



# WASATCH PEAKS RANCH RSD APPLICATION

MORGAN COUNTY COUNCIL  
September 3, 2019



## INTRODUCTION

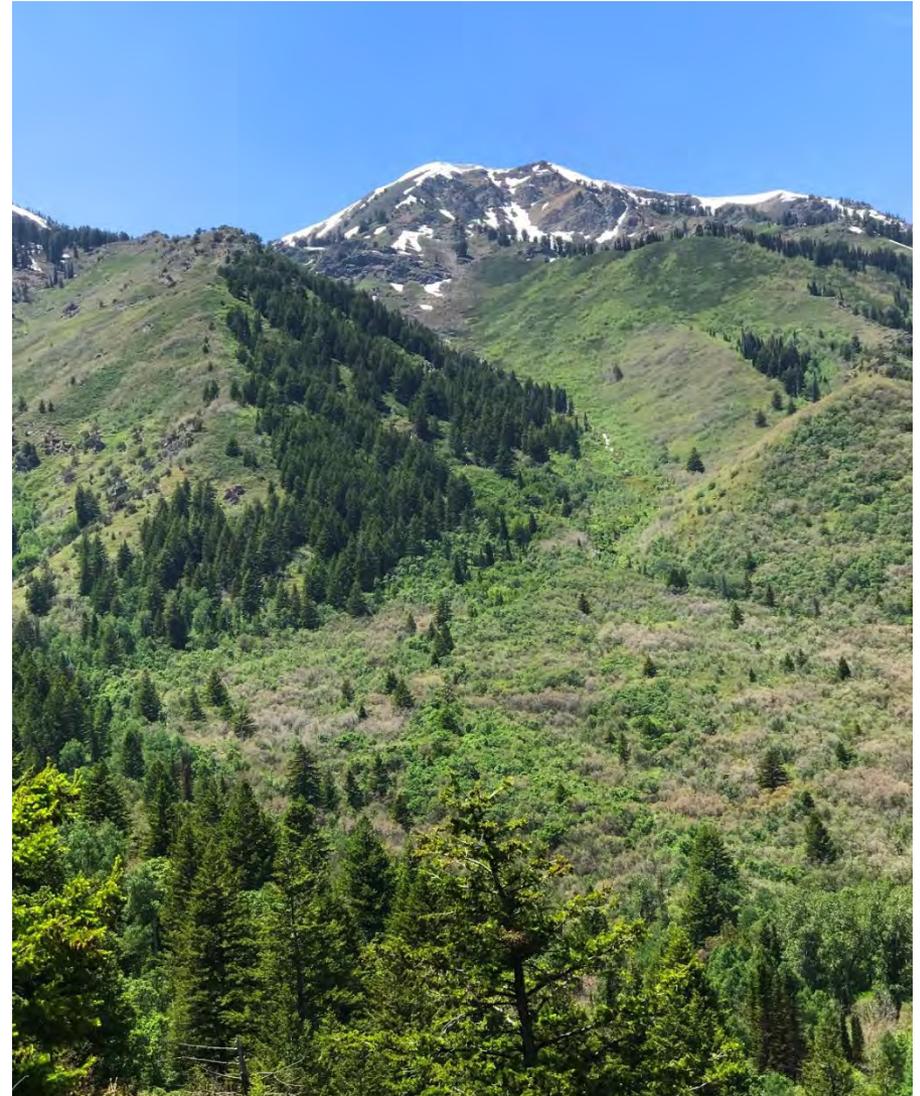
Ed Schultz

Wasatch Peaks Ranch

# RSD REZONE APPLICATION

Becky Zimmermann

Design Workshop, Inc.



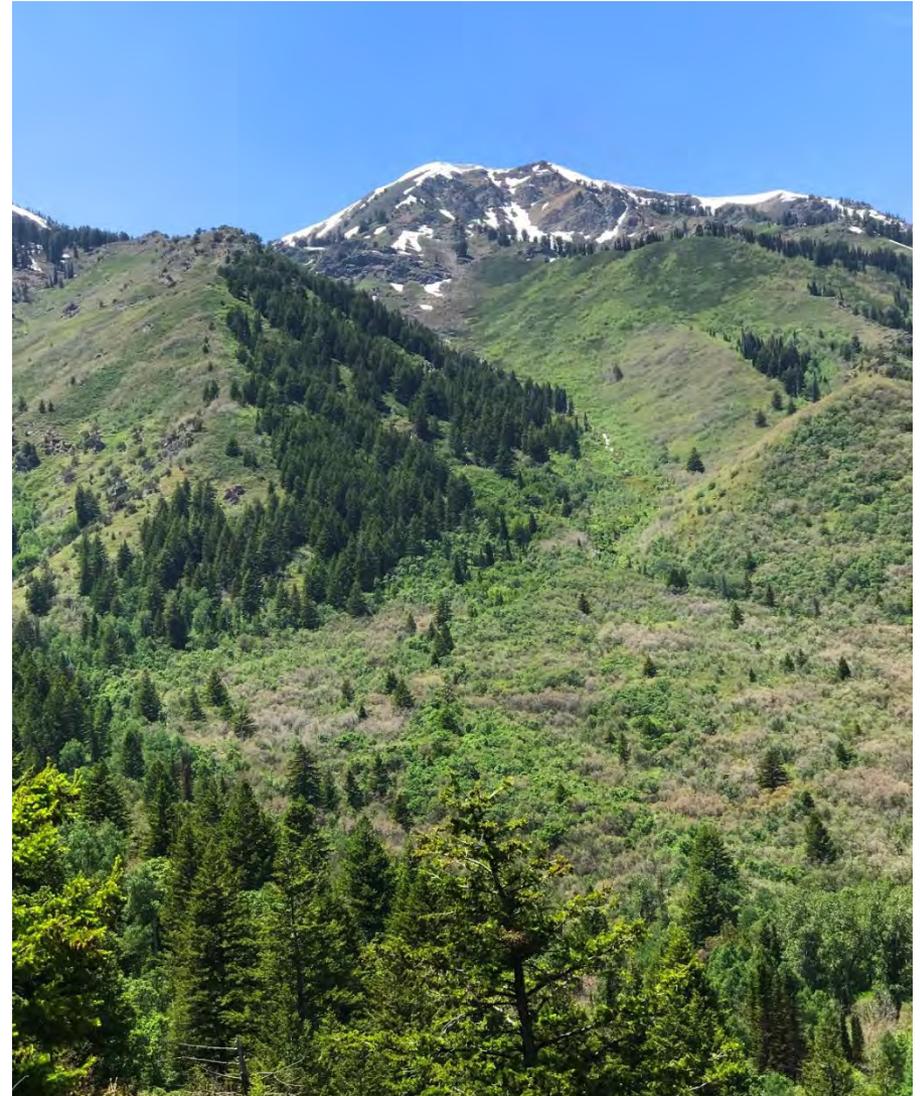
# APPLICATION PURPOSE

## WPR-RSD

To rezone 11,502 acres to Resort Special District

## HISTORY OF MORGAN COUNTY RSD

- Snowbasin Master Plan
- Weber County DRR-1
- Morgan County RSD Process Purpose Flexibility and Certainty



# RSD APPLICATION

## RSD APPLICATION CONTENT

Site Analysis

Conceptual Land Use Plan

Development Standards

Permitted, Conditional, Accessory Uses

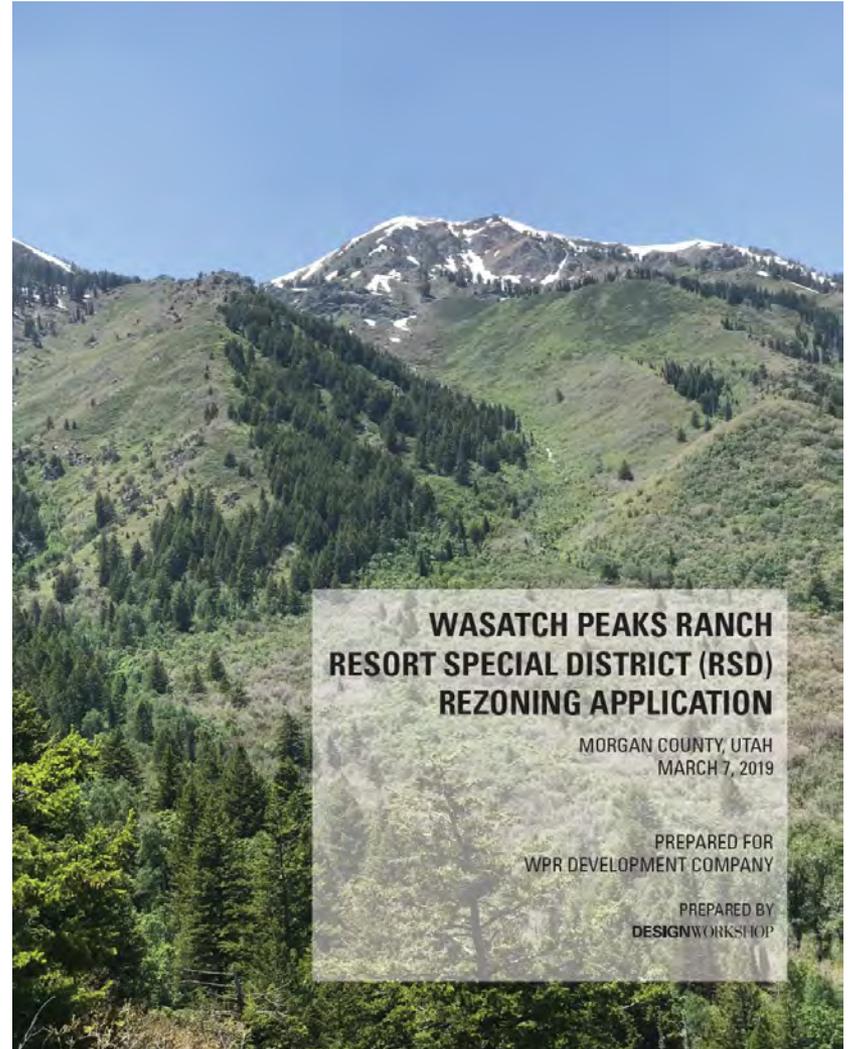
Transportation Study

Fiscal Impact Analysis

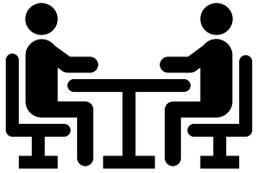
Infrastructure Master Plan

Development Agreement

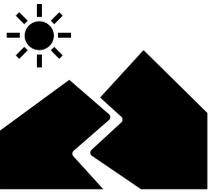
WPR-RSD General Plan Amendment



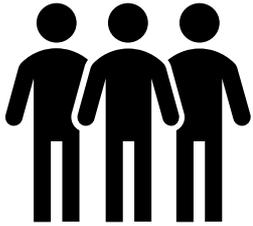
# OUTREACH PRIOR TO & AFTER REZONE APPLICATION SUBMITTED



**Work Group**  
Worksessions



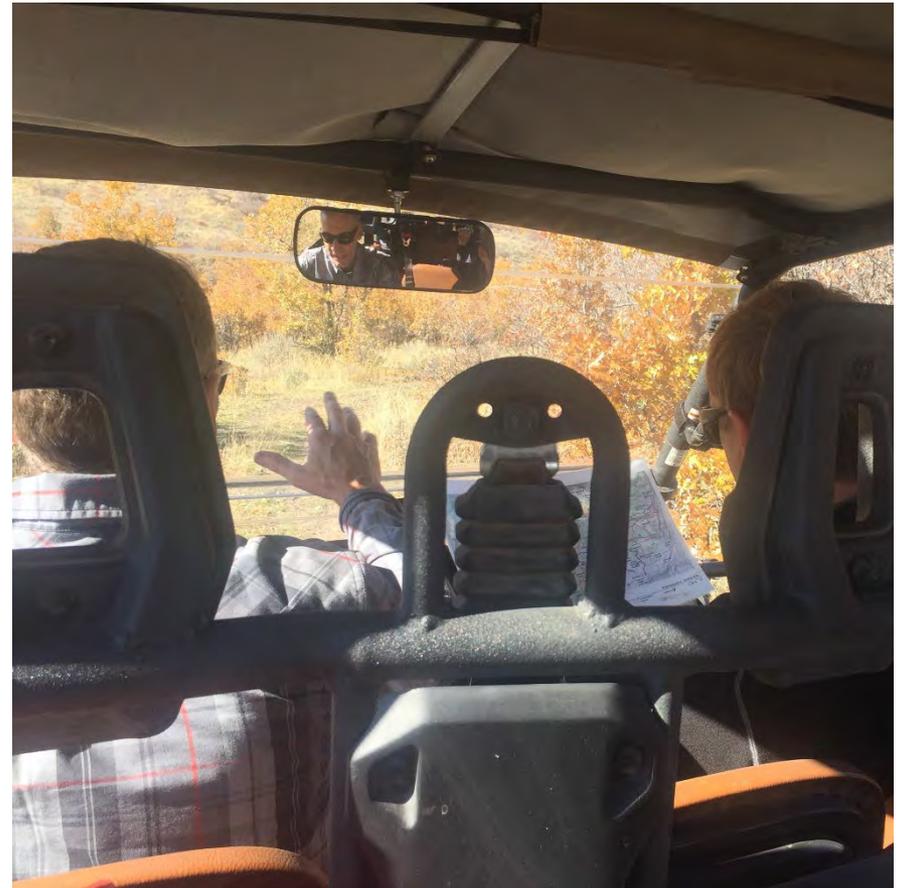
**Staff, PC, Council**  
Site Tour



**Public**  
Open Houses  
Planning Comm



**Kitchen Table**  
Chats





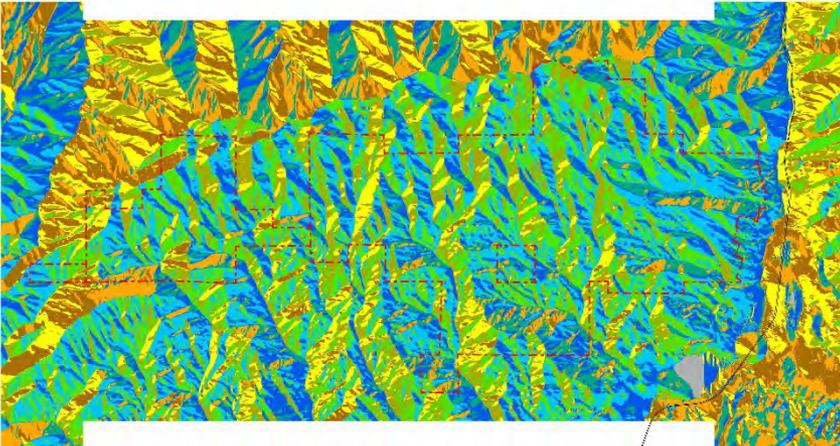
## PLANNING PRINCIPLES + PROCESS

- Let the attributes of the land dictate areas suitable for development
- On the ground site analysis
- GIS site analysis
- Development areas carefully cited per natural site constraints
- Slope and radius of roads
- Viewshed critical consideration

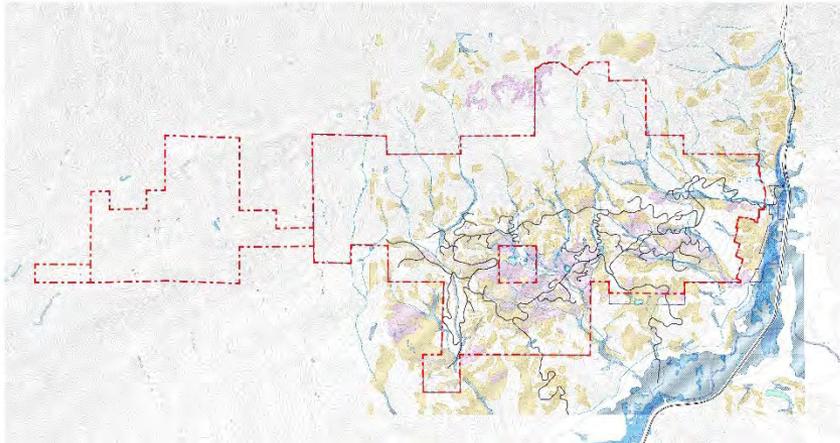


# SITE ANALYSIS

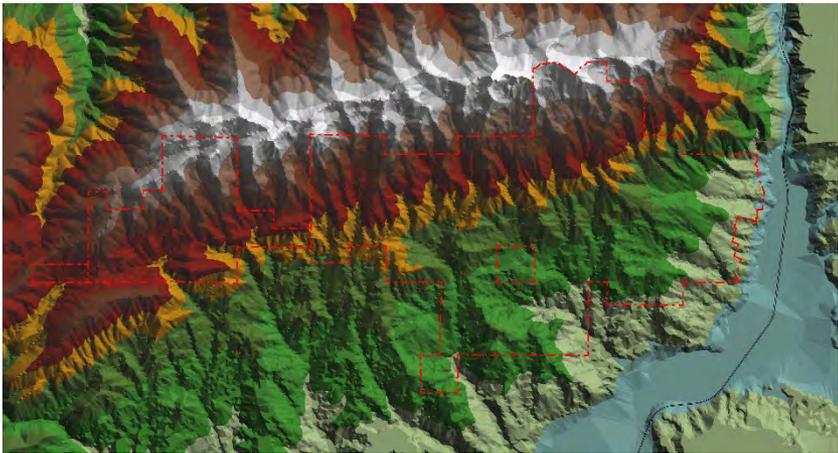
ASPECT



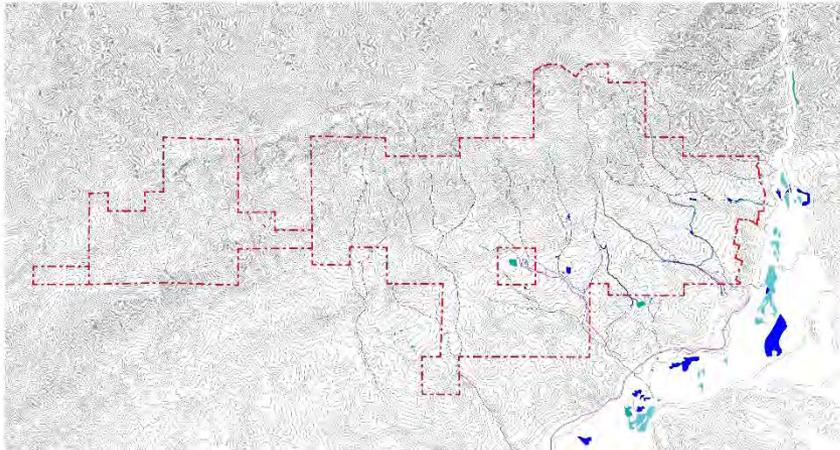
GEOLOGIC HAZARDS: RISK



ELEVATION

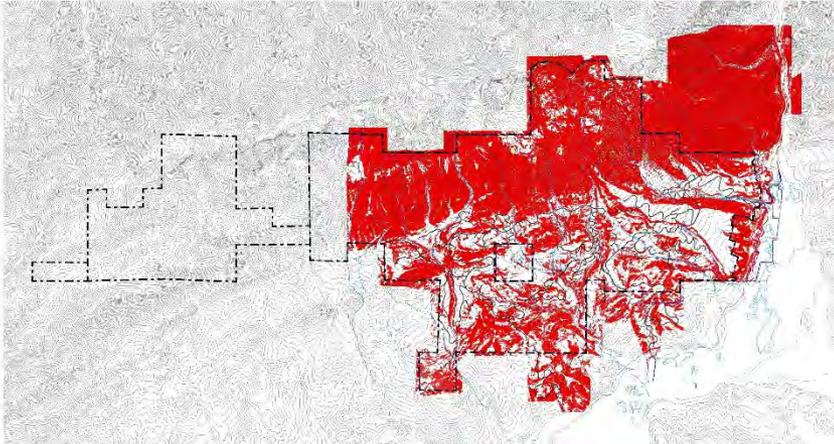


HYDROLOGY + WETLANDS

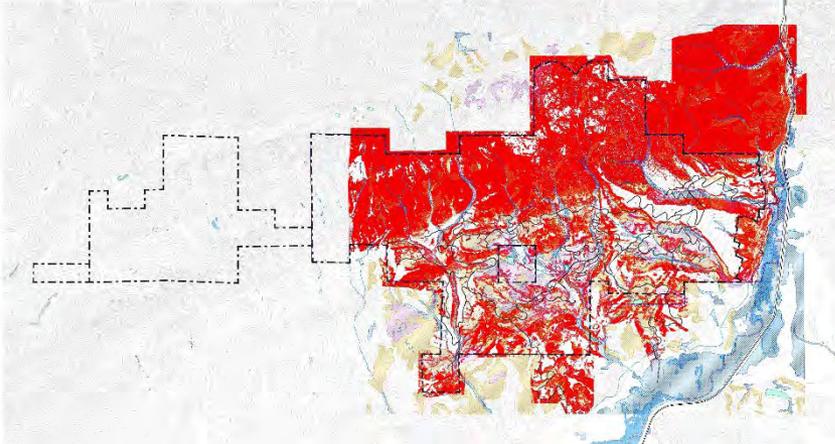


# SITE ANALYSIS

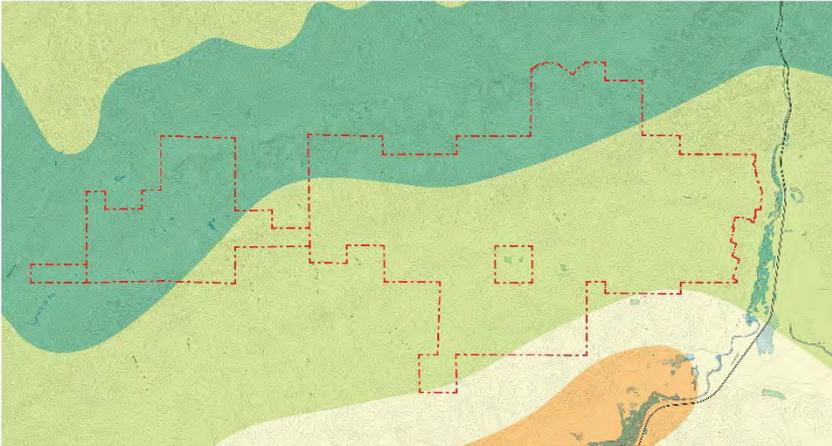
TOPOGRAPHY + SLOPE



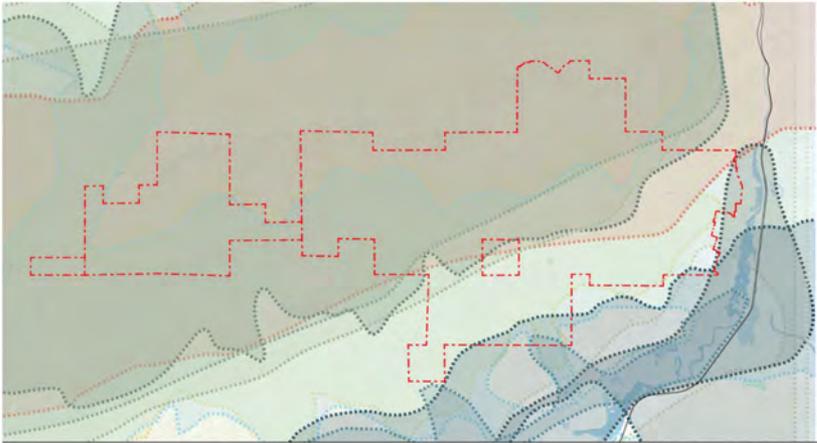
PHYSICAL CONSTRAINTS SUMMARY



DOMINANT VEGETATION



WILDLIFE HABITAT



# CONCEPTUAL LAND USE PLAN

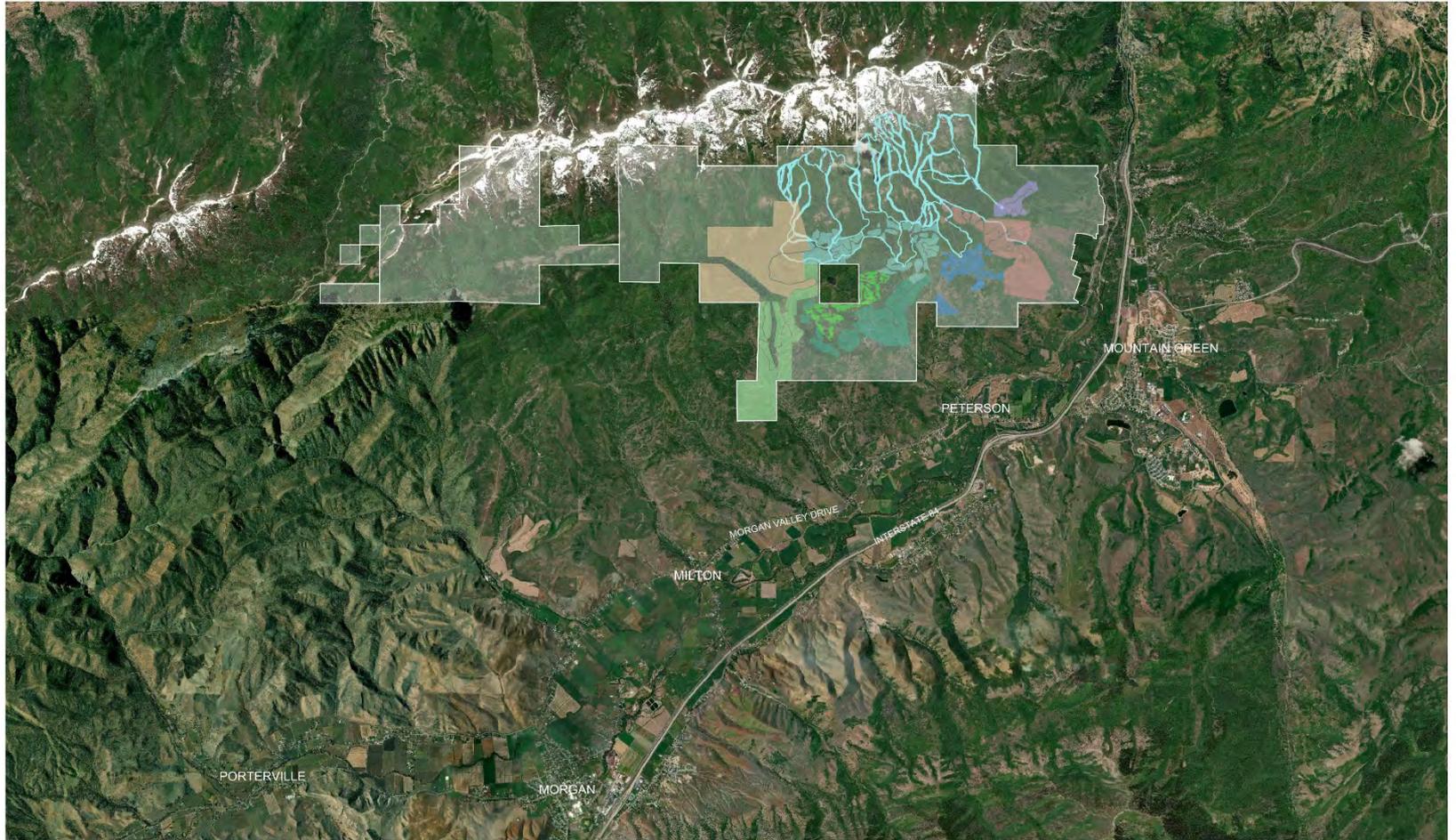


Photo: September 23, 2019 - 10:23am / User: mckayla@kimley-horn.com  
From: C:\Users\cmckayla\Documents - Kimley-Horn\Projects\WPR\2019\09\23\WPR - Context Map.mxd - User: CMK

WPR - CONTEXT MAP  
MORGAN COUNTY, UT

September 3, 2019

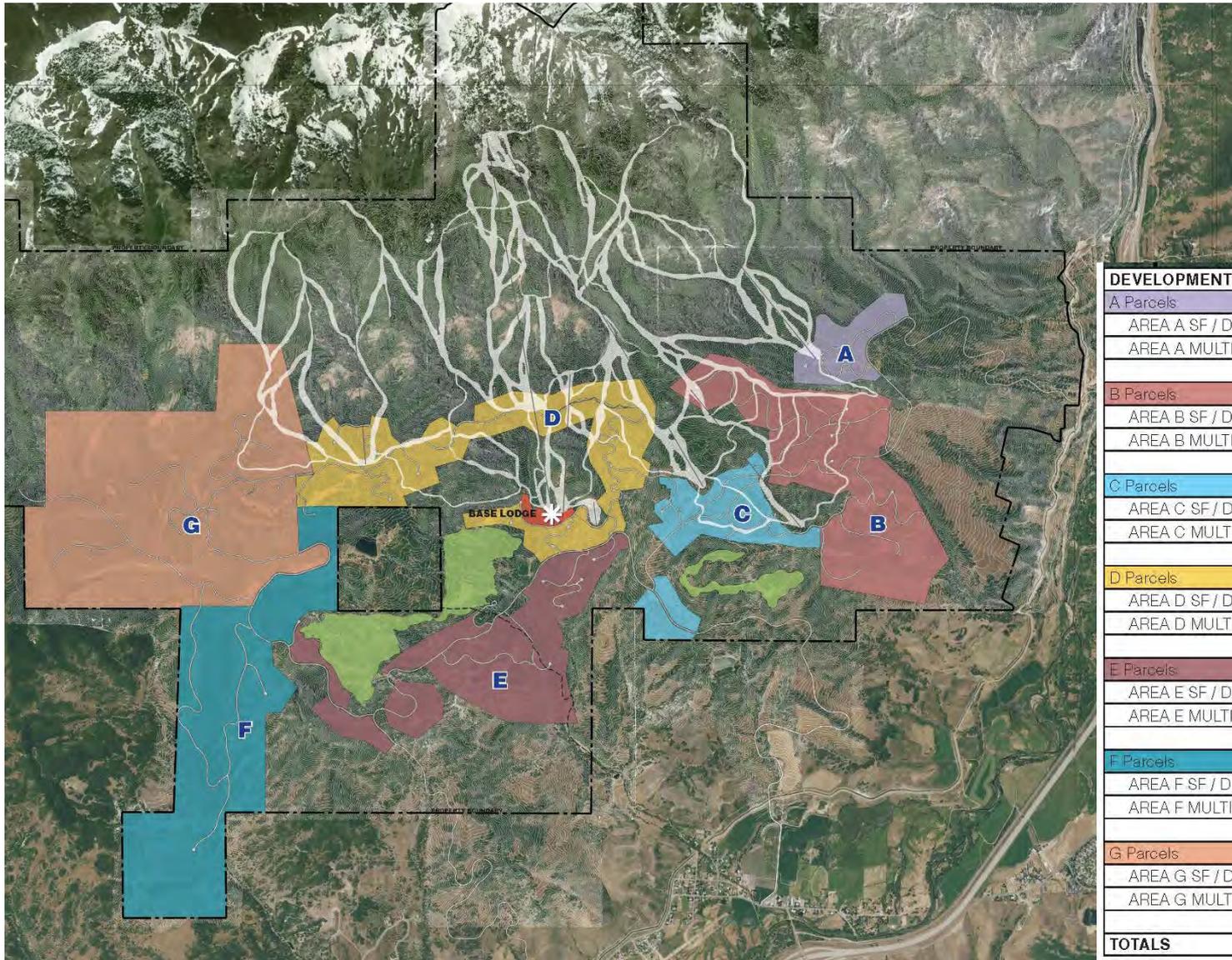
GRAPHIC SCALE IN FEET  
0 1500 3000 6000



Kimley»Horn

DESIGNWORKSHOP

# CONCEPTUAL LAND USE PLAN



DEVELOPMENT AREA	ACRES	TOTAL UNITS
<b>A Parcels</b>	84.8	40
AREA A SF / DUPLEX		40
AREA A MULTI-FAMILY		
<b>B Parcels</b>	411.9	79
AREA B SF / DUPLEX		79
AREA B MULTI-FAMILY		
<b>C Parcels</b>	177.7	198
AREA C SF / DUPLEX		124
AREA C MULTI-FAMILY		74
<b>D Parcels</b>	406.3	198
AREA D SF / DUPLEX		124
AREA D MULTI-FAMILY		74
<b>E Parcels</b>	360.2	70
AREA E SF / DUPLEX		55
AREA E MULTI-FAMILY		15
<b>F Parcels</b>	537.7	99
AREA F SF / DUPLEX		79
AREA F MULTI-FAMILY		20
<b>G Parcels</b>	855.6	66
AREA G SF / DUPLEX		54
AREA G MULTI-FAMILY		12
<b>TOTALS</b>	<b>2834.2</b>	<b>750</b>

## FREQUENTLY ASKED QUESTIONS:

### 1. **Where does your water come from? Are you taking water away from current residents, farmers and ranchers?**

- Water rights = first-in-time is first-in-right. Utah's prior appropriation doctrine that governs all water rights protects established water rights against interference.
- WPR exercised right to an option for 2,500 ac-ft of water available through an existing agreement with Weber Basin Water Conservation District. This water was set aside by WBWCD based on a 2011 agreement with the previous owner.
- WPR will file new exchange application that will replace existing application filed in 2007 by previous owner.

## FREQUENTLY ASKED QUESTIONS:

### 1. More about water ...

- USGS and UGS have done extensive studies and ground water modeling for this area. Concluded there is an existing natural spillage of water to the Weber River drainage out of the Morgan Valley.
- Concern over size of the exchange is unwarranted. WBWCD in concert with the River Commissioner will release water from upstream reservoirs to replace groundwater diverted by WPR on 1:1 basis .
- WPR ground water development will occur in lower end of the valley. Only those wells with a sustainable source of water will be pursued.
- Snowmaking will provide benefit for downstream water users. 82% returns to hydrological system both through surface flows and ground water recharge. There are well documented benefits to hydrological system from snowmaking.

## FREQUENTLY ASKED QUESTIONS:

### 2. How will this impact my property value and my property taxes?

- Properties are assessed by using comparable properties.
- In Utah, there are three approaches to determine value that are considered and used as appropriate.
- The Morgan County assessor will use like-kind properties to determine property value.
- In this case, like-kind are only those homes located within the Wasatch Peaks Ranch property, as a substantial amount of the value of the home is tied to the exclusive right to use the amenities on the property.
- **In the opinion of the assessor**, WPR will not affect property values in the rest of the county. Some Morgan County residents have experienced an increase in property values in the past few years based on the market for the types of homes current in the county.

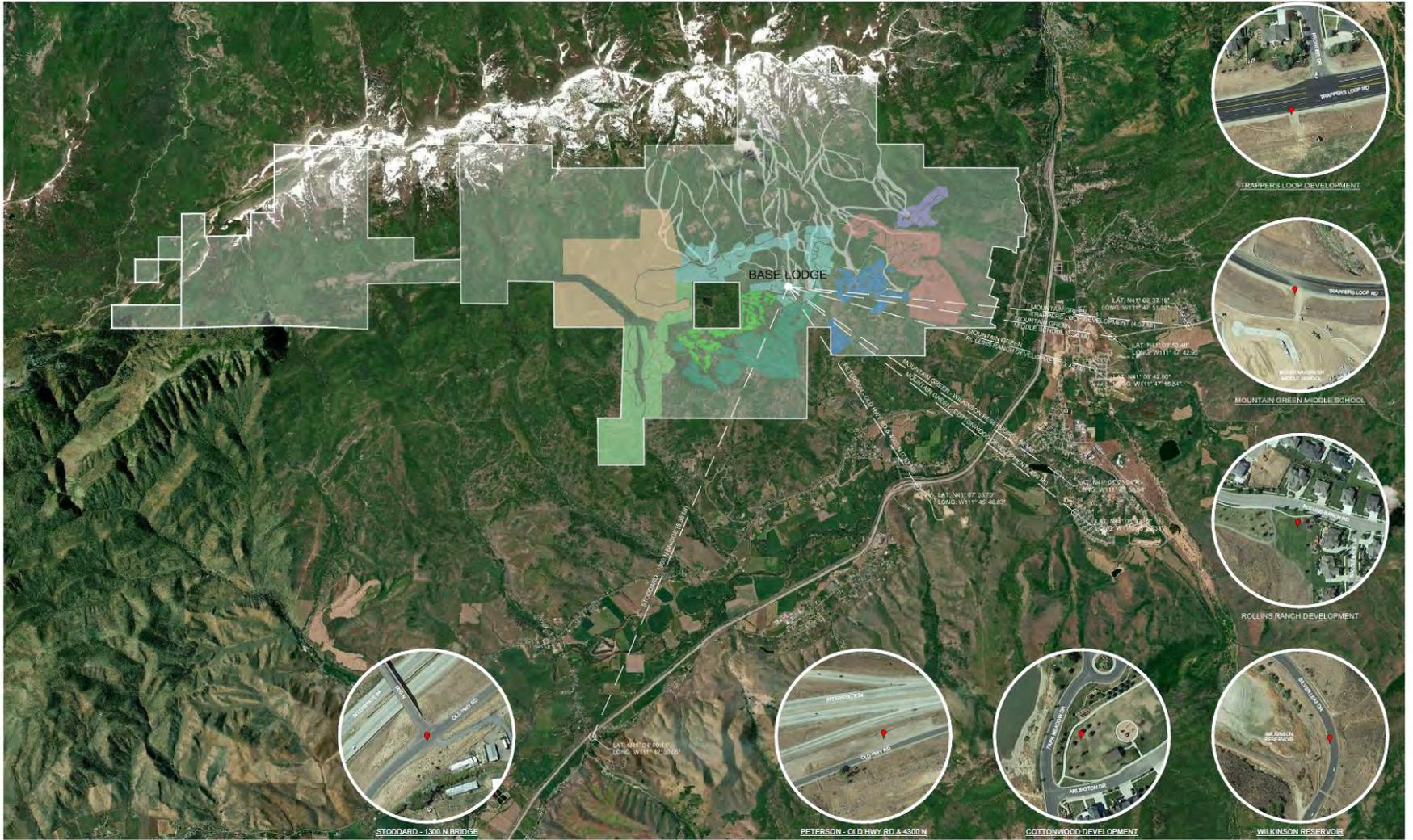
## FREQUENTLY ASKED QUESTIONS:

### 3. What is the visual impact?

- The base lodge and a significant amount of residential units are located in a mid-mountain valley that is minimally visible from the Mountain Green and Morgan City areas.
- The ski area in the distance and some homesites on the lower portions of the property will be visible.
- It is important to realize that it is more than 3 miles from the Mountain Green area to Wasatch Peaks Ranch (as the crow flies).

## Simulation Method

1. Viewpoint simulations prepared using single frame digital photographs taken with 50mm lens setting to mimic normal human eyesight relative to scale.
2. 3D modelling software (SiteScan) used to show proper sizing of all aspects of the development (roads, single family dwellings, multi-family dwellings, ski runs, ski towers and terminals). The same 3D modeling software was used to incorporate accurate screening effects of topography and screening effects of vegetation.
3. Exaggerated sizes of prototypes of building types were inserted into the digital elevation model. The prototypes include: single family homes at 45 feet in height and 12,000 sf, multi-family at 75 feet in height and 20,000 square feet and the base lodge at 90 feet in height.
4. Aerial flown 2-foot topographical survey data has been incorporated into the model to provide an accurate representation of topographical screening and elevation change throughout the project and viewpoints.
5. Photographic editing software has been used to properly color all aspects of the development as shown in the simulation.



WPR - VISUAL IMPACT ASSESSMENT MAP  
MORGAN COUNTY, UT

DATE: June 19, 2019 - 0:00pm / User: gretchen.abbott  
 USER: gretchen.abbott  
 PROJECT: WPR - VISUAL IMPACT ASSESSMENT MAP



June 19, 2019





























## FREQUENTLY ASKED QUESTIONS:

### **4. What do you mean that WPR will have private roads, water & sewer district, and its own fire district?**

- WPR will build and maintain the roads and provide snow removal
- The water system and wastewater treatment facilities will be built and operated by a WPR District.
- The WPR Fire District will be created. It will be funded, staffed and operated by WPR. An Interlocal agreement with Morgan and Mtn Green Fire will be formalized.
- Morgan County funds Morgan Fire District from the General Fund. WPR property tax to Morgan County will not decrease as result of WPR Fire District.

## FREQUENTLY ASKED QUESTIONS:

### 5. **Why will the trails and recreation facilities be used only by WPR residents?**

- This has always been private property. Former owner enforced no trespassing for the last 20 years.
- People who own real estate within Wasatch Peaks Ranch are assessed substantial fees for the operation and maintenance of all recreation facilities.
- In addition, privacy and security is very important to the WPR buyer. Spending time as a family in a secure place is a key driver of the value and critical reason to be a WPR member.

## FREQUENTLY ASKED QUESTIONS:

### 6. What is the impact to the Morgan County School District?

- At buildout based on 475 homes, WPR will contribute \$25.7 million of property tax revenue **annually** to the Morgan County School District.
- Primary and second homes are assessed at the same amount.
- Currently the District receives \$8 million in property tax revenue.

## FREQUENTLY ASKED QUESTIONS:

### 7. What is the financial impact to the County?

- The Cost Benefit Analysis used only 475 homes to provide a conservative estimate of economic impact.
- Eight years into development, it is estimated that Wasatch Peaks Ranch will generate \$4 million in property tax revenue to the county and **\$9 million each year** at built out.
- 50% second home instead of 90% second home (\$7.1 million)
- The County is currently exploring ways to increase revenue such as increasing sales tax rate and has worked hard but struggled to attract commercial businesses.

## FREQUENTLY ASKED QUESTIONS:

### 8. Will there be job opportunities?

- It is estimated that at buildout, Wasatch Peaks Ranch will employ approximately 600 people.
- Positions will range from hourly staff to managers/directors. There will be both seasonal and year-round jobs.
- Positions will include a broad range of skills and experiences such as ski instructor, ski patrol, ski operations, security, golf instruction and course management, food & beverage, landscape and building maintenance, etc.
- Additional jobs will be generated in construction and services.

## FREQUENTLY ASKED QUESTIONS:

### **9. Will taxpayers be responsible for this project if it fails? How easy is it for the owner to change the development concept?**

- Wasatch Peaks Ranch is not asking the County or any other government to participate in the financing of the infrastructure or other improvements. It will have no obligation to financially step in should the project stall.
- There are no known projects in Utah where the government had any role in “picking up the financial pieces” from a troubled project, unless a governmental entity had provided or guaranteed financing for project infrastructure.
- The development cannot substantially change without starting over seeking approvals a land use plan, development agreement and public process.

## FREQUENTLY ASKED QUESTIONS:

### **10. Are you aware that Morgan County residents are expected to “fence out”?**

- Grazing will continue on a portion of the ranch.
- Wasatch Peaks Ranch is aware that we are expected and responsible to fence out the cattle from the developed areas.

## RSD Rezone Criteria:

1. Conform to applicable provisions in County's General Plan
2. Conform to application provisions of this title and this code.
3. Better preserve the property and neighborhood by integrated planning and design than would be possible under other zoning regulations of this title.
4. Establish that development of the property will contribute positively to the County's long term economic sustainability.
5. Present an infrastructure master plan that will not be detrimental to the County's health, safety and welfare.

*\* The Future Land Use Map in Morgan County's General Plan has been amended 14 times in 8 years.*

## Approvals Needed Following Rezone (Partial list)

Morgan County - preliminary & final subdivision plats

Morgan County – grading permits

Morgan County - building permits

USACE individual permit approval – mitigation for stream and wetland disturbance

Utah State Engineer + DEQ + Division of Drinking Water – water development approval

Bureau of Reclamation + WBWCD – canal crossings

Weber-Morgan Health Department – sewer & septic

SHIPO – cultural archaeological resources

In Conclusion ...