



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**April 8, 2026
4:00 pm**

1. **Administrative Items**

- 1.1 **ZDA 2026-01:** Request to approve a modified concept development plan for Area A– Mid Mountain area - in the Recorded Development Agreement for Powder Mountain.

Staff Presenter: Tammy Aydelotte

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request to approve a modified concept development plan for Area A– Mid Mountain area - in the Recorded Development Agreement for Powder Mountain.
Type of Decision:	Administrative
Agenda Date:	Wednesday, April 08, 2026
Applicant:	Summit Mountain Holding Group, LLC
File Number:	ZDA 2026-01

Property Information

Approximate Address:	Powder Mountain Road & Summit Pass Road, Eden, UT, 84310
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	Ski Resort/Resort Development
Proposed Land Use:	Ski Resort/Resort Development
Parcel ID:	22-001-0048, 22-001-0036, 22-001-0043, 23-044-0011, 22-001-0044
Township, Range, Section:	T7N, R1E, Section 1, T7N, Section 6

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	West:	Ski Resort/Resort Development

Staff Information

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

- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts

Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded.

1/12/2019 – First Amendment to Zoning Development Agreement is recorded.

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded.

Applicant is requesting approval of minor changes to the Mid Mountain Area A Concept Plan to allow for additional lifts, shifting some density, include additional area to the west of the shown boundary, adjust the mixed use definition in the legend to include condos, and some removal of density from the area.

The Planning Division recommends approval of minor changes to the concept area plans for this portion of the Powder Mountain Development (Mid Mountain Area – Area A) are slight and inconsequential.

The Second Amendment to the Zoning Development Agreement allows for approval of a more specific/detailed concept development plan to be approved administratively in conjunction with the development area (Area A – Mid Mountain). The Land Use Authority shall first determine if any proposed changes to this concept development plan are only slight and inconsequential (See Exhibit **A** for overlay of current proposed changes vs. existing approved concept plan). Per the Development agreement,

“County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving authority for those changes. Any proposed changes that the Land Use Authority deems are not slight and inconsequential shall be submitted by Developer in the form of a zoning development agreement

application and shall be reviewed by the planning commission and the legislative body, following statutory process for legislative amendments to a development agreement.”

These proposed changes include additional lifts, shifting some density, include additional area to the west of the shown boundary, adjust the mixed use definition in the legend to include condos, and some removal of density from the area.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Additional design standards and requirements: This project is subject to a recorded Master Development Plan Document (recorded 1/14/2015).

Review Agencies: Weber County will continue to inquire as to plans related to a second access off the mountain, until at such time as the County deems a second access necessary. With accelerated development in this area, and potential development on the Cache County side of the mountain, Weber County may need to look more closely at the impacts on Powder Mountain Road.

Staff Recommendation – Minor Concept Area Plan Change

Staff Recommends approval of the proposed changes to concept area plan for Mid Mountain (Area A), as the proposed changes fall under ‘slight and inconsequential’.

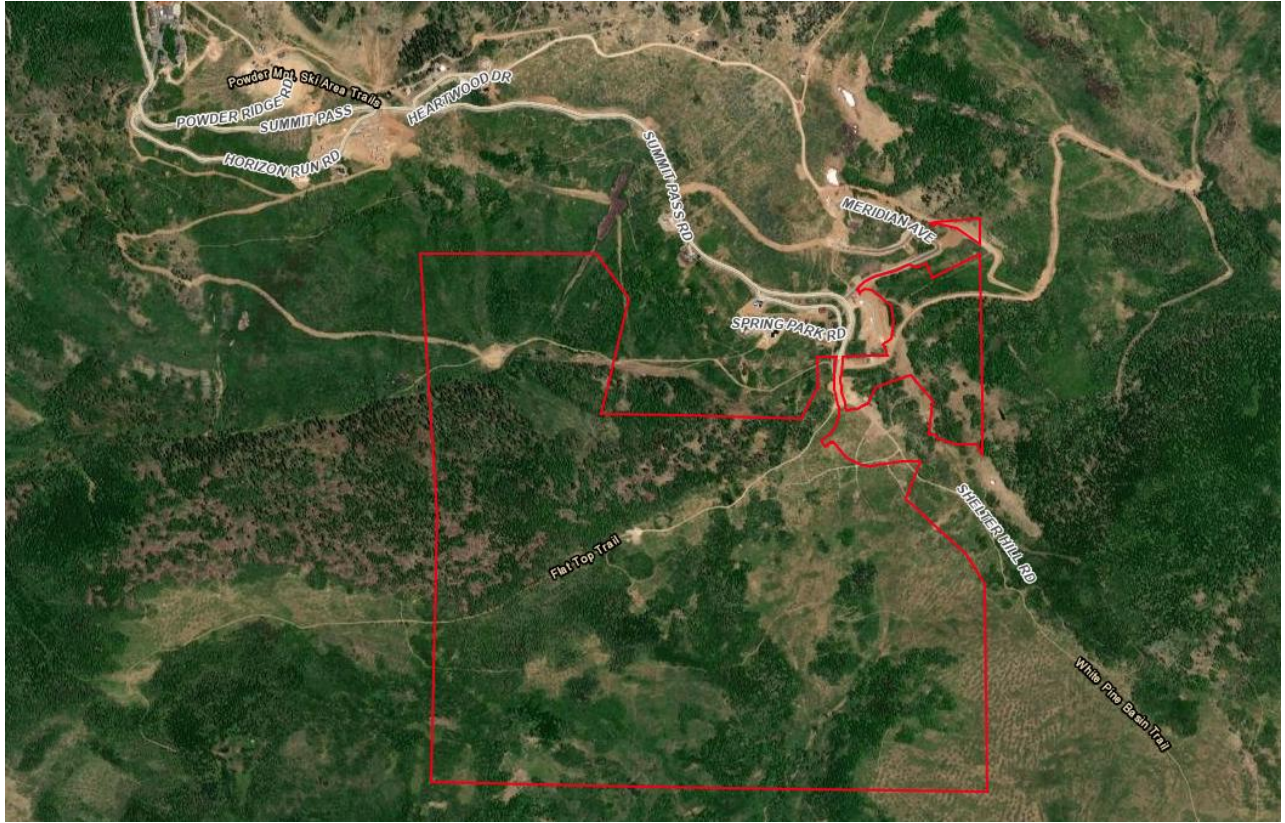
This recommendation is based on the following findings:

1. The proposed changes comply with the recorded development agreement and subsequent amendments, specifically, the 2nd Amendment to the Development Agreement.
2. The proposed changes and use comply with the Ogden Valley General Plan.

Exhibits

- A. Concept Area Plan Proposed Modifications
- B. Copy of 2nd Amendment to Recorded Development Agreement
- C. Notice of Approved Changes

Location Map 1



Concept Development Plan - Area A: Mid Mountain



Mid-Mountain is the entry portal to Powder Mountain from the valley floor. This area provides the initial access to the Resort and features mixed-use development types, which may include hotels, townhomes, condominiums, mixed-use structures, lodges, single-family development and support uses such as maintenance facilities and other typical resort operations/support activities and uses. This development will support skiers of all abilities, including the novice/beginner area at Sundown, and will also expand the expert ski terrain added in the area in 2025 - DMI.

- AMENDED MARCH, 2025
- AMENDED MARCH, 2026

DEVELOPMENT LEGEND

	MIXED USE HOTEL, COMMERCIAL, SKI LODGES & SERVICES AND CONDOMINIUMS
	RESIDENTIAL

DEVELOPMENT DATA

HOTELS	108 ROOMS
COMMERCIAL/SKIER SERVICES/CONF. CENTER	30,000 SF
RESIDENTIAL	135 UNITS

- - - - - EXISTING LIFT
 - - - - - PROPOSED LIFT
- NOTE: LIFTS ARE SHOWN IN APPROXIMATE LOCATIONS

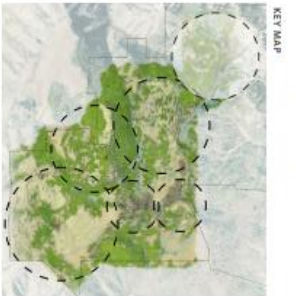


Exhibit B-Copy of 2nd Amendment to Recorded Development Agreement



W3265109

**SECOND AMENDMENT
TO
WEBER COUNTY
ZONING DEVELOPMENT AGREEMENT**

E# 3265109 PG 1 OF 39
LEANN H KILTS, WEBER CTY. RECORDER
30-NOV-22 8:42 AM FEE \$ 5.00 TN
REC FOR: WEBER COUNTY PLANNING

THIS SECOND AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT (this "**Amendment**") is made to be effective as of date this Amendment is approved by the Weber County Commission and is made by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company, ("**Developer**") and Weber County, a body politic in the State of Utah ("**County**") with reference to the following:

RECITALS:

A. Developer and County are parties to that certain Weber county Zoning Development Agreement (the "**ZDA**") dated as of January 13, 2015. A true and correct copy of the ZDA is attached and incorporated into this Amendment as Exhibit A. Any undefined capitalized terms used in this Amendment shall have the same meanings ascribed to such terms in the ZDA.

B. Developer's predecessor-in-interest and the County entered into that certain Weber County Zoning and Development Agreement by and between the County and Western America Holding, LLC a Utah limited liability company recorded in the Office of the Recorder for the County as Entry # 2607988 on November 29, 2012 (the "**Original ZDA**"). The Original ZDA was amended by that certain First Amendment to the Powder Mountain Zoning and Development Agreement made by and between Developer and the County dated as of September 10, 2013 (the "**First Amendment to the Original ZDA**") pursuant to which Developer assumed obligations under the Original ZDA.

C. The ZDA and the Original ZDA, as amended, were further amended by that certain First Amendment to ZDA recorded as of July 12, 2019. A true and correct copy of the First Amendment to ZDA is also attached and incorporated into this Amendment as Exhibit A. The Original ZDA and the ZDA as previously amended as described above are referred to in this Amendment as the Existing ZDA.

D. Developer and the County desire to amend Sections 1.4, 3.2, 4.1, and 4.2 of the Existing ZDA to allow the Land Use Authority to approve changes to some of the conceptual Master Plan exhibits without a public hearing or presentation to the legislative body. Such changes would be considered by the Land Use Authority to be slight and inconsequential or for clarifying purposes, and would not be considered amendments to the ZDA.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants set forth below, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, Developer and the County agree as follows:

AGREEMENT:

1. Recitals. The above recitals are an integral part of the agreement and understanding of Developer and County and are incorporated into this Amendment by this reference.

2. Effect of Slight and Inconsequential Changes to Master Plan.

2.1 Section 1.4 of the Existing ZDA shall be amended by adding the following sentence to the end of section 1.4:

“Notwithstanding the foregoing, slight and inconsequential changes made to the Master Plan pursuant to Section 3.2 are contemplated as part of this Agreement and shall not be considered amendments or modifications to the Agreement.”

2.2 Section 4.1 of the Existing ZDA shall be amended by replacing the first sentence with the following:

“Subject to Section 3.2, Developer shall develop the subject property based upon representations made in the Rezone Application and the approved Master Plan (Exhibit B).”

2.2 Section 4.2 of the Existing ZDA shall be amended by replacing the second sentence with the following:

“Subject to Section 3.2, Development inconsistent with the Master Plan will not be approved.”

3. Concept Development Plan. Section 3.2 of the Existing ZDA shall be deleted in its entirety and replaced with the following:

“Weber County shall retain the right to approve or deny more specific/detailed concept development plans for Areas A through F. The concept development plans shall be approved prior to or in conjunction with the first application for site plan or subdivision approval within each development Area.

Notwithstanding the foregoing, the Developer and County acknowledge that the “Master Plan” and “Illustrative Plan” maps in the Master Plan document for Areas A through F (i) are conceptual in nature and may be further refined by the parties, and (ii) that specifics regarding locations of roads, building area and product types (e.g. multi-family, mixed-use, single family, corporate retreats, etc.) may be moved within the Areas generally depicted as A through F. Unit density for each Area (A through F) is fixed and may not be transferred between Areas. Concept development plans for each Area are expected to evolve and be presented in phases in the context of a more detailed master plan for each Area. County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving authority for those changes. Any proposed changes that the Land Use Authority deems are not slight and inconsequential shall be submitted by Developer in the form of a zoning development agreement application and shall be reviewed by the planning commission and the legislative body, following the statutory process for legislative amendments to a development agreement.”

4. Effect of Second Amendment. Except as expressly modified by this Amendment, all the terms and conditions of the ZDA shall remain in full force and effect. In the event of a conflict between the terms of the ZDA and this Amendment, this Amendment shall control.

5. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties having been duly authorized, have executed this Amendment to be effective as of the date this Amendment is approved by the Weber County Commission.

Approved by the undersigned parties this 1st day of November 2022.

DEVELOPER:

SUMMIT MOUNTAIN HOLDING GROUP, L.L.C., a
Utah limited liability company

By Summit Revolution LLC, its sole member

By: _____
Anne C. Winston
Authorized Signatory

COUNTY:

WEBER COUNTY CORPORATION

By: Scott K. Jenkins
Name: Scott K. Jenkins
Title: Weber County Commission, Chair

ATTEST:

By: Ricky D. Hatch
Name: Ricky D. Hatch
Title: Weber County Clerk/Auditor

DEVELOPER NOTARIZATION

STATE OF UTAH)
 :ss.
COUNTY OF Weber)

On this 3rd date of November, in the year 2022 before me,
Krishna Lalhani a notary public, personally appeared Anne C. Winston,
Authorized Signatory of Summit Revolution LLC, the sole member of Summit Mountain
Holding Group LLC, proved on the basis of satisfactory evidence to be the person whose
name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Krishna Lalhani
Notary Signature



Exhibit C-Notice of Approved Changes for Area A

See following pages for documents to be recorded.

NOTICE OF MINOR CHANGES TO CONCEPT AREA PLANS

On March 12, 2026 Summit Mountain Holding Group LLC (“Master Developer”) applied to amend concept area plan A originally recorded January 14, 2015, recorded as entry number 2717835.

On November 1, 2022, the ZDA was amended to allow the Land Use Authority to approve slight and inconsequential changes to conceptual maps, without consideration by the legislative body. This amendment was recorded on November 30, 2022 as entry number 3265109.

Based on the Master Developer’s requested changes which are included as **Exhibit A**, the Land Use Authority approves of the proposed changes and consider them to be slight and inconsequential. **Exhibits B** is the new approved concept area maps for Area A, with **Exhibit C** showing the legal description.

DATED this _____ day of _____, 20__

Weber County Planning Director

STATE OF UTAH)

:ss

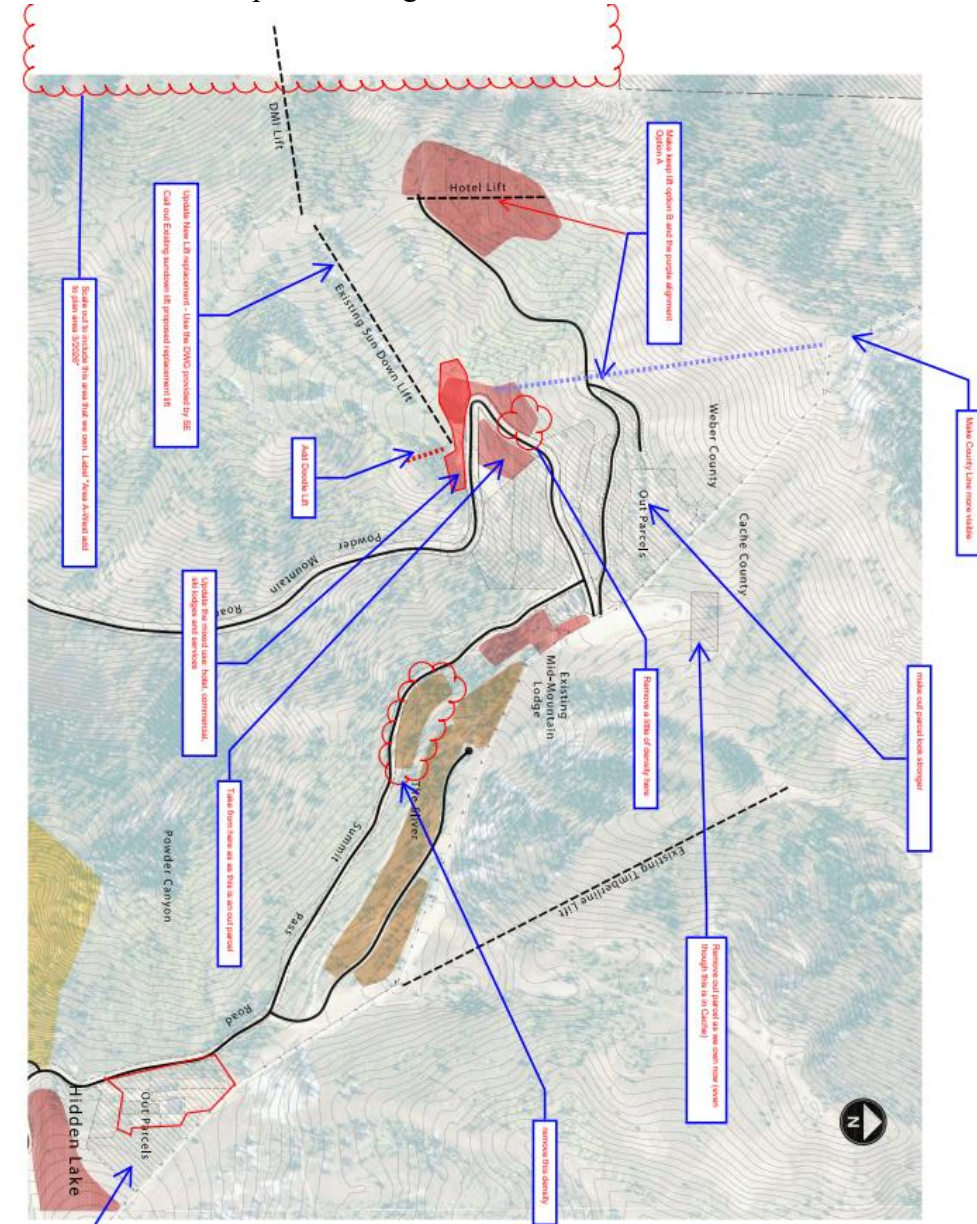
COUNTY OF WEBER)

On this _____ day of _____, 20__, personally appeared before me, _____, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

Residing at:

EXHIBIT B – Proposed Changes to Area A



Concept Development Plan - Area A: Mid Mountain

Mid-Mountain is the entry portal to Summit Powder Mountain. This area will provide a subtle entry into the Resort with a mix of Hotel, townhome and single family development opportunities that will support the beginner ski area at Sundown as well as the existing ski access to the mountain at the Mid Mountain Lodge.

-Amended March, 2025
-Amended March, 2025

DEVELOPMENT LEGEND

■ MIXED USE HOTEL COMMERCIAL SKI LODGES & SERVICES	Add content
■ RESIDENTIAL	

DEVELOPMENT DATA

HOTELS	108 ROOMS
COMMERCIAL/SMR	10,000 SF
SERVICES/CONF. CENTER	
RESIDENTIAL	155 UNITS

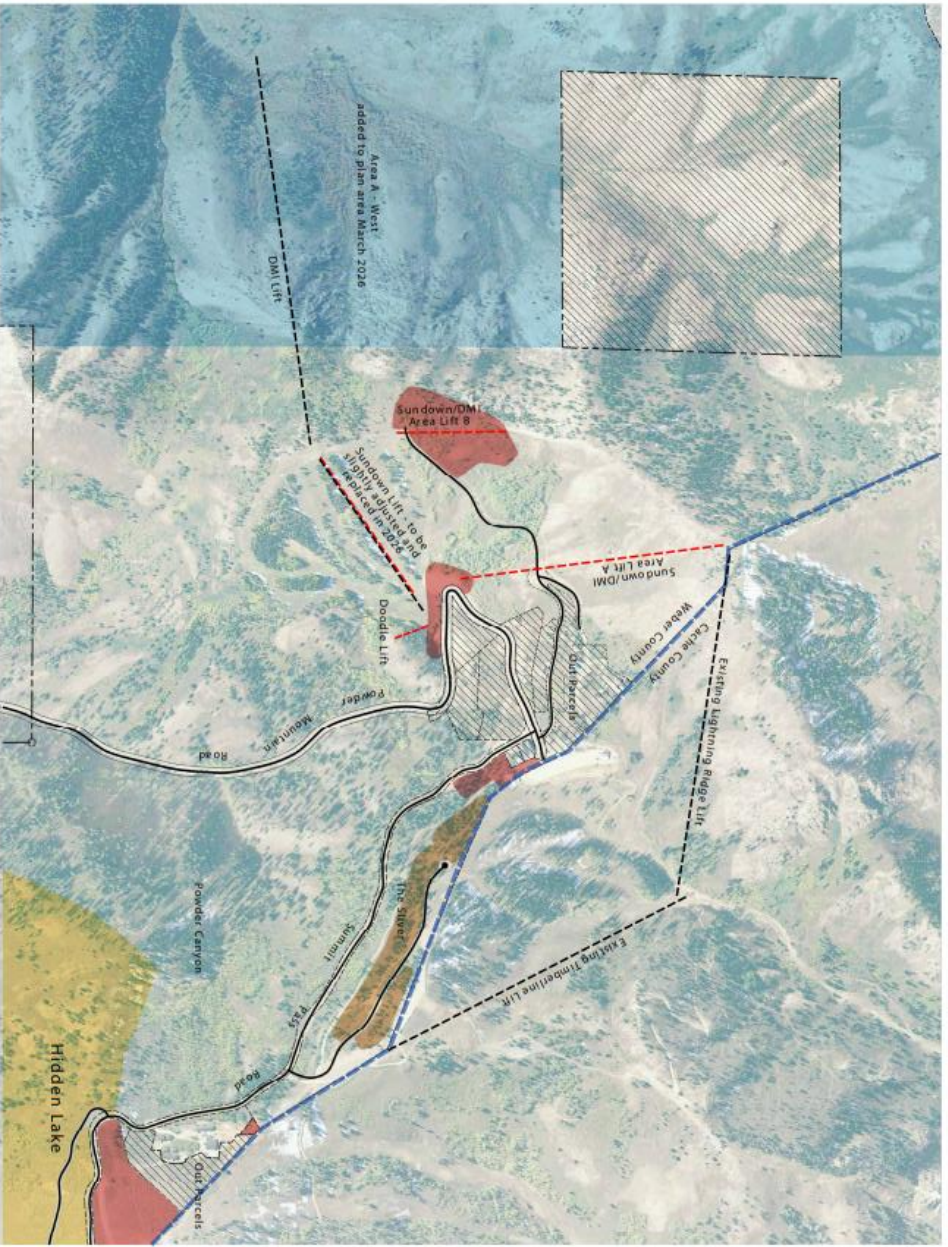
Anti Note:
*Add new ribbon in appropriate locations



EXHIBIT B – Approved Concept Development Plan for Area A

See following page

Concept Development Plan - Area A: Mid Mountain



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	MIXED USE HOTEL, COMMERCIAL, SKI LODGES & SERVICES AND CONDOMINIUMS
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--- EXISTING LIFT
 - - - PROPOSED LIFT
 --- NOTE: LIFTS ARE SHOWN IN APPROXIMATE LOCATIONS



Exhibit C

(Legal Description of DRR-1 Rezone area per ZDA Agreement)

The following metes and bounds description has been put together primarily from record information and the bearings and dimensions are intended to follow various parcel lines, section lines, and the county line, and those line locations as they actually exist are to preside over these metes and bounds calls.

Beginning at the Weber County Monument at the Intersection of the Weber/Cache County Line and the North Line of Section 1, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearings is North 89°55'51" West between the Northeast Corner of Section 1 Township 7 North, Range 1 East, Salt Lake Base and Meridian and the Weber County Monument at the intersection of the Weber/Cache County Line and the Section Line); Running thence along the Weber/Cache County Line the following (81) Courses: 1) South 26°39'20" East 457.03 feet, 2) South 36°45'22" East 374.24 feet, 3) South 66°54'26" East 745.76 feet, 4) South 67°48'15" East 1,214.23 feet, 5) South 68°53'51" East 618.68 feet, 6) South 32°02'26" East 1,432.62 feet, 7) South 47°01'38" East 1,561.89 feet, 8) South 74°16'55" East 602.01 feet, 9) South 84°37'17" East 129.79 feet, 10) North 74°55'18" East 101.38 feet, 11) South 76°31'57" East 92.39 feet, 12) South 65°19'33" East 171.60 feet, 13) North 89°40'40" East 28.76 feet, 14) North 89°40'40" East 75.92 feet, 15) North 52°55'34" East 193.59 feet, 16) North 69°40'16" East 221.91 feet, 17) North 59°06'24" East 118.16 feet, 18) South 67°13'20" East 69.76 feet, 19) North 86°54'23" East 63.24 feet, 20) South 86°25'04" East 100.69 feet, 21) South 74°00'19" East 244.83 feet, 22) North 74°03'46" East 521.31 feet, 23) North 66°25'48" East 317.77 feet, 24) North 70°24'30" East 153.33 feet, 25) North 58°12'10" East 285.32 feet, 26) South 84°07'27" East 53.98 feet, 27) South 87°03'34" East 69.14 feet, 28) North 81°05'29" East 97.39 feet, 29) South 42°06'19" East 88.79 feet, 30) South 29°32'36" East 90.02 feet, 31) South 60°56'58" East 66.00 feet, 32) North 89°45'17" East 75.88 feet, 33) South 40°32'55" East 57.25 feet, 35) North 79°41'20" East 72.99 feet, 36) North 82°58'43" East 52.82 feet, 37) North 72°17'57" East 58.58 feet, 38) South 82°52'28" East 50.93 feet, 39) North 75°58'50" East 120.54 feet, 40) South 63°46'05" East 276.76 feet, 41) North 82°55'41" East 343.76 feet, 42) North 64°52'15" East 188.03 feet, 43) South 83°46'40" East 176.84 feet, 44) South 70°02'49" East 59.60 feet, 45) North 73°42'12" East 72.74 feet, 46) North 59°12'49" East 102.26 feet, 47) North 25°41'17" East 70.59 feet, 48) North 66°03'04" East 70.31 feet, 49) North 42°54'13" East 128.35 feet, 50) North 54°47'53" East 84.47 feet, 51) North 49°51'28" East 87.14 feet, 52) North 38°48'21" East 141.86 feet, 53) North 36°53'14" East 116.00 feet, 54) North 70°56'50" East 94.54 feet, 55) North 52°44'33" East 145.13 feet, 56) North 59°00'12" East 111.75 feet, 57) North 55°28'15" East 198.69 feet, 58) North 61°38'46" East 91.96 feet, 59) South 87°10'59" East 103.70 feet, 60) North 80°38'14" East 286.76 feet, 61) North 84°30'35" East 198.43 feet, 62) North 61°36'18" East 92.91 feet, 63) North 50°22'10" East 103.07 feet, 64) North 27°03'07" East 101.09 feet, 65) North 42°50'05" East 153.03 feet, 66) North 38°49'16" East 262.69 feet, 67) North 44°43'21" East 190.34 feet, 68) North 81°07'16" East 180.14 feet, 69) North 70°39'00" East 172.83 feet, 70) North 73°43'10" East 165.69 feet, 71) South 88°30'22" East 241.18 feet, 72) North 89°39'35" East 108.74 feet, 73) North 83°37'52" East 170.29 feet, 74) North 84°51'13" East 215.80 feet, 75) South 81°51'43" East 144.54 feet, 76) North 73°14'01" East 160.54 feet, 77) North 89°12'59" East 152.04 feet, 78) South 86°20'53" East 125.49 feet, 79) North 89°57'00" East 141.72 feet, 80) South 84°52'46" East 141.65 feet, 81) South 73°46'48" East 11.88 feet To the Center Section Line of Section 4, Township 7 North, Range 2 East Salt Lake Base and Meridian; thence South 00°19'06" East 3,583.87 feet along said Section Line to the Quarter Corner of Section 4 and 9, Township and Range aforesaid; thence South 00°03'35" West along the Center Section line 5,405.90 feet to the Quarter Section corner of Sections 9 and 16, township and range aforesaid; thence South 86°20'47" East along the South Section Line 2,617.49 feet to the Corner of Sections 9, 10, 15 and 16, township and range aforesaid; thence South 46°37'20" West 3,639.90 feet to the center of Section 16; thence South 00°43'08" West along the Center Section Line 2,358.71 feet to the Quarter Corner of Sections 16 and 21 township and range aforesaid;

thence South 86°47'40" West along the Section Line 2,650.21 feet to the Corner of Section 16, 17, 20 and 21, township and range aforesaid; thence North 85°54'28" West along the section line 2,614.70 feet to the Quarter Corner of Sections 17 and 20, Township and Range aforesaid; thence South 87°20'03" West along the Section Line 2,432.26 feet to the Corner of Sections 17, 18, 19 and 20, Township and Range aforesaid; thence North 03°35'27" West along the Section Line 2,575.97 feet to the Quarter Corner of Sections 17 and 18, Section and Range Aforesaid; thence North 85°39'14" West along the Quarter Section Line 1,270.03 feet; thence North 04°19'32" West 3,520.00 feet; thence West 2,460.69 feet; thence South 02°20'05" East 659.64 feet to the West Sixteenth Corner of Sections 7 and 18; thence North 84°07'08" West along the Section Line 1,197.28 feet to the Corner of Sections 7 and 18, Township 7 North, Range 2 East, and Sections 12 and 13, Township 7 North, Range 1 East; thence North 89°39'48" West along the Section Line 1,322.81 feet; thence North 00°06'22" West 2,681.08 feet to the Quarter Section Line; thence North 89°50'14" West along said Quarter Section Line 1,322.49 feet to the Center of Section 12, Township 7 North, Range 2 East; thence North 00°04'52" West along the Quarter Section Line 1,344.10 feet; thence South 89°45'43" East 1,319.67 feet; thence North 00°12'08" West 1,340.37 feet to the Section Line; thence North 89°45'21" West along said Section Line 1,317.72 feet to the Quarter Corner of Sections 1 and 12, Township and Range Aforesaid; thence North 89°50'36" West along the Section Line 2,635.43 feet to the Corner of Sections 1, 2, 11 and 12, Township and Range Aforesaid; thence South 00°01'44" East along the Section Line 5,346.97 feet to the Corner of Sections 11, 12, 13 and 14, Township and Range Aforesaid; thence South 89°26'58" West along the Section Line 2,647.58 feet to the Quarter Corner of Sections 11 and 14, Township and Range Aforesaid; thence South 89°26'58" West along the Section Line 2,647.58 feet to the Corner of Sections 11, 10, 14 and 15, Township and Range Aforesaid; thence North 89°19'32" West along the Section Line 2,134.72 feet; thence North 2,637.58 feet; thence North 03°52'25" East 3,942.57 feet; thence North 38°42'06" East 668.17 feet; thence North 64°01'06" East 1,766.53 feet to the Quarter Corner of Sections 2 and 3, Township and Range aforesaid; thence North 02°39'45" East along the Section Line 2,514.91 feet to the Corner of Sections 2 and 3, Township and Range Aforesaid, and Sections 34 and 35, Township 8 North, Range 1 East, Salt Lake Base and Meridian; thence North 01°11'03" East along the Section Line 3,223.27 feet More or Less to the Weber and Cache County Line; Running Northeasterly and Southeasterly 11,901 feet More or Less along said Weber and Cache County Line to the point of beginning.

Less and Excepting the following:

Aspen Drive, Powder Mountain West Subdivision Phase 1, Powder Mountain West Subdivision Phase 2, Powder Mountain West Subdivision Phase 3, Sundown Condominiums at Powder Mountain Phase 1, Moon Ridge Condominiums, Powder 11 Subdivision at Powder Mountain, Powder Mountain Village, Powder Ridge Condominiums Phase 1, Powder Ridge Condominiums Phase 1 Building 3 Amended, Weber State Parcel 23-012-0109, Powder Mountain West Subdivision Phase 4, Powder Ridge Condominiums Phase 1 Amended, Snowflake Subdivision 3 "Open Space", Tax Parcel 23-044-0012, Tax Parcel 22-001-0014, Tax Parcel 22-001-0017, Tax Parcel 23-012-0082, Tax Parcel 23-012-0105, Tax Parcel 23-012-0106, Tax Parcel 23-012-0107, and Tax Parcel 23-012-0119.

Containing Approximately: 6198 Acres