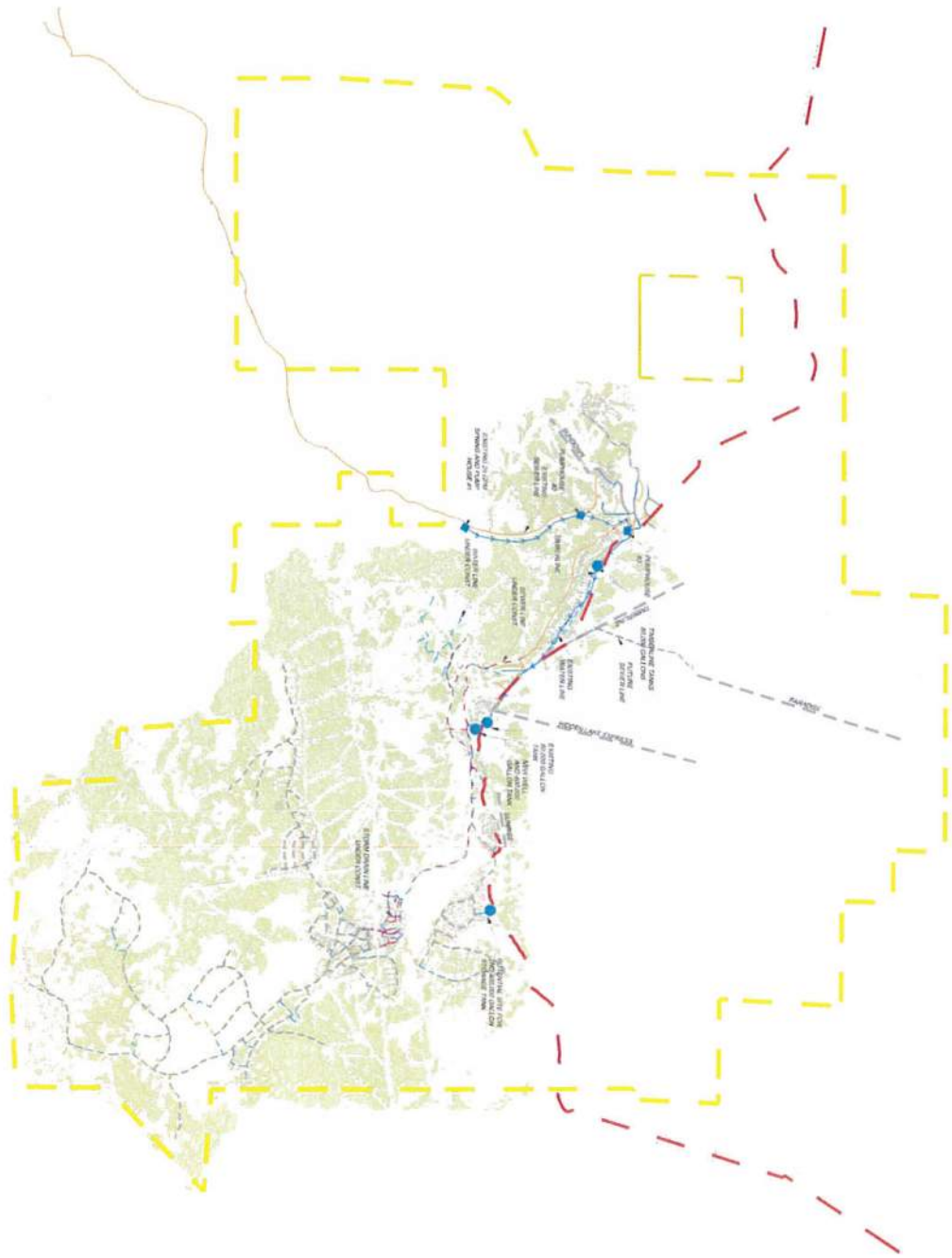
In order to ensure affordable housing remain available and affordable in perpetuity, the on mountain seasonal workforce housing units will be deed restricted. Upon request, an annual report that outlines the previous year's employment level, workforce housing needs, housing type/availability and occupancy will be generated and presented to Weber County Planning Staff.

Uses	# Employees Generated	Per Room/SF	Source	Total Rooms or SF		FTEE Employees Gen.	Emps/WF Unit (1.65)	Required # Units (10%)
				Total Rooms or SF	% in Rental Pool			
<b>Phase 1 - 1,477 Units</b>								
Resort Operations			Powder Mountain Ops					
Hotel	0.7	1 Room	Canyons	-	-	573	347	35
Multi Family & Nests Rental	0.3	1 Room	Canyons	328	50%	98	60	6
Retail	2	1,000 SF	Weber County DRRO	-	-	150	91	9
Office	2.3	1,000 SF	Weber County DRRO	-	-	44	26	3
Restaurant/Bar	3.5	1,000 SF FF	Weber County DRRO	-	-	88	53	5
Estimated # of Employees in WF housing Unit	1.65		Weber County DRRO					
Required # of Seasonal WF Housing Units	0.1		Weber County DRRO					
<b>Totals</b>								
				952		952	577	58
<b>Overall - 2,800 Units</b>								
<b>Totals</b>								
				1623		1623	984	98

# Wet Utiliti

Exhibit B  
Proposed amended master plan

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

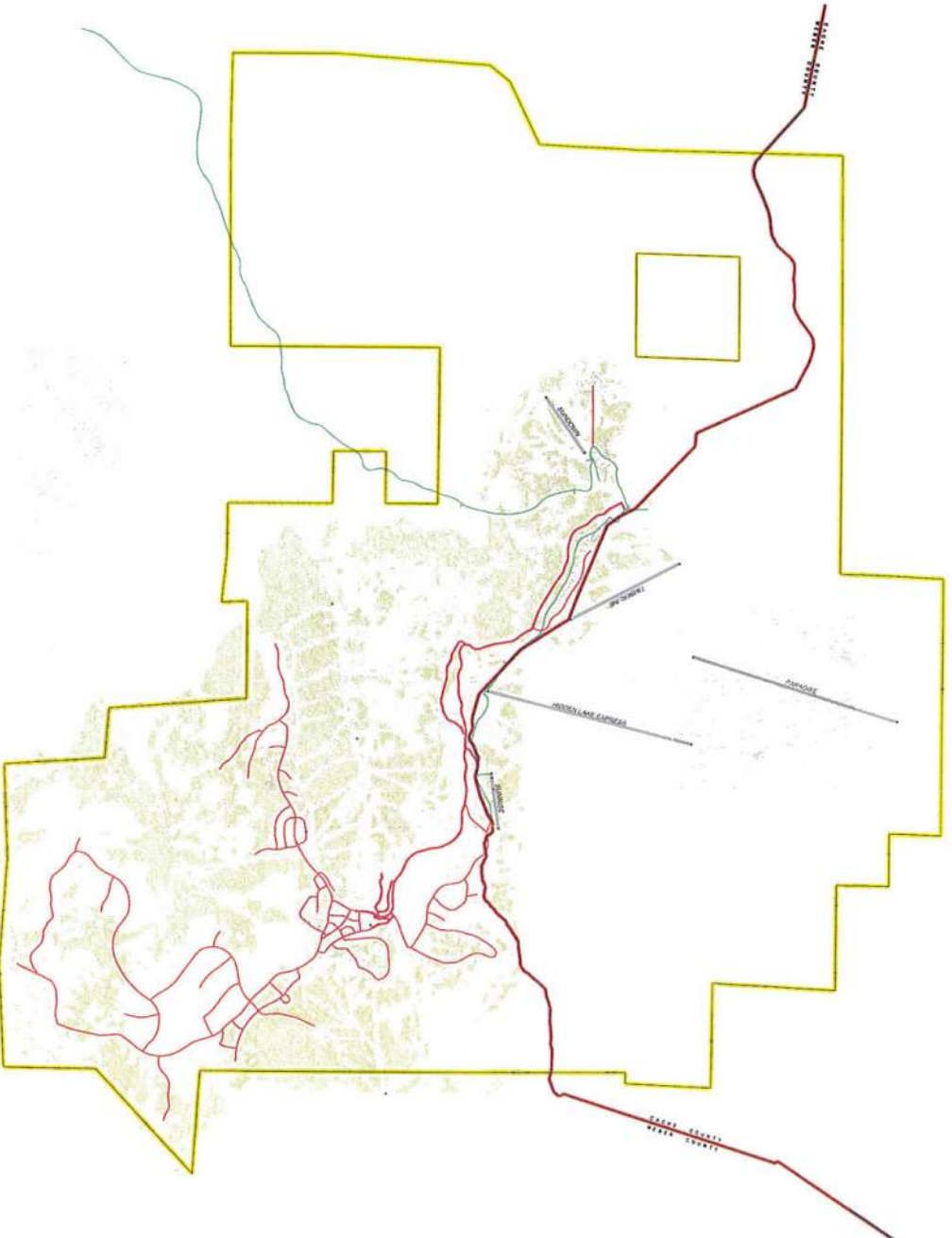


- LEGEND**
- COUNTY LINE
  - - - PROPERTY BOUNDARY
  - - - EXISTING SKI LIFT
  - ..... FUTURE SKI LIFT
  - ..... EXISTING SANITARY SEWER LINE
  - ..... EXISTING STORM DRAIN LINE
  - ..... EXISTING WATER LINE
  - ..... SANITARY SEWER LINE (FUTURE)
  - ..... STORM DRAIN LINE (FUTURE)
  - ..... WATER LINE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

# Dry Utiliti

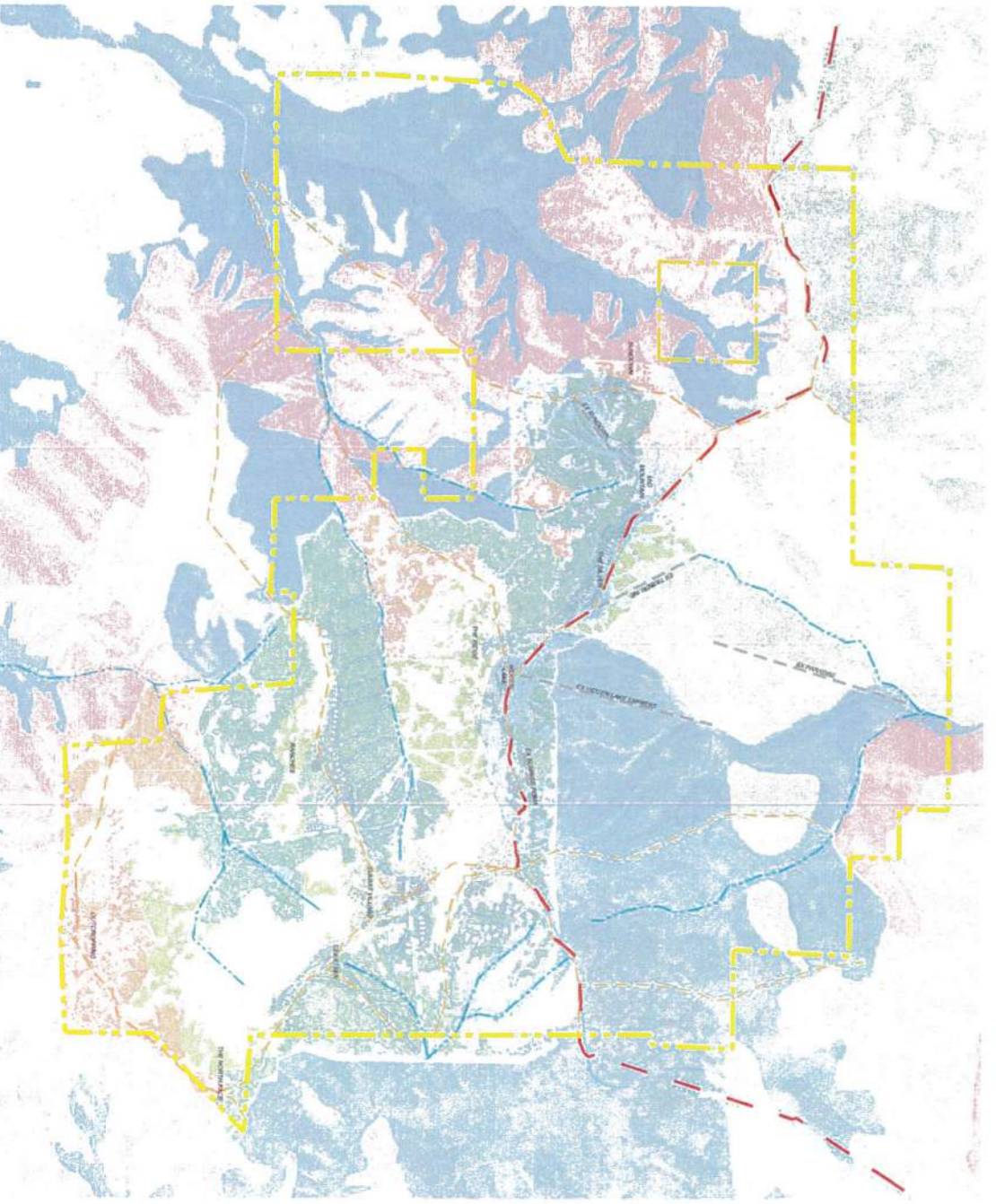
Exhibit B  
Proposed amended master plan

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





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

**Board of Trustees**  
Brian Hopkins  
Kevin Ward  
Jim Truett  
Val Heiner  
Brad Osler  
Michael Hancock  
Paul Dinedale  
Kerry Gibson  
Scott VanLeeuwen

July 2, 2014

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

RE: Will Serve Notice

The project at the Powder Mountain area includes multiple phases of development with the 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 consider 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 valley.

When the number of residences and/or commercial structures warrants it; or when the number of 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.

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,

*Brandon Thucson*

Brandon Thucson  
Fire Marshal

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

POWDER MOUNTAIN

**Weber County Sheriff's Office**



**Terry L. Thompson**  
Sheriff

Clinton B. Anderson  
Chief Deputy  
Law Enforcement Division

Kevin B. Barron  
Chief Deputy  
Corrections Division

Stefran Dierl  
Administrative Assistant  
Support Services Division

Law Enforcement  
Division  
(801) 778-6600

Corrections  
Division  
(801) 778-6700

Therapeutic  
Management  
(801) 778-6680

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

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

August 6, 2014

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

RE: Serve Notice

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 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 Office has one deputy assigned to the area to handle law enforcement.

With current staffing levels, the Weber County Sheriff's Office 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 developer and county commissioners, both Weber and Cache, to increase deputy numbers at a rate that is the equivalent to the rate of development.

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

Sincerely,

*Terry Thompson*

Sheriff Terry Thompson  
Weber County

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



Redevelopment Agency of Weber County  
Powder Mountain Community Development Project Area - Powder Mountain  
Proposed Development

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Net Investment	43,500,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	
Net Revenue	43,500,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000
Net Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Present Value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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

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

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

**Study Highlights**

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



**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 Exhibit A. 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. Recitals. 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. Amendment to Exhibit B. Exhibit B of the Existing ZDA shall be deleted in its entirety and amended and restated with Exhibit B attached and incorporated into this Amendment.

3. Concept Development Plan. Section 3.2 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. Effect of Second Amendment. 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. Counterparts. 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 undersigned parties this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

**DEVELOPER:**

SUMMIT MOUNTAIN HOLDING GROUP, L.L.C., a  
Utah limited liability company

By Summit Revolution LLC, its sole member

By: \_\_\_\_\_  
Anne C. Winston  
Authorized Signatory

**COUNTY:**

WEBER COUNTY CORPORATION

By: \_\_\_\_\_

Name:

Title:

ATTEST:

By: \_\_\_\_\_

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.

