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**Minutes of the Ogden Valley Planning Commission meeting for the October 20, 2021 site visit held at Earls Lodge Located at 3925 Snowbasin Rd. Huntsville, UT 84317. No Decisions were made.**

**Members Present:**       **John Lewis-Chair**  
                                  **Shanna Francis-Vice Chair**  
                                  **Jack Howell**  
                                  **Justin Torman**  
                                  **Trevor Shuman**  
                                  **Jeff Burton**  
                                  **Ron Lackey**

**Staff Present:**   **Sean Wilkinson, Community Development Director; William Ross, Assistant Community Development Director, Rick Grover, Planning Director; Charlie Ewert, Long Range Planner; Steve Burton, Principle Planner; Scott Perkes, Planner III; Gary Myers, Engineering Director; Ashley Thoman, Engineer; Chad Meyerhoffer, Engineer; Tucker Weight, Engineer; Marta Borchert, Secretary.**

**Snowbasin Team: Jim Hill, Owner, and representative of Grand America Hotels and Resorts; Bill Faveash, Master Developer;**

Jim Hill owner and representative of Grand America Hotels and Resorts gave an overview of the proposal and went over the proposed layout

Director Grover asked if there would be added density. Mr. Hill stated that there would be no added density and that there would be no residential. The proposal is to add commercial and lodging and it would not be counted as density because it would be commercial and seasonal. The commercial aspect will be seasonal to start with. He states that they want to incentivize commercial uses. The Village will go where the existing parking is. They would like to have flexibility in their design. Some of the uses and road layouts have changed. The request is to have flexibility within each area. They will be capping the number of hotel rooms. Looking at density 3 hotel rooms would be equal to 1 residential unit.

Director Grover asked if this would be similar to what Powder Mountain has done. Mr. Hill states that this is correct.

Mr. Hill gave an overview of where the placement of the lodging and the park would go.

Commissioner Burton asks concerning the parking. He asks if there will be sufficient parking. Mr. Hill states that Snowbasin has the most parking out of all the surrounding resorts. Their main parking issues are because of single visitors that do not carpool and the access. He states that they currently working with UTA to incentivize using the shuttles and they are working on other incentives to help encourage carpooling. A good way to curb the carpooling issue would be to charge for parking but they do not want to do that. Mr. Hill notes that moving forward they will be displacing some of the parking. Some of the parking will be removed and some added in a different area. The lodging will have underground parking. The access will be changed as well.

Bill Faveash the Master Developer states they have done similar developments in other ski resorts but they always approach each one with a unique perspective for the area. He states that what is unique about this is that they need to work with the County and the Planning Commission to have a build-out plan but there needs to be some flexibility in that because they need to grow up as they grow through this project. There are over 1000 residences on the main village plan and that could take anywhere from 10 to 30 years to get built out. The focus is to make sure that it is done in a thoughtful way that helps Snowbasin and the community grow. He states the plan for phase 1 is to utilize the existing buildings. Because of the upgrades that were done by the Holding family for the Olympics there is a lot of existing buildings that they can utilize that do not need any repairs. The Holding family has instilled a culture by taking care of the asset. The goal with phase 1 is to honor the existing base area and extend it out and create a village that will grow over time. They want to get good utilization out of the space that is already there and extend it out with the two smaller buildings with 15,000 sq. ft. of commercial. It is not easy to get retailers to go out there who are going to shop there today and they

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still need to be able to staff the place. They want to walk before they run and they also want to honor the size and scale of everything. The height limit is 75 ft. and they want to build up to that as they get farther away from the building so that the current buildings don't get impacted by a giant wall of stuff. The first couple of buildings they want to keep at the same scale as the existing buildings and extend it out and get some residential in and get some overnight accommodations and a larger building that will more than likely be a hotel concept. He states that they are looking at a smaller footprint for phase 1.

Jim Hill states that they have fabulous facilities and the ability to walk around and for most people that is a resort experience. He adds that they are trying to figure out what to do with the existing space and the new spaces and figure out what the flow is for a day skier. The hope is to activate that in a bigger way and that it feels like a community center to some degree. They are getting ready to engage some retail specialists and think about the layout.

Meeting Adjourned

Respectfully submitted,

Marta Borchert