Minutes of the Ogden Valley Planning Commission Field Trip to Powder Mountain Ski Lodge held December 5, 2017 in Eden UT commencing from 3:00 p.m. – 6:00 p.m.

**Present:** Jamie Taylor, Chair; John Lewis, Chris Hogge, Stephen Waldrip, John Howell

**Absent/Excused**: Laura Warburton, Robert Wood

Staff Present: Rick Grover, Planning Director; Ronda Kippen, Principal Planner; Courtlan Erickson, Legal Counsel;

Kary Serrano, Secretary

1. Site Visit: The Planning Commission met staff at the Powder Mountain Park and Ride. Members from the Powder Mountain Ski Lodge showed the site area where they are currently working on with nine units that are currently under construction; and all of the southern edge on both the east and the western parcel and there is a total 32 units. This is one of those neighborhoods that in hindsite; that if you look at the topography has been a challenge, with geotech issues that weren’t anticipated. The good news is we took the most challenging site and the rest could be easy. This is the Ridgenest PRUD that has 15 units in it, and currently we have 3 under construction. Over to this area is followed by the Ridgenest 7 which currently has foundations and it’s a pre-fab build. Those will be trucked in pending the middle of the month. We currently have 2/3 of the rest of those as designed submissions are in process. The majority of Ridgenest’s is walkable, that was the parking that we were in, and in the back out of the 14 units, 10 are accessable. A couple of weeks ago the Land Trust came over and there is a proposal from Summit to Powder Mountain to dedicate a bunch of open space to contribute that to the Ogden Valley; they will have more information after their meeting later on, and they will provide the information to the Planning Commission. So the 2C sliver is located is on the back and it’s very deceiving because it looks small. There are about 44 homeowners in design in addition to the review slabs.
2. Powder Mountain Presentation: Chair Taylor opened up the Planning Commission work session meeting and introduced the Planning Commissioners that were present. She had spoke to Director Grover about having a meeting with Powder Mountain because it was difficult to visualize what you are asking for and this would be easier to get a good vision, get behind it, and get excited about what is going on here. She turned over the meeting to Don Ware.

Don Guerra said he would be handing over to Sam and he is going to walk through of essentially the quick tour of Phase 1 of the village of the development, and we can walk you through for those that didn’t go on the tour. We have some plans there, some pictures, and can coorlate the vision that we have on paper and on the television.

Sam said we started to publish a construction progress log so if anyone wants to tune into that it’s on our website at summit@powdermountain.com\log. As you can see all kinds of beautiful photos of the project as we work through it. This photo is the Verizon neighborhood and primarily we were talking about the village; the core of our project culminates what we call the Summit Village. That is a densily planned area so that the majority of the rest of our mountain is preserving views, wildlife corridors, and recreation opportunities for everybody. The village lift is one of two lifts that we put in last year and the other one is further to the north. This could be become a natural boundary line for where we are at in our projects at the end of Phase 1. In Phase 2 we plan to do more of an off grid kind of a retreat development. Summit Powder Mountain is 10,000 acres total of what we own and the rest of our entitlements in the DRR-1 Zoning and those are Phases 2, 3, 4, and 5; and the majority of it is more of the southwestern area. The village area is a 4 acre within a 40 acre area. The village has commercial and this building is 5A and this other building is 2C. The only buildings that we are currently planning are four as indicated here; and we are currently working on 2 hotels, one that is luxury and the other regular. He talked about architectural renderings of the buildings and their vision of where they are placing these buildings based on the topography of the area. There were questions asked by the community about the Ski School, hotel density, parking and roads; these questions were answered between Don Guerra and Sam.

1. Adjournment: The meeting was adjourned at 6:10 p.m.

 **Respectfully Submitted,**

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 **Kary Serrano, Secretary**

 **Weber County Planning Commission**