



STAFF REPORT

To: Summit County Manager
From: Amir Caus, AICP, Senior Planner
Date of Meeting: March 4, 2024
Type of Item: Final Subdivision Plat – Public Hearing, Possible Action
Process: Administrative

RECOMMENDATION: Staff has reviewed the application for compliance with the applicable standards in the Eastern Summit County Development Code and the Promontory Development Agreement and has found that it meets the minimum required for approval. Staff recommends that the Summit County Manager review the proposed Final Subdivision Plat, conduct a public hearing and vote to forward a positive recommendation to the Summit County Manager pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval found in this Staff Report.

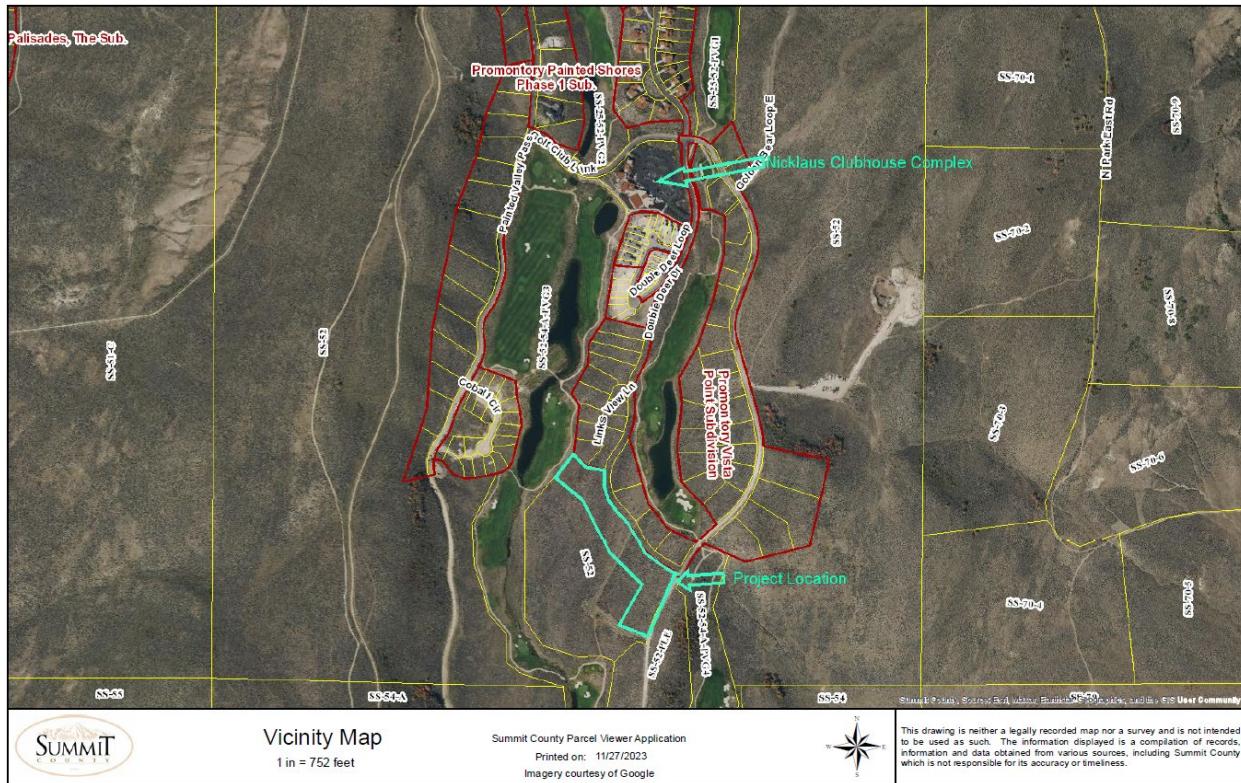
Project Description

Project Name: Promontory Hawk's Pass Final Subdivision Plat
 Applicant(s): Matthew Idema representing Promontory Development
 Property Owner(s): Promontory Investments Landco LLC
 Location: Parcel SS-52, located off Double Deer Drive, Promontory, Summit County, UT
 Zone District: Promontory SPA
 Parcel Number and Size: SS-52 (396.98 acres) – ~5.7 acres used for the subdivision
 Type of Process: Administrative
 Final Land Use Authority: Summit County Manager

Proposal

The applicant is requesting to allocate 9 units of Resort Unit Density with 1 Open Space parcel in the Promontory Specially Planned Area, located off Double Deer Drive (South of the Nicklaus Clubhouse Complex).

Vicinity Map



Background

The Promontory Development Agreement was approved on January 2, 2001. It provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6500 acres with no less than 3900 acres remaining as passive open space. Of the 1901 total units in the density pool, 1,462 units have been approved. In addition to the approved units, the Planning Commission forwarded a positive recommendation for the 2-lot Mountain Crest Subdivision on November 16, 2023. The development parameters for this project are specifically set forth in the Development Agreement.

On January 4, 2024, the Eastern Summit County Planning Commission forwarded a positive recommendation to the County Manager as outlined in the Recommendation section of this Staff Report.

Analysis and Findings

The applicant is using Resort Unit density from the existing pool of density. The development is not located on critical lands.

Service Providers

Staff has not received any negative service provider comments which would hinder the proposal.

Promontory Conservancy

Staff has received approval from the Promontory Conservancy for the proposal.

Development Agreement Requirements

The Development Agreement delegates decision making powers to the Board of County Commissioners for all Final Plats. With the change of government that took place, the former Board of County Commissioner's administrative duties diverted to the County Manager and the legislative duties diverted to the County Council. The Final Plat is considered an administrative action. The Eastern Summit County Planning Commission remains as the recommending body.

Recommendation

It is Staff's finding that the amendment request meets the applicable standards in the Eastern Summit County Development Code and the Promontory Development Agreement. Staff recommends that the Summit County Manager review and forward a positive recommendation to the Summit County Manager to approve the proposed Promontory Hawk's Pass Final Subdivision Plat, according to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

Findings of Fact:

1. The Promontory Development Agreement was approved on January 2, 2001.
2. The Promontory Development Agreement provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6500 acres with no less than 3900 acres remaining as passive open space.
3. Of the 1901 total units in the density pool, 1,462 units have been approved.
4. In addition to the approved units, the Planning Commission forwarded a positive recommendation for the 2-lot Mountain Crest Subdivision on November 16, 2023. Promontory Investments Landco LLC is the owner of record of Parcel SS-52 (396.98 acres).
5. Density within the Promontory Specially Planned Area is established by the Promontory Development Agreement pool of density.
6. The applicant is requesting to allocate 9 units of Resort Unit Density with 1 Open Space parcel in the Promontory Specially Planned Area, on Parcel SS-52 located off Double Deer Drive (South of the Nicklaus Clubhouse Complex).
7. Of the 396.98-acre Parcel-52, ~5.7 acres used for the subdivision
8. The proposed subdivision is legally described as Promontory Hawk's Pass Subdivision.
9. The applicant is using Resort Unit density from the existing pool of density.
10. The development is not located on critical lands.
11. Staff has received approvals from the Promontory Conservancy for the proposal.
12. Public notice of the public hearing was published in the newspaper.
13. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject property.

14. Service providers have reviewed the plats for compliance with applicable standards and no project issues have been identified that could not be mitigated.
15. Staff has reviewed the proposed plats for compliance with applicable Development Code standards.
16. Staff has reviewed the proposed plats for compliance with the Promontory Development Agreement standards.
17. On January 4, 2024, the Eastern Summit County Planning Commission forwarded a positive recommendation to the County Manager as outlined in the Recommendation section of this Staff Report.

Conclusions of Law:

1. The density for the subdivisions is derived from the existing Promontory Development Agreement density pool.
2. The proposal meets the terms of the Promontory Development Agreement.
3. The proposal meets the applicable standards of the Eastern Summit County Development Code.
4. The proposal meets the applicable standards of the Eastern Summit County General Plan.

Conditions of Approval:

1. All necessary permits must be obtained and fees shall be paid prior to the commencement of any construction activity, including but not limited to the Summit County Engineering and the Summit County Building Departments.
2. All service provider requirements shall be met.

Public Notice, Meetings and Comments

This item was publicly noticed as a public hearing with possible action by the Summit County Manager. Notice of the public hearing was published in the newspaper. Courtesy postcards were mailed to all property owners within 1,000 feet of the subject property.

As of the date of this report, no public comment has been received.

Attachments

Exhibit A – Proposed Plat and Preliminary Design Exhibits

EXHIBIT A.1



8758 Promontory Ranch Road
Park City, UT 84098
801-763-5100

June 14, 2023

Summit County Community Development
Attn: Amir Caus
P.O. Box 128
60 North Main
Coalville, UT 84017
P: (435) 336-3117
acaus@summitcounty.org

RE: HAWKS PASS PLAT – PROJECT NARRATIVE

Amir,

This correspondence is intended to outline and describe the purpose and intent of Summit County application for the Hawk's Pass subdivision, Plat Application, on parcel SS-52 currently.

We are submitting a plat application package for a new 9-lot subdivision, named "Parcel 9 – Hawk's Pass". The new plat will consist of 9 single family lots on 5.69 acres. The nature of this application is related to the following metrics:

- There are 32 Resort lots remaining in our masterplan matrix to full build out, not including our Painted Canyon Development to the south of this subject property development, consisting of another 100 Resort units.
- This represents 9 Resort lots of the 32 remaining. 23 additional resort lots will come in future plat applications.
- These project limits consist of Vista Point subdivision to the north, the Link's Edge subdivision to the east, the Nicklaus golf course to the west and open space to the south.
- Infrastructure currently under construction from the Vista Point and Link's Edge developments will serve vehicular access and utility services to this new subdivision.

Our request is for approval of the 9 lot subdivision in accordance with our Development Agreement and SPA between Promontory and Summit County.

Should you have any questions or require additional information, please contact us at your earliest convenience.

Thank you,

Matthew D. Idema, P.E.
Director of Development
Promontory Homes

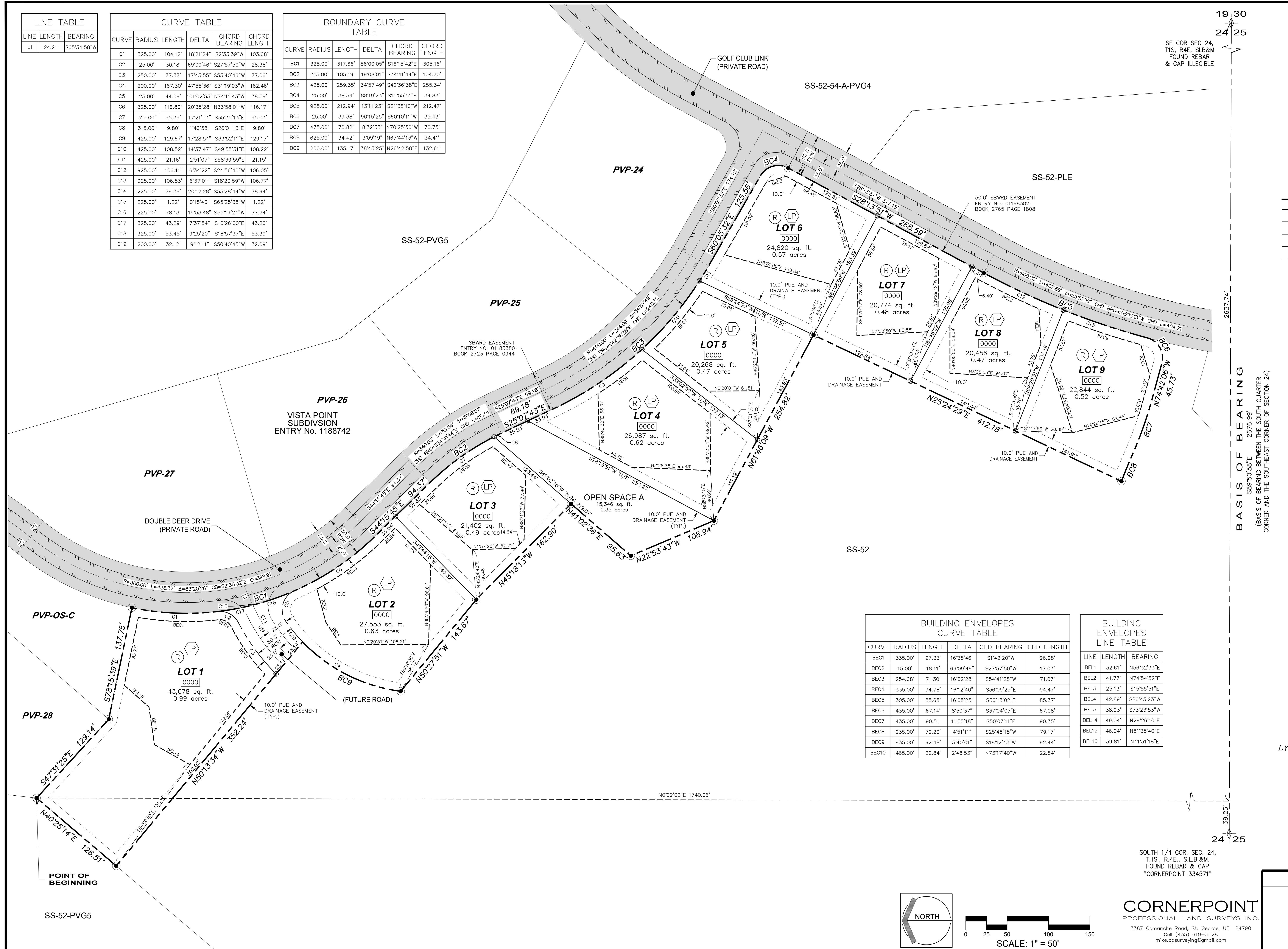
LINE TABLE		
LINE	LENGTH	BEARING
L1	24.21'	S65°34'58" W

CURVE TABLE

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	325.00'	104.12'	18°21'24"	S2°33'39"W	103.68'
C2	25.00'	30.18'	69°09'46"	S27°57'50"W	28.38'
C3	250.00'	77.37'	17°43'55"	S53°40'46"W	77.06'
C4	200.00'	167.30'	47°55'36"	S31°19'03"W	162.46'
C5	25.00'	44.09'	101°02'53"	N74°11'43"W	38.59'
C6	325.00'	116.80'	20°35'28"	N33°58'01"W	116.17'
C7	315.00'	95.39'	17°21'03"	S35°35'13"E	95.03'
C8	315.00'	9.80'	1°46'58"	S26°01'13"E	9.80'
C9	425.00'	129.67'	17°28'54"	S33°52'11"E	129.17'
C10	425.00'	108.52'	14°37'47"	S49°55'31"E	108.22'
C11	425.00'	21.16'	2°51'07"	S58°39'59"E	21.15'
C12	925.00'	106.11'	6°34'22"	S24°56'40"W	106.05'
C13	925.00'	106.83'	6°37'01"	S18°20'59"W	106.77'
C14	225.00'	79.36'	20°12'28"	S55°28'44"W	78.94'
C15	225.00'	1.22'	0°18'40"	S65°25'38"W	1.22'
C16	225.00'	78.13'	19°53'48"	S55°19'24"W	77.74'
C17	325.00'	43.29'	7°37'54"	S10°26'00"E	43.26'
C18	325.00'	53.45'	9°25'20"	S18°57'37"E	53.39'
C19	200.00'	32.12'	9°12'11"	S50°40'45"W	32.09'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
BC1	325.00'	317.66'	56°00'05"	S16°15'42"E	305
BC2	315.00'	105.19'	19°08'01"	S34°41'44"E	104
BC3	425.00'	259.35'	34°57'49"	S42°36'38"E	255
BC4	25.00'	38.54'	88°19'23"	S15°55'51"E	34.
BC5	925.00'	212.94'	13°11'23"	S21°38'10"W	212
BC6	25.00'	39.38'	90°15'25"	S60°10'11"W	35.
BC7	475.00'	70.82'	8°32'33"	N70°25'50"W	70.
BC8	625.00'	34.42'	3°09'19"	N67°44'13"W	34.
BC9	200.00'	135.17'	38°43'25"	N26°42'58"E	132



ADDRESS TABLE	
OT #	STREET ADDRESS
1	0000 Double Deer Drive
2	0000 Double Deer Drive
3	0000 Double Deer Drive
4	0000 Double Deer Drive
5	0000 Double Deer Drive
6	0000 Double Deer Drive
6	0000 Golf Club Link
7	0000 Golf Club Link
8	0000 Golf Club Link
9	0000 Golf Club Link

*PROMONTORY
HAWKS PASS
SUBDIVISION*

YING WITHIN THE SOUTH HALF
OF SECTION 24
T 1 S, R 4 E, S.L.B.&M,
SUMMIT COUNTY UTAH

*FINAL PLAT
November 14, 2023*

HEET 3 OF 3

BUILDING ENVELOPES CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
BEC1	335.00'	97.33'	16°38'46"	S1°42'20"W	96.98'
BEC2	15.00'	18.11'	69°09'46"	S27°57'50"W	17.03'
BEC3	254.68'	71.30'	16°02'28"	S54°41'28"W	71.07'
BEC4	335.00'	94.78'	16°12'40"	S36°09'25"E	94.47'
BEC5	305.00'	85.65'	16°05'25"	S36°13'02"E	85.37'
BEC6	435.00'	67.14'	8°50'37"	S37°04'07"E	67.08'
BEC7	435.00'	90.51'	11°55'18"	S50°07'11"E	90.35'
BEC8	935.00'	79.20'	4°51'11"	S25°48'15"W	79.17'
BEC9	935.00'	92.48'	5°40'01"	S18°12'43"W	92.44'
BEC10	465.00'	22.84'	2°48'53"	N73°17'40"W	22.84'

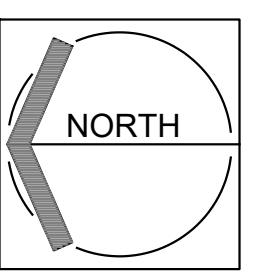
BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
EL1	32.61'	N56°32'33"E
EL2	41.77'	N74°54'52"E
EL3	25.13'	S15°55'51"E
EL4	42.89'	S86°45'23"W
EL5	38.93'	S73°23'53"W
EL14	49.04'	N29°26'10"E
EL15	46.04'	N81°35'40"E
EL16	39.81'	N41°31'18"E

24 | 25
UTH 1/4 COR. SEC. 24,
T.1S., R.4E., S.L.B.&M.
FOUND REBAR & CAP
CORNERPOINT 334571"

CORNERPOINT

PROFESSIONAL LAND SURVEYS INC.

3387 Comanche Road, St. George, UT 84790
Cell (435) 619-5528
mike.cpsurveying@gmail.com





0 25 50 100 150
SCALE: 1" = 50'

