

Morgan County Council and Planning Commission
Joint Field Trip and work session
Snow Basin Master Plan Development
Tuesday, July 9, 2013

Council Members Present

Tina Kelly, Chairman
Lyle Nelson
Ned Mecham
Darryl Ballyntyne
Logan Wilde
Austin Turner

Planning Commission Members Present

Roland Haslam, Chairman
Debbie Sessions
Mike Newton
Darrell Erickson
Shane Stephens
David Sawyer

Staff

Charlie Ewert, Planner
Bruce Parker, Consultant
Ronda Kippen
Teresa Rhodes, Clerk

MINUTES

Bus Tour - Members took a brief bus tour of the area (Please see attached map, Exhibit A)

Work Session - Earl's Lodge

Becky Zimmerman gave a brief overview of what had occurred over the last several years. The application date is as of October 2012. Since that time they have been working with Bruce Parker and the Planning Commission to bring answers to the questions raised early on.

Wally Huffman, Master Planning, Holding Family -

Mr. Huffman offered a brief history of the Holding family, Sun Valley, and Snowbasin.

- History of Sun Valley

- 1972 land was purchased in Sun Valley.
- Zoned for 3005 units on 2600 acres. Mr. Holding eliminated 1/3 of the development units they were entitled.
- His vision was not to make as much money as he could off the land, but to create a masterpiece. He went to the City of Sun Valley and asked them to take away some of his development rights.
- History of Snowbasin
 - 1984 Mr. Holding purchased Snow Basin.
 - Discussed development rights with Weber County.

Becky Zimmerman,

Vision

- Create a high quality, Multi-season destination resort
- to celebrate the natural beauty of the land
- protect open space and sensitive lands
- promote economic and environmental sustainability
- deliver recreation and educational opportunities
- Integrate the natural and built environment.
- Met with the Holding family several times to get their vision and legacy they wanted to leave.
 - Environment
 - Community
 - Art- quality an esthetic feeling of when you are in a place.
 - Economics

Purpose

- To rezone the property to a resort special district.
- Re-zone is critical to realize the vision of Snowbasin as a year-round destination resort

Scale

- Snow Basin existing conditions in Morgan County
 - 12,000 acres Weber/Morgan County
 - Total land area in Morgan County 8,144
 - Current zone MU-160
 - Percent of open space in Morgan County - 85%
 - Total open space - 6,958 acres.

Map (Please see attached exhibit A)

- Red- mixed use - retail, ski services, hotel, and restaurants
- Orange - townhomes
- Yellow - single family
- Green- golf course

- Area A – Earl’s Lodge – existing structures
- Area B – The Forest - forest land
- Area C – Strawberry village – 1209 acres developed land - mixed use

- Area D – The Meadows village – 917 acres developed land - golf and mixed use
- Area E – The Meadows – 157 acres developed land - single family only
- Area F- The Meadows – 157 acres developed land - golf with some multi-family, mostly single family
- Area G – The Ranch - 164 acres developed land

Mrs. Zimmerman noted the brown blobs on the map are the unstable areas of land and areas that were avoided. There is no intended development on them at all. In a few areas they have had to take a road through a few of those areas.

Charlie Ewert, Morgan County Planner-

Noted this is a joint planning session for the County Council and Planning Commission. Discussion needs to stay localized to those individuals.

He noted he and Bruce Parker are currently working on a development agreement.

Bruce Parker -

- 2447 permanent dwelling units on the Morgan County Side. Does not include hotels/motel, timeshare units.
- Development agreement must be consistent with the general plan of Morgan County.
- Project must be consistent with the land use ordinances of Morgan County.
- Snowbasin must contribute to the long term benefit of the County.
- What is being proposed does not upset or undermine the health, safety and welfare of the public.

Commission Mecham asked about the maximum density; is it set in stone.

Becky noted it is a maximum set in stone number. However, the County should be asking Snowbasin with each development application to update the table.

The concept that the entire land is re-zoned resort special district. However, the land use plan in essence becomes the zoning plan. There is really not the provision to transfer units. The only caveat she would put on that is that the lines have fuzzy edges. However, units in each development are the units. They can do less, but they cannot do more

Council Member Nelson – ask about the special districts.

Bruce Parker noted one of the questions that have come up is how do we provide service to various areas of Snowbasin; How do we maintain these areas long term. He noted state law says services to an area should be reviewed and approved by what state law calls a service authority.

These districts are approved by the County and the State of Utah. Once those districts are established they become independent taxing entities. There would be a taxing authority and a maintenance authority that would take over and not provide a burden on the county.

Council Member Nelson- Are fire and police in these special services?

Bruce Parker noted there is police, road, water, sewer, storm drainage.

Council Member Nelson was their discussion with Weber County because we will be butting up to that County. Bruce Parker – the way it is structured right now is that those discussions are completely up to the discretion of the Morgan County Council.

Becky stated it would most likely be that emergency services would be based out of area C. In discussion with Weber County they believed that it would be better served in area C because of the location.

Bruce Parker noted they have had a lot of discussion with Morgan County's emergency services personnel regarding this.

Member Sawyer - how does the interchange in Mtn. Green play into this.

Charlie noted the transportation engineer, reviewed the roads and said it was not going to be needed for the development

Council Member Turner – when the development gets going will this go in a sequential order. Becky stated it would not. There really isn't any logic order to getting started. Snowbasin does not know what is first. It is possible that the demands on the mountain and the capacity that area A and B have may trigger the development of area first.

Wally Huffman – this is going to be a "need" generated start. He noted currently Snowbasin operates 15 days of the year over capacity. When over capacity gets to about 24 days a year, that will trigger building base facilities in area C. Once people start using that location you have to provide endless amenities – ski school, restaurants, retail, day camp, day care, etc.

He believed if this process were to begin today, we would be 18 months before even starting development. Becky added that this re-zone is an important step that gives developers a green light.

Council Member Turner – resorts never build garbage because they want people to enjoy them and come back again and again. He sees this being a huge economic plus for Morgan County.

Becky noted the next time they will be at the Planning Commission it will be at a public hearing. So for the benefit of everyone, she asked if there were any concerns that need to be addressed before that happens. Especially concerns that Council and Planning Commission have received from the public.

Charlie stated they want to answer the questions before we get to that point. We are not asking the Council and Planning Commission for an answer in order to move forwards.

Council Member Mecham – concern of sewer. Is there something concrete that will be in place?

Becky noted at this level they will not see any more detail than has been presented in the master plan.

Bruce Parker – there will be people that have expertise in this area before this district is put in place.

Chairman Haslam – clarification, re-zone is all we are doing tonight. After that re-zone then the details will come in on the special districts.

Bruce Parker – re-zone does several things. It re-zones, but accompanies the development agreement which establishes development on the mountain.

Ned Mecham, once they have the zone then they begin answering all the fine tuning questions.

Becky Zimmerman - one of the development team's questions would be to get the council's opinion on the concept of providing a little more flexibility on the mixed use areas and making them a little bigger. Council member Mecham – if we are going to increase something he would like to increase the commercial which would benefit the County.

There was discussion on Increase of Multi-family and commercial. Becky noted the areas in red do not mean that entire area is graphic retail. It is a mix of uses. The intent is residential/mixed use.

Member Erickson asked about the hotel /motel, time share numbers not being included the numbers at this point. Mr. Bruce Parker noted we don't know how many total hotel units will come until we have the adequacy of the adequacy of the services provided by the mixed us.

Snow basin has placed their constraints on design parameters to establish the vision of the property. Bruce Parker stated six story max has been discussed. Becky noted they have not put a height limit on a hotel at this point.

Member Erickson asked about architectural standards. Becky noted they are in the development agreement.

Becky discussed the road design standards proposed by the County Engineer. She discussed private/public roads within the development.

Council Member Turner asked if the development team could have the projects expected revenues and tax for the public hearing so that the County residents can see the generated tax revenue and not just the size of the development.

Chairman Kelly also recommended they show the special districts areas and that this will not increase county resident taxes.

Becky thanked the Council and Planning Commission for their time.

Council Member Mecham moved to adjourn.
Second by Council Member Wilde.

ATTEST: _____ **Date:** _____

Teresa A. Rhodes, Clerk
Planning and Development Services

