



Weber County Planning Division

MEMORANDUM

To: Ogden Valley Planning Commission
From: Tammy Aydelotte, Planning
Date: September 19, 2024
Subject: Powder Mountain Concept Area Plan Amendments – Additional Documents

Commissioners,

Attached to this memo is documentation showing a request to amend areas D and F (not just area F, as stated in the posted staff report). The proposed subdivision straddles both of these development areas within the Powder Mountain resort development. These are tied to item 3.4 on the amended agenda for the 9/24/2024 meeting.

Please feel free to contact me with any questions.

Best,

Tammy Aydelotte
Planner III
801-399-8794
Weber County Planning Division

August 8, 2024

Rick Grover
Planning Director
Weber County

**RE: Powder Mountain Zoning Development Agreement
Request to revise Concept Development Plan for Area D and F**

Dear Mr. Grover,

Prior to submitting the Shelter Hill Phase 1 subdivision, the Weber County Planning and Powder Mountain teams discussed minor shifts to the approved master plan mapping. As mentioned in our call, the Second Amendment to the Zoning Development Agreement between Weber County and Powder Mountain grants the Land Use Authority the ability to approve slight and inconsequential changes to the Concept Development Plans - such as adjustments to road locations, building areas, and product types - without requiring a formal amendment to the ZDA.

This request is to update the maps for Concept Development Area D: Summit Village and Area F: The Meadow, which correspond to pages 32 and 38 of the master plan. Included with this letter are the current as-recorded map, a marked-up version showing the proposed changes, and the proposed updated ZDA map.

The suggested edits include minor adjustments to the mixed-use and single family bubbles within Village and Meadow areas. While there are slight shifts of these mapped areas, the overall road alignments and uses remain largely the same. These modifications were necessary to accommodate land planning and civil improvements, and maintain the same densities and similar forms as previously approved.

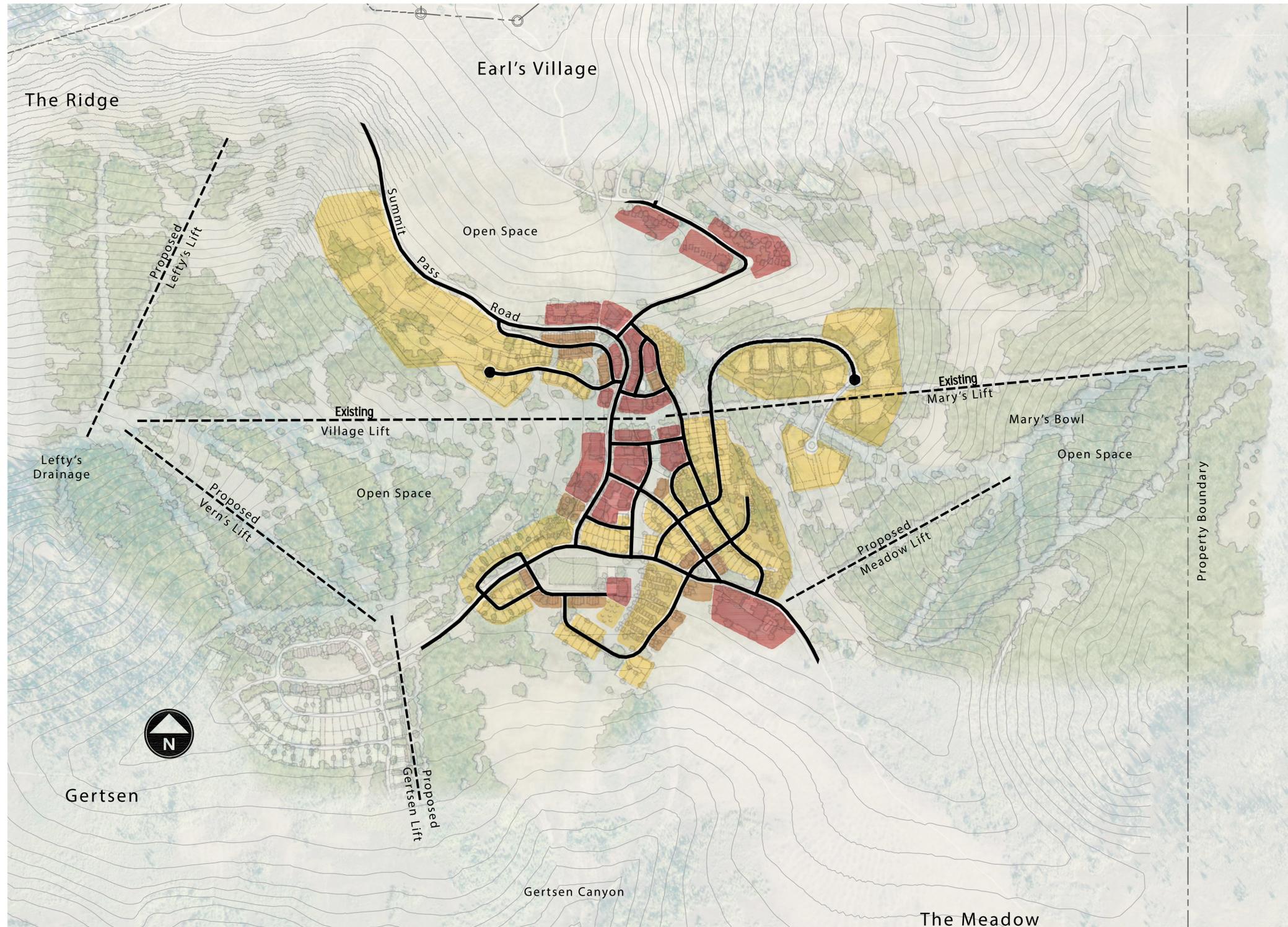
Powder Mountain seeks to have the DRR-1 ZDA concept development area maps to be slightly modified as attached with your approval.

Sincerely,

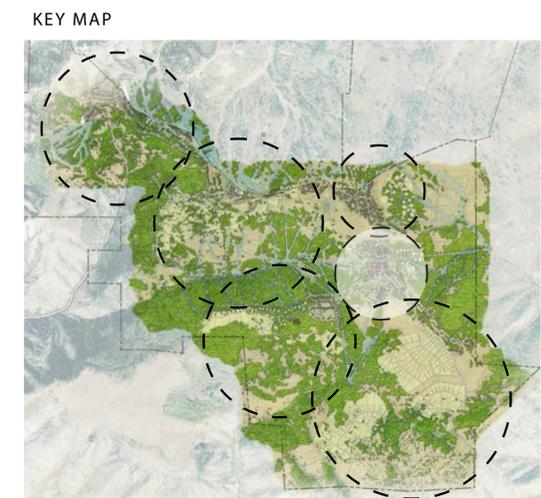
Erik Anderson
Senior Project Manager
Powder Mountain
208-290-2159

Summit Powder Mountain Village 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 America 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.

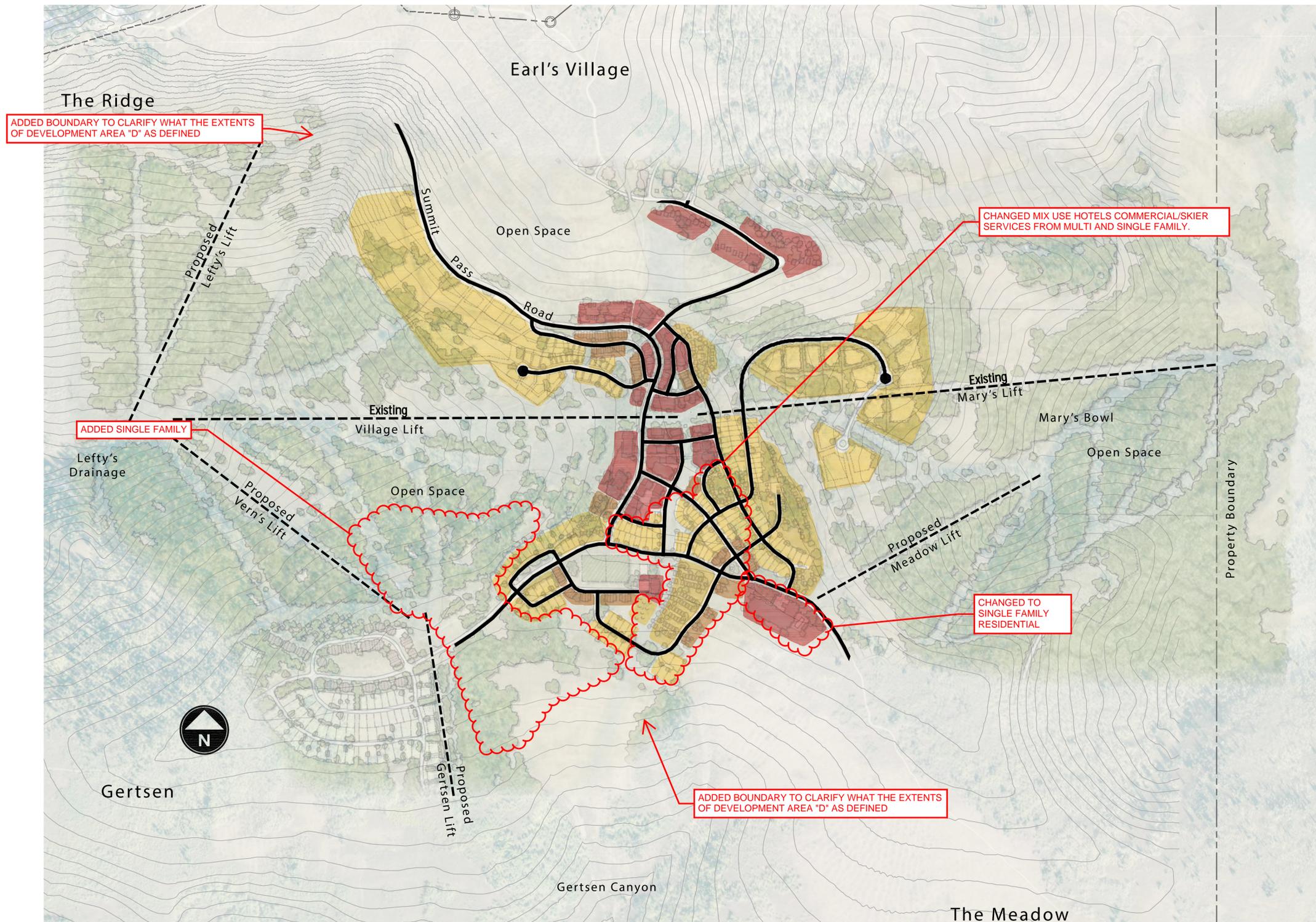


DEVELOPMENT LEGEND		DEVELOPMENT DATA
[Red Box]	MIXED USE	580 ROOMS 100,000 SF
	HOTELS	
	COMMERCIAL/SKIER SERVICES	
[Orange Box]	RETREATS	90 ROOMS
	MULTI FAMILY	150 UNITS
[Yellow Box]	SINGLE FAMILY	268 UNITS 186 NESTS
	SINGLE FAMILY LOTS	
	NESTS	

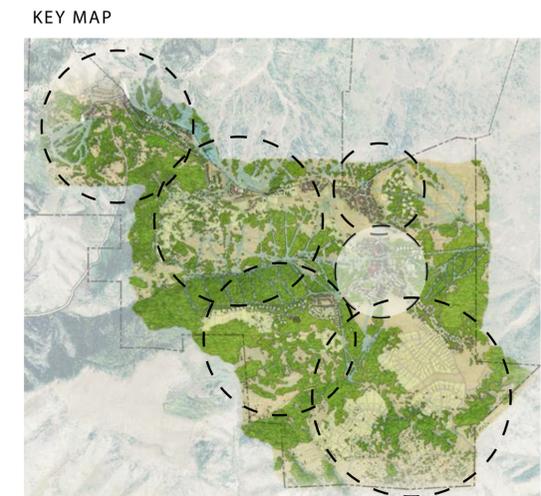


Summit Powder Mountain Village Master Plan

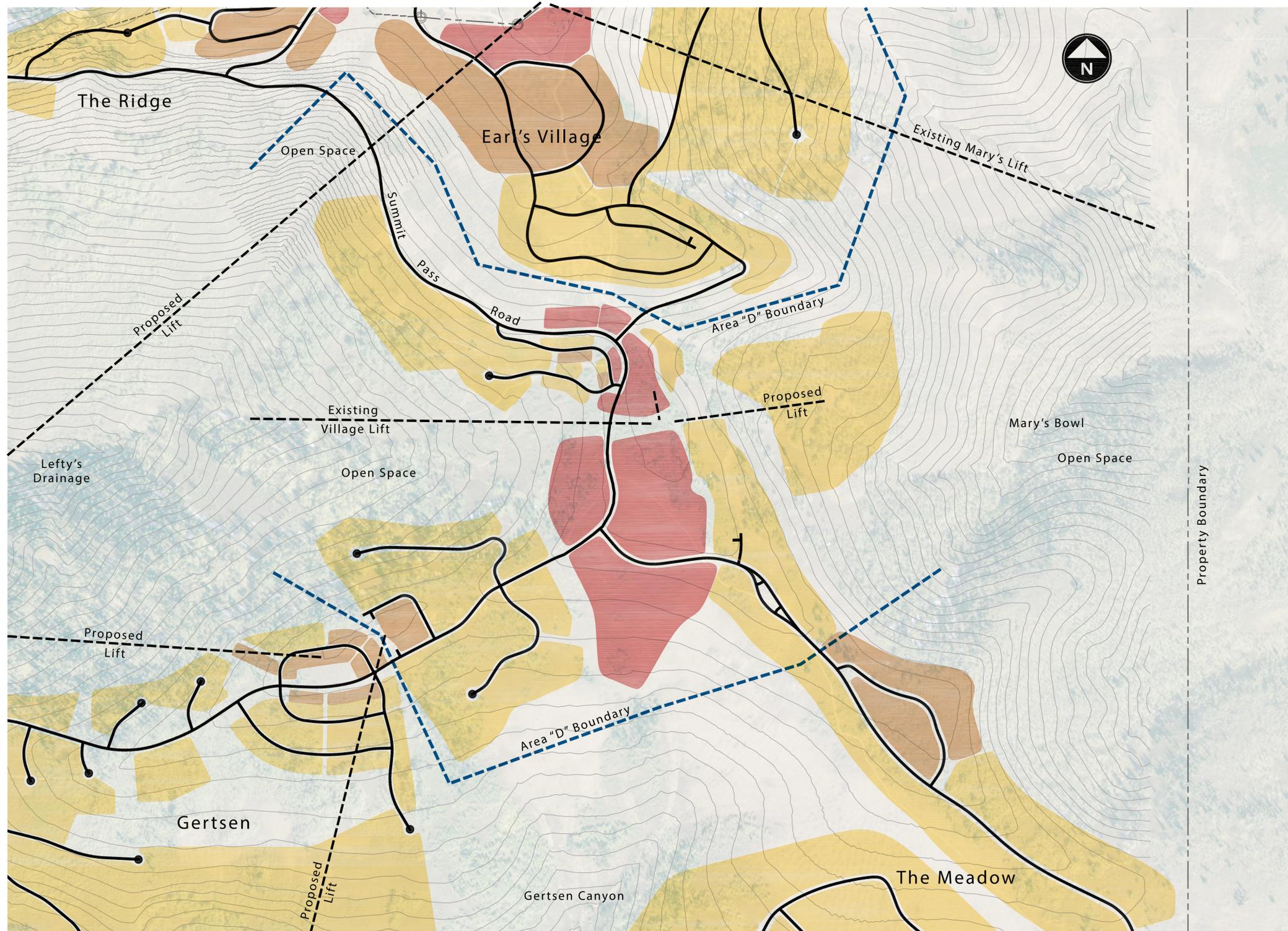
Summit Powder Mountain Village is the activity center for the Resort with Main Street retail shops, destination amenities such as lodges, public plazas, recreational facilities and trail heads to access the outdoors. The Summit Powder Mountain Village is modeled after small mountain villages in North America 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		DEVELOPMENT DATA
	MIXED USE HOTELS COMMERCIAL/SKIER SERVICES RETREATS	580 ROOMS 100,000 SF
	MULTI FAMILY	90 ROOMS 150 UNITS
	SINGLE FAMILY SINGLE FAMILY LOTS NESTS	268 UNITS 186 NESTS

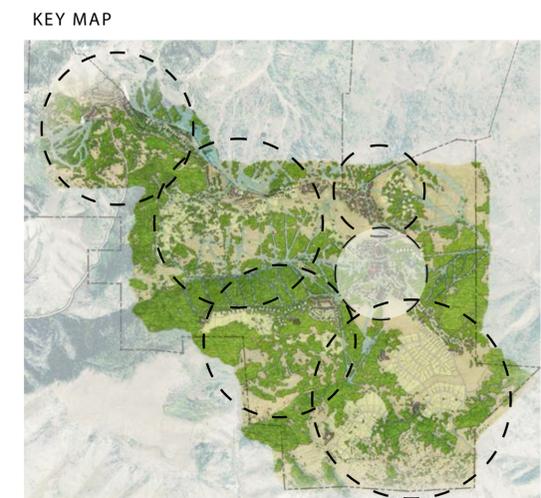


Concept Development Plan- Area D: Summit Village

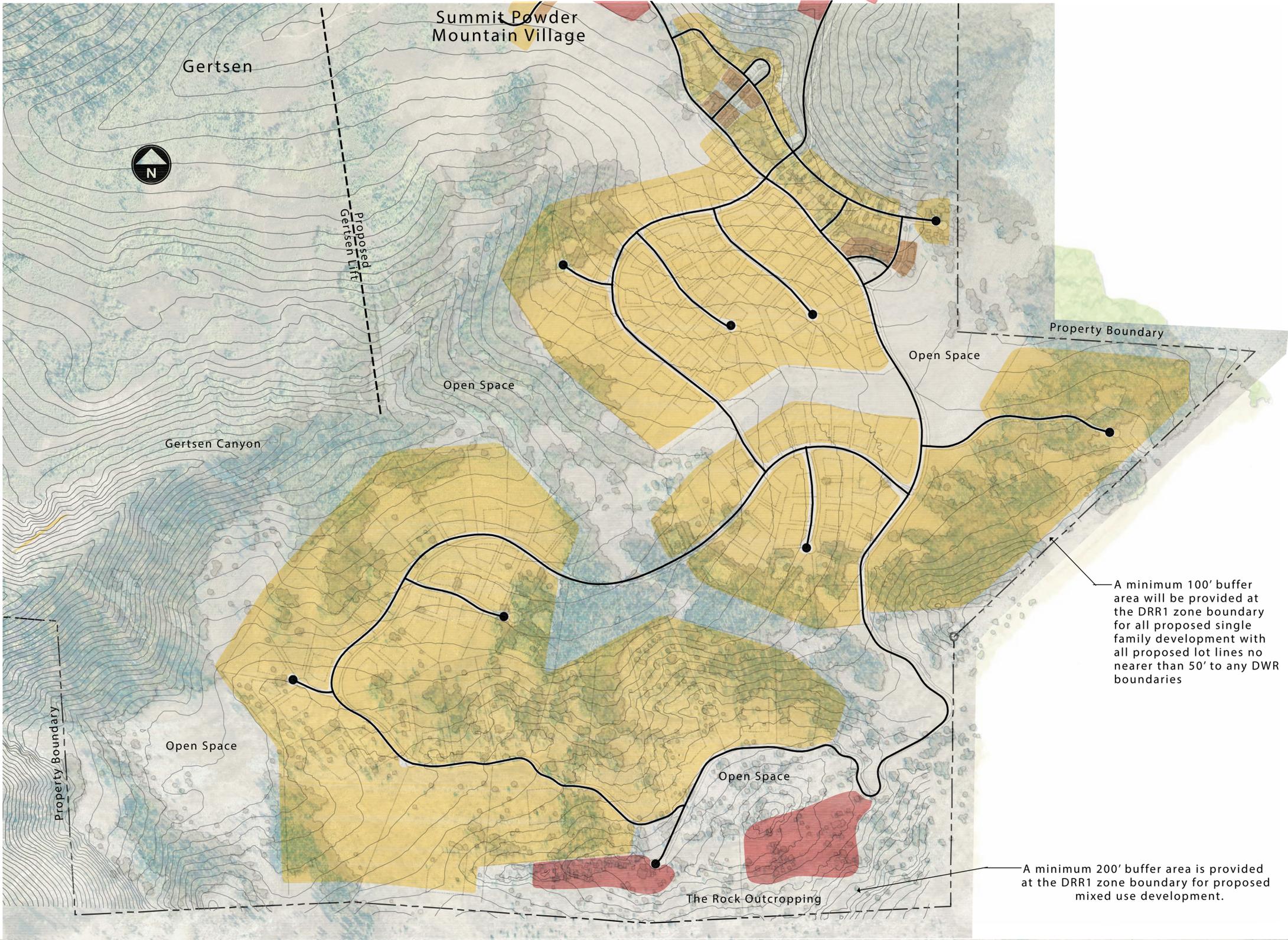


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DEVELOPMENT LEGEND		DEVELOPMENT DATA
[Red Box]	MIXED USE	580 ROOMS 100,000 SF
	HOTELS	
	COMMERCIAL/SKIER SERVICES	
	RETREATS	
[Brown Box]	MULTI FAMILY	90 ROOMS 150 UNITS
[Yellow Box]	SINGLE FAMILY SINGLE FAMILY LOTS	454 UNITS



The Meadow Master Plan

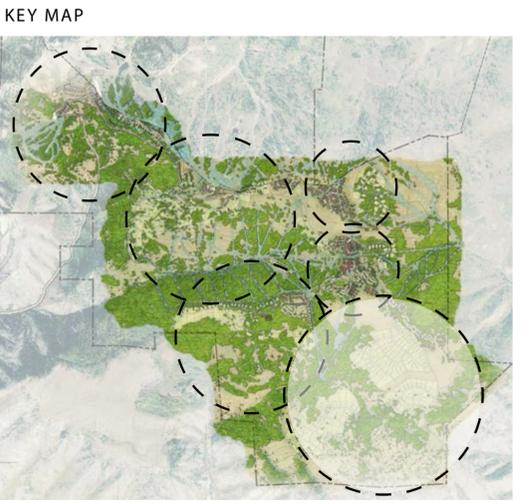


The Meadow Master Plan transitions density from the most dense area of Summit Powder Mountain Village to the project's south edge. The north edge of the Meadow development area maintains the structured road and lotting systems found in the Summit Powder Mountain Village but begins to loosen this development 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.

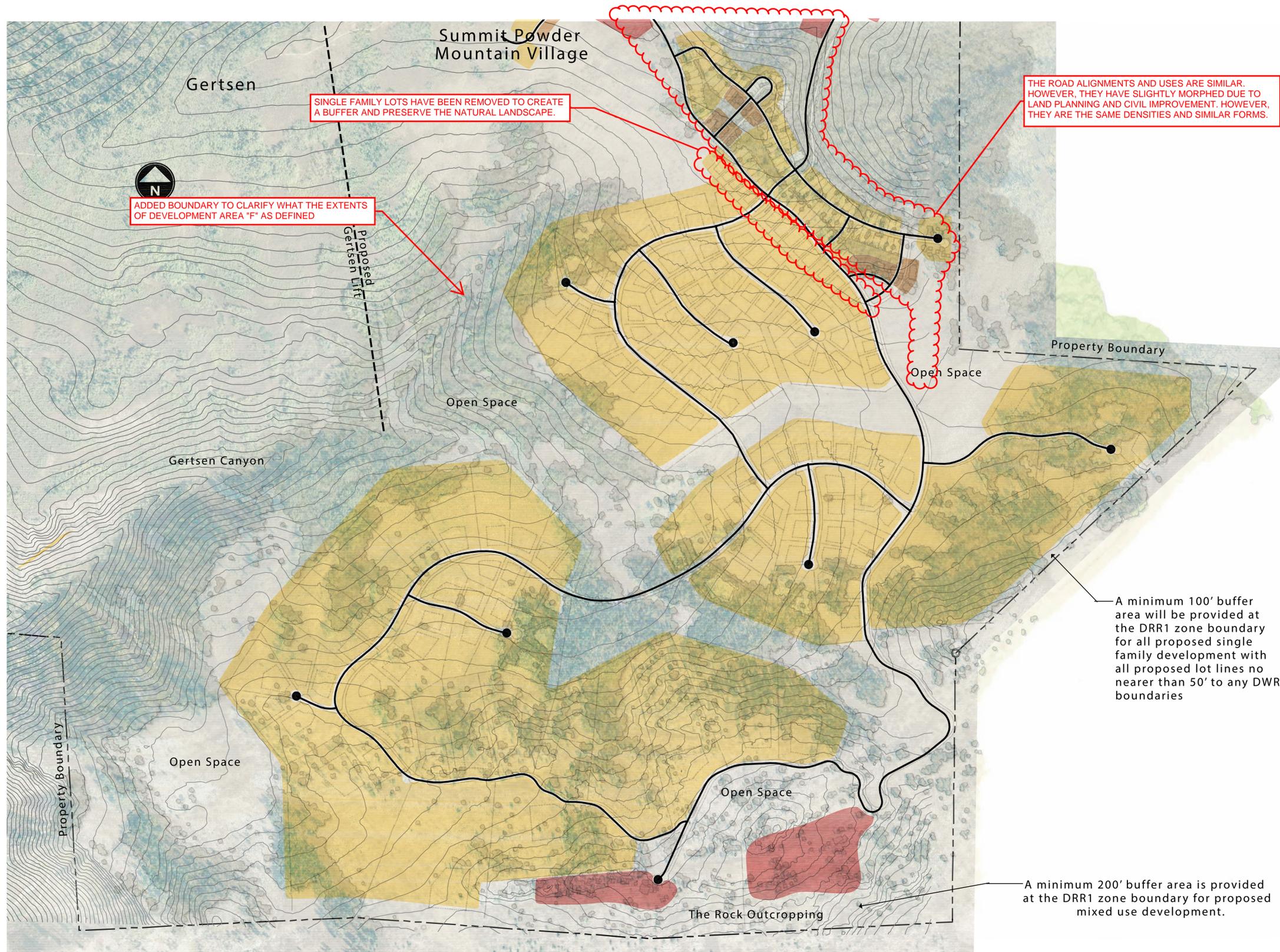
DEVELOPMENT LEGEND		DEVELOPMENT DATA
[Red Box]	MIXED USE	30 ROOMS
	HOTEL RETREATS	90 ROOMS
[Brown Box]	MULTI FAMILY	62 UNITS
[Yellow Box]	SINGLE FAMILY	272 UNITS
	SINGLE FAMILY LOTS NESTS	25 UNITS

A minimum 100' buffer area will be provided at the DRR1 zone boundary for all proposed single family 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.



The Meadow Master Plan



SINGLE FAMILY LOTS HAVE BEEN REMOVED TO CREATE A BUFFER AND PRESERVE THE NATURAL LANDSCAPE.

ADDED BOUNDARY TO CLARIFY WHAT THE EXTENTS OF DEVELOPMENT AREA "F" AS DEFINED

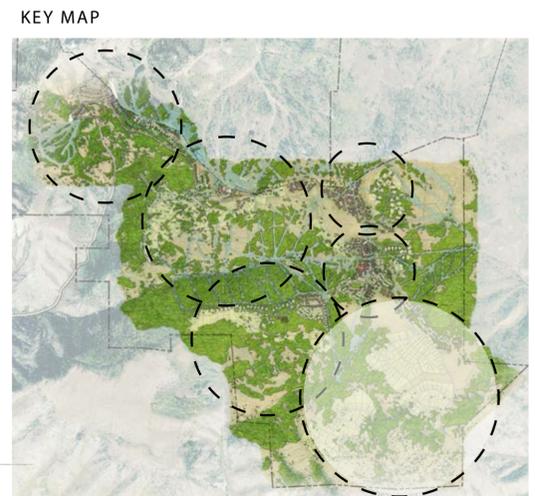
THE ROAD ALIGNMENTS AND USES ARE SIMILAR. HOWEVER, THEY HAVE SLIGHTLY MORPHED DUE TO LAND PLANNING AND CIVIL IMPROVEMENT. HOWEVER, THEY ARE THE SAME DENSITIES AND SIMILAR FORMS.

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

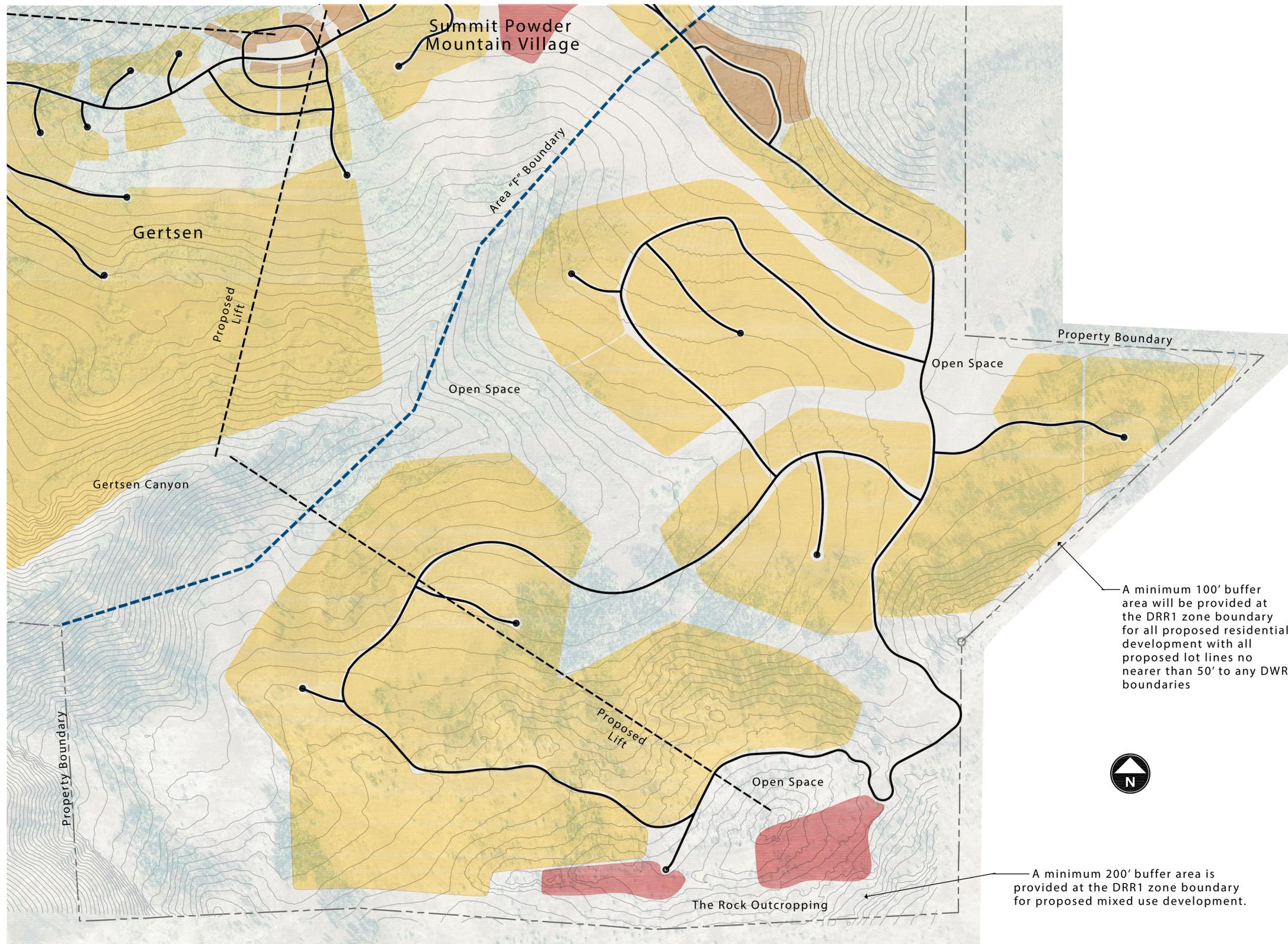
A minimum 200' buffer area is provided at the DRR1 zone boundary for proposed mixed use development.

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		DEVELOPMENT DATA
[Red Box]	MIXED USE	30 ROOMS
	HOTEL RETREATS	90 ROOMS
[Brown Box]	MULTI FAMILY	62 UNITS
[Yellow Box]	SINGLE FAMILY	272 UNITS
	SINGLE FAMILY LOTS NESTS	25 UNITS



Concept Development Plan- Area F: The Meadow



The Meadow Master Plan transitions density from the more 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		DEVELOPMENT DATA
	MIXED USE	120 ROOMS
	MULTI FAMILY	62 UNITS
	SINGLE FAMILY SINGLE FAMILY LOTS	297 UNITS

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

