



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Public hearing to consider and take action on a proposal to vacate a portion of Nordic Valley Way, located at approximately 2800 Nordic Valley Way, Eden, UT, 84310

Agenda Date: Tuesday, March 25, 2025

Applicant: Nordic Village Ventures

File Number: VAC 20254-04

Property Information

Approximate Address: 2800 Nordic Valley Way

Zoning: Form-Based (FB) Zone

Existing Land Use: Public Right-of-way

Proposed Land Use: Resort Development

Parcel ID: N/A

Township, Range, Section: T7N, R1E, Section 29

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: CE

Background

The applicant is requesting to vacate a portion of a public right of way (Nordic Valley Way – See Exhibit A), and relocate it further east (See Exhibit B) in order to accommodate a future roundabout to the south where Viking Drive and Nordic Valley Way intersect.

If the portion of Nordic Valley Way is vacated, the applicant will have more area for the existing ski resort use, while creating better connectivity for future development in the area. The County Surveyor’s office has reviewed the vacation plat with comments.

Language in the proposed ordinance allows for this vacation to be approved but will not take effect until the new roadway location has been approved, installed, and accepted by Weber County. The applicant has assured the County that there will be no traffic interruptions along the existing Nordic Valley Way while the realigned roadway is under construction.

Under state code (17-27a-609.5), the County Commission, as the legislative body, may adopt an ordinance granting a petition to vacate some or all of a public street or county utility easement if the legislative body finds that:

- (a) good cause exists for the vacation; and
- (b) neither the public interest nor any person will be materially injured by the vacation.

Conformance to the General Plan

This vacation request is not anticipated to have an impact on the Ogden Valley General Plan. If the vacation is approved, the applicant will be able to establish better connectivity for the previously approved resort development, and will provide an area better suited for the resort’s commercial base and will help optimize the development’s success.

Staff Recommendation

Staff recommends approval of the proposed ordinance, vacating the portion of Nordic Valley Way as shown on the ordinance (Exhibit C).

Exhibits

- A. Proposed Vacation
- B. Proposed New Location of Nordic Valley Way
- C. Vacation Ordinance

Location map



Nordic Valley Way Road Vacation Narrative

The application is to request the road vacation of a portion of the existing Nordic Valley Way that is adjacent to the existing Nordic Valley ski area parcels. The road vacation approval would be followed with a new road dedication for Nordic Valley Way. This proposed shift is as allowed within the Nordic Street regulating plan and remains within the 200' allowable shift to remain in compliance with the approved street regulating plan.

Benefits of this road vacation and new roadway dedication include:

The allowance for more "on mountain" uses by creating an expanded mountain base area including more restaurant and retail opportunities, expanded après ski areas, expanded learn to ski areas, more architectural diversity and overall places future uses further away from existing neighbors to the south.

Exhibit C – Ordinance

See Next Page

ORDINANCE NO. ____

AN ORDINANCE OF WEBER COUNTY VACATING

A PORTION OF A PUBLIC RIGHT-OF-WAY ALONG NORDIC VALLEY WAY

WHEREAS, Nordic Village Venture, LLC has filed a petition to vacate a portion of Nordic Valley Way, that portion being located at approximately 2803 Nordic Valley Way, as described in Exhibit A of this ordinance; and

WHEREAS, Nordic Village Venture, LLC has proposed to re-route Nordic Valley Way farther to the east, approximately along the route depicted] on Exhibit B of this ordinance; and

WHEREAS, Nordic Village Venture, LLC does not want to commit to the installation of the re-routed portion of the road until it has assurance that the proposed road vacation will occur; and

WHEREAS, Weber County does not intend to vacate the existing portion of the road until the right-of-way for the new roadway has been dedicated as a public road and the new roadway has been installed and accepted by the County; and

WHEREAS, after providing proper public notice, a public hearing was held before the Weber County Commission on March 25, 2025, regarding the vacation of the portion of public right-of-way; and

WHEREAS, Weber County's Engineering Department has been notified and has provided written approval of the vacation of the portion of the public right-of-way; and

WHEREAS, the Commission finds that good cause exists to vacate the portion of public right-of-way, that the approved Nordic Village Street Regulating Plan and Form Based Code Ordinance allows for the roadway to be moved as proposed, and that it will not substantially affect the Ogden Valley General Plan, and that neither the public interest nor any person will be materially injured;

NOW THEREFORE, the Board of County Commissioners of Weber County ordains as follows:

1. The portion of public right-of-way described in Exhibit A of this ordinance shall hereby be vacated and this ordinance takes effect as soon as the following conditions have both occurred:
 - a. A plat has been approved by the County and recorded, showing the dedication to the public of the new road right-of-way that will replace the portion of the road that is being vacated; and
 - b. The new roadway has been installed and accepted by the County, as depicted in Exhibit B.

Adopted and ordered published this _____ day of _____, 2025.

Weber County Commission

By _____

Sharon Bolos, Chair

Commissioner Bolos Voted _____

Commissioner Froerer Voted _____

Commissioner Harvey Voted _____

ATTEST:

Ricky Hatch, CPA

Weber County Clerk

Exhibit A

A portion of land located in the Southwest Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, Weber County, Utah, more particularly described as follows:

Beginning at a point which is on the Easterly Right-of-Way line of 3500 East, said point being North 87°58'12" West 2,632.23 feet along the North section line of Section 32, to the North Quarter of said section, thence North 0°24'08" East 100.68' and North 89°35'52" West 8.14' from the found monument at the Northeast Corner of said Section 32, Township 7 North, Range 1 East, Salt Lake Base and Meridian, and running thence:

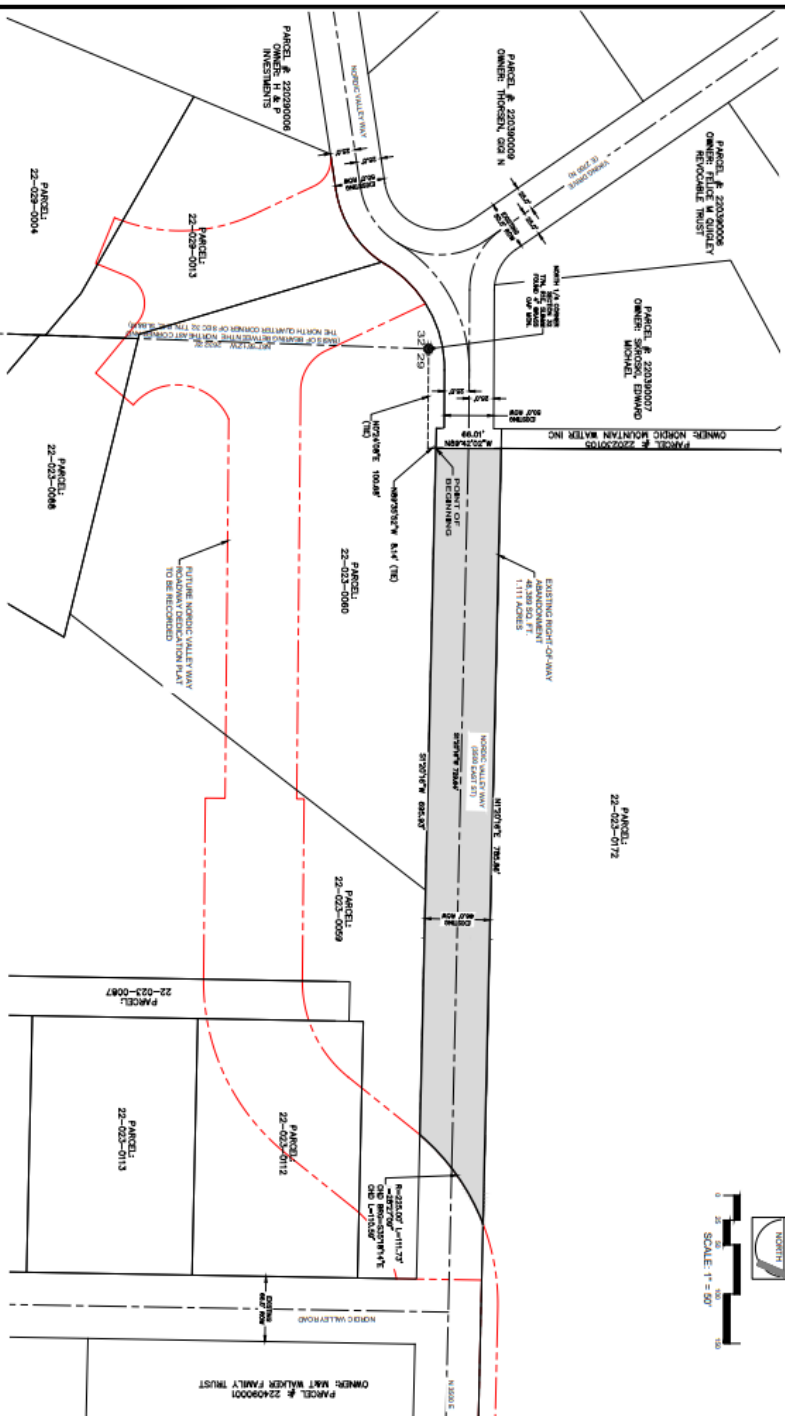
North 89°42'02" West 66.01 feet; thence North 01°20'16" East 785.86 feet to a point on a 225.00 foot radius non-tangent curve to the left, the center of which bears North 68°55'21" East; thence Southeasterly 111.73 feet along the arc of said curve through a central angle of 28°27'09" (chord bears South 35°18'14" East 110.59 feet); thence South 01°20'16" West 695.93 feet to the Point of Beginning.

Containing 48,389 square feet or 1.111 acres, more or less.

Basis of Bearing:

North 87°58'12" West 2,632.23 feet between the Northeast Corner and the North Quarter Corner of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian.

ROAD VACATION PLAT
 A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH



SHRADER'S CERTIFICATE

I, JAMES B. SHRADER, Surveyor, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified Surveyor under the laws of the State of Utah. I further certify that the plat was prepared in accordance with the laws of the State of Utah and that the same is a true and correct copy of the original plat as the same appears on my books and records.

BOUNDARY DESCRIPTION

That the above described plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified Surveyor under the laws of the State of Utah. I further certify that the plat was prepared in accordance with the laws of the State of Utah and that the same is a true and correct copy of the original plat as the same appears on my books and records.

LEGEND

1/2" = 7' SECTION CORNER AS SHOWN

1/4" = 14' SECTION CORNER AS SHOWN

1/8" = 28' SECTION CORNER AS SHOWN

1/16" = 56' SECTION CORNER AS SHOWN

1/32" = 112' SECTION CORNER AS SHOWN

1/64" = 224' SECTION CORNER AS SHOWN

WEBER COUNTY ENGINEER	COUNTY ENGINEER	APPROVAL AS TO FORM	COUNTY PLANNING COMMISSION	WEBER-JANSON COUNTY HEALTH DEPARTMENT	COUNTY RECORDER



LAYTON SURVEYS LLC
 Professional Land Surveying
 807 S. 500 W. Suite 200
 Layton, UT 84040
 (435) 825-1444 www.laytonsurveys.com

