



# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

---

**June 24, 2026  
2:30 pm**

1. **Minutes:** October 30, 2025, November 19, 2025, November 25, 2025, April 8, 2026, April 22, 2026, May 6, 2026, May 15, 2026, May 20, 2026

2. **Administrative Items**

**2.1 LVL122425:** Consideration and action on an administrative application for final approval of the Lina Hill Subdivision, consisting of two lots.

**Staff Presenter: Felix Lleverino**

**2.2 DR2026-01:** Request for design review approval to extend a driveway off of Horizon Run Road (a private right-of-way) and include a ski under bridge. Driveway access shall be used for Lot 1R of Horizon Run Ranches at Powder Mountain Phase 1 Subdivision, located at 7545 E Horizon Run Rd, Eden, UT, 84310.

**Staff Presenter: Tammy Aydelotte**

**2.3 DR2026-02:** Request for design review approval of Sundown Lodge, a public ski facility with associated site improvements. The proposed lodge will replace the existing Sundown Lodge and temporary sprung structure. Located at 6519 N Powder Mountain Rd, Eden, UT, 84310.

**Staff Presenter: Tammy Aydelotte**

**Adjourn**

---

*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite 240, 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*

---

**Minutes of October 30, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 1:00 p.m.**

**Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Marta Borchert, Secretary**

## **1. Administrative Items**

**1.1 UVD052325:** Consideration and action for final approval of Davis Acres Subdivision, consisting of two lots, located at 301 S. 4700 W, Ogden UT 84404.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final approval of the Davis Acres Subdivision. She explained that the purpose of the subdivision is to rearrange parcel boundaries and create two lots from the existing property. She noted that an existing home is located on one of the lots and that staff evaluated the impacts of future development along 4700 West, which is anticipated to require a significantly wider roadway dedication in the future. Due to the limited impact associated with only one additional residence at this time, staff requested an 80-foot half-width dedication rather than a larger dedication.

Ms. Aydelotte stated that the total project area consists of approximately three acres and could potentially develop further in the future. She explained that if additional development occurs, the County may consider requesting additional roadway dedication on 4700 West based on increased impacts.

She reviewed the proposed access arrangement, noting that UDOT prefers a single access point serving multiple lots. The subdivision therefore proposes a shared private lane off 4700 West. Ms. Aydelotte explained that the subdivision is being processed as a lot average subdivision, with Lot 1 proposed at slightly more than one-half acre and Lot 2 proposed at slightly more than two acres. Access for both lots will be located along the southern boundary through a shared private lane temporarily in lieu of a public street. Ms. Aydelotte stated that the access easement is proposed at 30 feet in width, exceeding the ordinance minimum requirement of a 24-foot easement width and 20-foot travel width. She further explained that staff requested the applicant show an easement for a future right-of-way along the southern boundary. She clarified that the property would remain under the applicant's ownership unless future development necessitates dedication to the County.

Ms. Aydelotte stated that preliminary will-serve letters had been received from Taylor-West Weber Water Improvement District and Hooper Irrigation. She explained that a final will-serve letter from Taylor-West Weber Water Improvement District would be required prior to recording the plat. She noted that Taylor-West Weber typically requires applicants to resolve secondary water issues with Hooper Irrigation before issuing final approval.

She stated that the subdivision complies with the minimum lot area and width requirements of the A-1 Zone under the lot average subdivision provisions. Lot 1 was proposed with a lot width of approximately 150 feet, while Lot 2 was proposed at approximately 95 feet. Septic systems are proposed to serve wastewater needs for the subdivision.

Ms. Aydelotte stated that staff reviewed the proposal against the subdivision ordinance, A-1 zoning ordinance, General Plan, and Future Land Use Map and found no conflicts. She noted that staff recommends approval subject to six conditions outlined in the staff report. She specifically highlighted the condition related to secondary water and possible landscape restrictive covenants depending on the amount of secondary water ultimately obtained.

Director Grover asked whether the applicant was present.

Mac Davis addressed the meeting and stated that he had no additional comments and was agreeable to the proposed conditions. Director Grover stated that he found no issues with the proposal and recommended approval subject to the conditions and findings outlined in the staff report. The item stood approved.

**1.2 LVB060325:** Consideration and action for final approval of Blanch Acres Subdivision, consisting of one lot, located at approximately 4783 W 500 S, Ogden, UT, 84404.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final approval of the Blanch Acres Subdivision. She explained that the subdivision is located directly north of Lynn Mill West and is subject to an existing development agreement associated with the development to the south. She noted that the development agreement anticipated a future roadway connection extending into the property.

Ms. Aydelotte explained that because only one additional lot is being created at this time, the plat does not currently show a roadway connection. She stated that Planning staff determined that additional right-of-way dedication was not necessary at this stage because future access may potentially be accommodated from the west side.

She stated that access for Lots 1 and 2 is proposed from 4700 West via a shared private lane temporarily in lieu of a public street. The total project area for the subdivision is approximately 2.3 acres, with an additional 13-acre remainder parcel remaining in agricultural use.

Ms. Aydelotte explained that the purpose of the subdivision was to legalize a previously created parcel so that a pending building permit application could be accepted. She noted that an existing home on the property required processing as a two-lot subdivision rather than the originally proposed one-lot subdivision.

She further explained that the plat configuration initially resulted in a remainder parcel south of Lot 2 that failed to meet the minimum five-acre requirement for a remainder parcel. Staff therefore requested that the applicant absorb the remaining land into Lot 2 to eliminate the noncompliant remainder parcel. She stated that the applicant agreed to revise the final plat accordingly.

Ms. Aydelotte noted that access is based upon a court-ordered easement and confirmed that the court order was included as an exhibit within the staff report. She stated that culinary water and secondary water service would be provided by Taylor-West Weber Water Improvement District and Hooper Irrigation, and that a septic feasibility letter had been submitted for Lot 1.

She reviewed the staff recommendations, including the requirement for submission of a revised final plat reflecting the corrected lot configuration. She also noted that a landscape restrictive covenant may be required depending upon available secondary water. Additional conditions included submission of a final approval letter from Taylor-West Weber Water Improvement District, installation or bonding of the shared private drive prior to plat recording, and recording of onsite wastewater documentation.

Director Grover asked whether the applicant was present. No applicant was present.

Director Grover recommended approval subject to the conditions and findings outlined in the staff report.

**1.3 LVCP4060225:** Request for final subdivision approval of Creekside at JDC Ranch Phase 4 consisting of 15 units.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final subdivision approval of Creekside at JDC Ranch Phase 4. She stated that the project received preliminary approval in December 2024 and that Phases 1, 2, and 3 had already recorded during the summer.

Ms. Aydelotte explained that Phase 4 includes 15 detached single-family units and three open space parcels. She noted that one of the lots was designated as an attainable housing lot pursuant to the development agreement. She clarified that the development agreement established the number of attainable units required but did not mandate which specific lots must serve as attainable units.

She stated that will-serve letters from Bona Vista Water Improvement District had been approved and that the Weber-Box Elder Conservation District approvals had also been completed. She further noted that engineering plans had already been approved and

that escrow had been deposited for the required improvements.

Ms. Aydelotte stated that Planning staff recommends approval subject to the conditions outlined in the staff report, noting that many of the required items had already been completed or submitted.

Steve Anderson addressed the meeting. He stated that all approval letters had been obtained, including approvals from Pine View Water and Weber-Box Elder Conservation District. However, he explained that there continued to be delays associated with Pine View Water issuing permits or approvals until updated parcel information appeared on the County's GeoGizmo GIS website.

Mr. Anderson stated that although plats had been recorded and all fees paid, Pine View Water would not finalize approvals until parcel numbers appeared online. He noted that the delay in updating GeoGizmo can take several months and stated that the issue had previously delayed building permits.

Ms. Aydelotte explained that GeoGizmo includes a disclaimer stating that it is not a legal document. Mr. Anderson responded that he had informed Pine View Water of that disclaimer, but the utility continued to require updated parcel information through GeoGizmo before proceeding.

Director Grover noted that the County Recorder's Office had provided documentation confirming recorded parcel numbers.

Mr. Anderson stated that Randy and Wahi had both provided documentation to Pine View Water confirming the recorded lots and parcel numbers, but Pine View Water continued requiring GeoGizmo updates.

Ms. Aydelotte stated that staff had previously discussed the issue with GeoGizmo representatives and determined there was no faster method for updating the system due to the necessary processing workflow.

Mr. Anderson stated that the County had ultimately continued issuing building permits despite the delay, but the process had caused several weeks of delay on prior lots.

Ms. Aydelotte stated that she would be willing to arrange a meeting with Pine View Water and County departments if the applicant provided a contact person.

Mr. Anderson agreed and stated that coordinating such a meeting could help resolve the issue moving forward.

Director Grover asked whether there were any additional comments. There were none.

Director Grover recommended approval subject to the conditions and findings outlined in the staff report.

**1.4 LVCP5060225: Request for final subdivision approval of Creekside at JDC Ranch Phase 5 consisting of 47 units.**

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final subdivision approval of Creekside at JDC Ranch Phase 5. She explained that the proposal had undergone revisions since preliminary approval due to connectivity and phasing adjustments, resulting in consolidation of portions of multiple phases.

Ms. Aydelotte stated that the revised Phase 5 consists of 47 detached single-family units, 24 of which are designated as attainable units pursuant to the recorded zoning development agreement. She stated that the proposal complies with the development agreement, amended development agreement, General Plan, subdivision ordinance, and the standards of the R-3 Zone.

She noted that the R-3 Zone does not establish minimum lot area or width requirements. Proposed lot sizes range from approximately 2,584 square feet to 6,500 square feet, with lot widths ranging from 32 feet to 100 feet.

Ms. Aydelotte stated that the project is located within the East Central and Northeast Villages of the JDC Master Plan development.

## ADMINISTRATIVE REVIEW

Culinary water service will be provided by Bona Vista Water Improvement District, secondary water service by Weber-Box Elder Conservation District, and sewer service through Central Weber Sewer Improvement District.

She explained that the phase includes 60-foot-wide public streets connecting infrastructure to Orchard Springs Phase 4 and Creekside Phases 1 and 2. She stated that the streets must be labeled as public on the final plat as a condition of approval. The proposal also includes 20-foot-wide private alleyways to be maintained by the homeowners association. Street cross-sections will be verified for compliance with the development agreement.

Ms. Aydelotte stated that staff recommends approval subject to the conditions and findings outlined in the staff report.

Steve Anderson addressed the meeting and clarified a prior statement regarding sewer annexation. He stated that one area on the far western portion of the overall development had not yet been annexed into Central Weber Sewer Improvement District because that area may eventually connect to Plain City, Hooper, or Central Weber sewer service. He clarified that the unannexed area was not part of the currently proposed phase and would not be developed for several years.

Ms. Aydelotte asked whether the unannexed area was located west of the village development. Mr. Anderson confirmed that it was located farther west.

Director Grover confirmed that the area discussed was not part of the current village development phase under consideration.

Mr. Anderson agreed.

Director Grover thanked Mr. Anderson for the clarification and asked whether there were additional comments. There were none.

Director Grover recommended approval subject to the conditions and findings outlined in the staff report.

**Adjournment 1:20 pm**  
**Respectfully Submitted,**  
**Marta Borchert**

## ADMINISTRATIVE REVIEW

**Minutes of November 19, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:00 p.m.**

**Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner II; Marta Borchert, Secretary**

**1. Minutes: September 4, 2025: Approved as presented.**

### **2. Administrative Items**

**2.1 UVS090325:** Consideration and action on a request for approval of Smith Creek Subdivision, a two-lot subdivision located at 1320 South Old Snowbasin Road.

**Staff Presenter: Felix Lleverino**

Felix Lleverino presented the proposal for the Smith Creek Subdivision, a two-lot subdivision located in the FV-3 (Forest Valley-3) Zone near Old Snowbasin Road in the Ogden Valley. He explained that the subdivision was being created from a larger parcel and that both proposed lots exceeded the minimum three-acre lot size requirement and the minimum lot width requirement of 150 feet.

Mr. Lleverino stated that the property contains sloped terrain and that the application included a geologic and geotechnical study. The study identified buildable areas on the plat and established recommendations for future construction. He explained that all development would be required to remain within the designated buildable areas. He further noted that the average slope within the buildable areas did not exceed the County's 25 percent maximum slope requirement and that the areas were sufficiently sized to accommodate the required 45-foot by 45-foot building envelope.

Mr. Lleverino stated that culinary water service would be provided by Lakeview Water Corporation, which allows both indoor and outdoor watering. Wastewater service would be provided by Little Mountain Sewer Company.

He also reviewed natural hazard and sensitive land considerations associated with the property. The property is located within a Drinking Water Source Protection Zone 3 area; however, the proposed residential use does not conflict with the source protection standards. Mr. Lleverino additionally noted that Smith Creek, a seasonal stream, traverses the property. The subdivision plat demonstrates compliance with the required 50-foot setback from the high-water mark by providing a 53-foot setback on each side of the stream centerline. He noted that the surveyor would verify the adequacy of those setbacks prior to recording.

Based on the zoning review and applicable subdivision requirements, staff recommended approval of the subdivision subject to the conditions and findings contained within the staff report.

Director Grover asked whether the applicant wished to make any comments. No comments were made.

Director Grover stated that he was satisfied with the proposed conditions and findings. He approved the Smith Creek Subdivision subject to the conditions and findings outlined in the staff report.

**2.2 LVW062625:** Consideration and action on a request for final subdivision approval of the Winston Park Subdivision Phases 2. A 29-lot single-family development accessed from 1800 South and Chalgrove streets.

**Staff Presenter: Felix Lleverino**

Felix Lleverino presented the request for final approval of Winston Park Subdivision Phase 2, consisting of 29 single-family residential lots on approximately 11.3 acres. He explained that the subdivision is a continuation of the previously approved Winston Park development. The property had originally been approved as part of a PRUD cluster subdivision with designated open space; however,

## ADMINISTRATIVE REVIEW

following a rezone approved by the Weber County Commission on August 20, 2024, the property was rezoned to the R1-15 Zone and could now be developed under the standards of that zone.

Mr. Lleverino noted that two of the proposed lots were reconfigured from Phase 1 to accommodate roadway improvements connecting the phases. He stated that the Planning Commission granted preliminary approval for Phases 2 and 3 on April 22, 2025, subject to conditions identified in the staff report.

Mr. Lleverino reviewed utility service requirements for the subdivision. Culinary water would be provided through Taylor-West Weber Water District. He stated that discussions had occurred with Ryan Rogers regarding remaining requirements necessary before the district would sign the subdivision plat and issue a final will-serve letter. These requirements included payment of remaining fees and escrow of funds related to concrete collars associated with water line infrastructure.

Wade Ramsey, representing the applicant, clarified that bonding for the concrete collars had already been submitted and reviewed by County Engineering staff.

Director Grover asked whether the water district was comfortable with the project proceeding to final approval. Mr. Lleverino confirmed that they were, provided the remaining items were addressed prior to recording.

Mr. Lleverino also stated that a final will-serve letter for secondary pressurized irrigation water from Hooper Irrigation Company would be required prior to recording the plat.

Director Grover asked about the status of annexation into the Central Weber Sewer Improvement District. Mr. Lleverino responded that annexation for the area had already been completed and no additional condition was necessary.

Mr. Lleverino reviewed the geotechnical study submitted with the application. He explained that the development area is not located within a mapped geologic hazard area and does not contain steep slopes. He acknowledged that fill material had been brought onto portions of the site due to low-lying conditions susceptible to flooding and ponding. He noted that additional geotechnical analysis or compaction studies could be required by the County Engineer if concerns arise during development of individual lots.

Mr. Lleverino further explained that the subdivision is governed by a development agreement that requires several improvements prior to recording. Those requirements include dedication of a pathway connection from Phase 1 to Taylor Landing. He clarified that the development agreement requires dedication of the right-of-way for the pathway rather than construction of the trail itself, and that the dedication had already been completed.

The development agreement also requires submission of a landscape plan and installation of street trees at intervals of approximately every 60 feet. Mr. Lleverino stated that the submitted landscape plan satisfied those requirements.

Director Grover asked about Planning Commission Condition No. 8, which required landscaping and parking details within the drainage easement area west of the duplexes. Mr. Lleverino stated that the requirement pertained to the detention basin area associated with Phase 3 and did not apply to Phase 2. Mr. Ramsey confirmed that the condition related to Phase 3 and an emergency access area requested by the Fire Department.

Director Grover stated that he wanted to ensure all Planning Commission conditions were being addressed.

Mr. Lleverino also stated that the development agreement requires contributions toward parks and open space prior to recording. He noted that the developer would be required to escrow funds for installation of trees in Phase 2 and turf grass within the detention basin area. Staff had already reviewed and approved the submitted landscaping cost estimate.

Mr. Lleverino concluded by stating that staff recommended final approval of Winston Park Phase 2, subject to the eight conditions outlined in the staff report.

Director Grover allowed public comment from Dan Patton, a resident of Winston Park Phase 1.

## ADMINISTRATIVE REVIEW

Mr. Patton stated that residents had concerns regarding the condition and functionality of the community mailboxes, drainage issues within the park area, weeds within the hydroseeded landscaping, and streetlights that had not yet been activated. He stated that portions of the park flood during heavy rain events and expressed concern regarding the adequacy of the installed drainage pipe. He further stated that several residents had contacted the HOA and developer regarding these concerns but felt they had received limited response.

Director Grover asked whether street lighting had been part of the original approval.

Mr. Ramsey stated that the streetlights were included as part of the PRUD approval and had already been installed. He explained that one streetlight had to be temporarily removed during construction of the road connection between Phases 1 and 2, which delayed activation of the lights. He stated that the HOA had been notified of the issue in May and again on September 11, and that the lights were now ready to be activated.

Regarding landscaping concerns, Mr. Ramsey explained that weeds commonly emerge during the initial hydroseeding process and that the developer intended to treat the broadleaf weeds in the spring after ensuring adequate irrigation water was available. He offered to meet with residents and the landscaper to discuss the issue further.

Mr. Ramsey also addressed the drainage concerns within the park area. He stated that the developer voluntarily installed a land drain system and had been working to improve grading and filtration around the drain inlet. He noted that rocks were being added around the inlet area to reduce sediment and debris buildup and stated that the drainage system appeared to be functioning appropriately when unobstructed.

Concerning the mailboxes, Mr. Ramsey stated that the developer had not been informed of specific functionality problems beyond issues related to mail delivery by the postal service. He indicated that the mailbox units included new locks and keys and stated that the developer would address any identified defects or operational issues.

Mr. Patton responded that residents had contacted the local postmaster and that one mailbox unit had reportedly been left open because the carrier could not properly secure it.

Mr. Ramsey stated that the developer would inspect and address any malfunctioning mailbox components.

Director Grover asked whether there were any additional comments from staff or the applicant. None were made.

Director Grover approved Winston Park Subdivision Phase 2 subject to Conditions 1 through 8 outlined in the staff report, with the addition of the following conditions:

1. All drainage pipes shall meet County Engineering requirements.
2. Lighting shall comply with PRUD requirements.
3. Mailboxes shall be installed and fully functional.

The approval was based upon the findings outlined in the staff report.

**Adjournment 2:25pm**  
**Respectfully Submitted,**  
**Marta Borchert**

Minutes of November 25, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Marta Borchert, Secretary

## 1. Administrative Items

**1.1 LVH090325:** a request for final approval of Harper Subdivision consisting of 2 lots, located at 684 North 6700 West, West Warren, Utah.

**Staff Presenter: Tammy Aydelotte.**

Tammy Aydelotte state that proposal included the creation of one new 40,000-square-foot lot, while the remaining parcel, identified as Lot 2, would contain approximately 433,140 square feet. The property is located within the A-3 Zone. Culinary water service would be provided by the Warren Water Improvement District, which submitted a will-serve letter. Secondary water would be supplied from an existing well on the property, and the Weber-Morgan Health Department provided a septic feasibility letter. Staff noted that the County would receive dedication of a 40-foot half-width right-of-way along both 700 North and 6700 West. Staff further stated that all reviewing agencies had approved the request.

Ms. Aydelotte explained that the request conforms to the West Weber General Plan and applicable County ordinances. Staff recommended approval subject to the condition that the applicant sign a deferral agreement for curb, gutter, and sidewalk improvements prior to recording the final plat.

Director Grover stated that he did not identify any issues with the request and recommended approval subject to the conditions and findings outlined in the staff report. No additional public comment or applicant discussion was recorded.

**1.2 UVB091125:** a request for final approval of Brome Ridge Subdivision consisting of 2 lots, located at 3300 North 5100 East, Eden, Utah.

**Staff Presenter: Tammy Aydelotte.**

Tammy Aydelotte stated that this is a request for final approval of the Brome Ridge Subdivision, consisting of two lots located at 3300 North 5100 East in Eden, Utah. The project area contains approximately 7.43 acres and is located within the AV-3 Zone. The proposal would divide one parcel into two lots, with Lot 1 containing approximately 4.43 acres and Lot 2 containing approximately 3 acres. Staff stated that both lots comply with the dimensional requirements of the AV-3 Zone.

Ms. Aydelotte noted that will-serve letters had been received from Eden Water Works for culinary water and Wolf Creek Irrigation for secondary water. A septic feasibility letter had also been provided by the Weber-Morgan Health Department. Pursuant to Land Use Code Section 106-4-2.010, staff stated that the applicant was requesting a secondary water exemption and that a restricted landscape covenant would be recorded with the final plat.

She explained that the Ogden Valley General Plan identifies 5100 East as a future 80-foot roadway corridor; therefore, dedication of a 40-foot half-width right-of-way from the centerline along the subdivision frontage is required. Staff noted that all reviewing agencies had approved the request. Staff recommended approval based on the proposal conforming to the goals of the Ogden Valley General Plan and applicable County ordinances. Staff further recommended approval subject to the following conditions:

1. The developer shall sign a deferral agreement for curb, gutter, and sidewalk improvements prior to recording the final plat.
2. The developer shall sign a restricted landscape covenant to be recorded with the final plat.

## ADMINISTRATIVE REVIEW

Director Grover stated that the request appeared straightforward and recommended approval subject to the conditions and findings outlined in the staff report. No additional public comment or applicant discussion was recorded.

**Adjournment 3:04pm**  
**Respectfully Submitted,**  
**Marta Borchert**

## ADMINISTRATIVE REVIEW

**Minutes of April 8, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present: Charlie Ewert, acting for Planning Director; Tammy Aydelotte, Planner III; Marta Borchert, Secretary**

### **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**

Tammy Aydelotte presented the request for approval of minor modifications to the Mid Mountain Area concept development plan for Powder Mountain. She explained that the request falls under the Powder Mountain Development Agreement originally recorded on January 14, 2015. A first amendment to the development agreement was recorded in 2019, followed by a second amendment recorded in November 2022. The second amendment authorized minor changes to concept area plans to be approved administratively.

Ms. Aydelotte stated that the applicant is requesting approval of minor changes to the Mid Mountain Area concept plan to allow additional lifts, shift density within the area, include additional area west of the existing boundary, and modify the mixed-use definition in the legend to include condominiums. She further explained that the applicant is also proposing to remove some density from the area. She referenced the staff report language describing the administrative approval authority established through the second amendment to the development agreement.

Ms. Aydelotte stated that Planning staff did not identify concerns with the proposal. She noted that the proposal does not create or realign roadways, which staff would consider a more substantial amendment. Staff determined that the requested changes qualify as slight and inconsequential modifications under the development agreement and recommended approval.

Charlie stated that the submitted materials clearly identified and outlined the proposed differences, making the amendment easy to review. He clarified for the record that the request was not an amendment to the development agreement itself, but rather an amendment to the concept plan contained within the development agreement. He stated that this distinction was important because the amendment materials depicted certain out parcels that appeared to be excluded from the amendment area. He further stated his understanding that excluding those parcels from the amendment would not alter how the existing concept plan currently applies, or may apply in the future, to those parcels and property owners.

Ms. Aydelotte agreed with that interpretation.

Charlie stated that, based on the discussion and staff report, the slight and inconsequential adjustment to the Area A Mid Mountain concept development plan for Powder Mountain would be approved.

**Adjournment: 4:03 pm**  
**Respectfully submitted,**  
**Marta Borchert**

Minutes of April 22, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

**Staff Present: Charlie Ewert, acting for Planning Director; Felix Lleverino, Planner II; Tammy Aydelotte, Planner III; Marta Borchert, Secretary**

**1. Administrative Items**

**1.1 UVP0304261:** Consideration and action on a request for final subdivision approval of the Prado at Powder Mountain Phase 1 Subdivision, a 36-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.

**Staff Presenter: Felix Lleverino**

Felix Lleverino presented the proposal. He explained that the application consisted of a 36-lot residential subdivision within the Powder Mountain resort area. The subdivision had previously received preliminary approval from the Planning Commission and was now before staff for final approval review. He stated that most review comments had been addressed and that only minor edits to the civil drawings remained outstanding.

Mr. Lleverino stated that the proposal was subject to a development agreement that established maximum allowable development units and open space preservation requirements. He further explained that geologic and geotechnical reports had been submitted to address mountainous terrain conditions and to ensure subdivision improvements would be constructed in accordance with accepted engineering practices related to cut-and-fill stability and long-term infrastructure performance.

Mr. Lleverino explained that the subdivision would extend Summit Pass Road, which would remain a terminal street. He noted that the applicant had submitted an emergency evacuation plan identifying evacuation routes, gathering locations, and shelter-in-place areas within the resort. He also stated that because the subdivision impacted portions of the existing Brim Trail public trail network, Powder Mountain was preparing an updated trail plan and had already constructed portions of a rerouted trail segment that had not yet been opened to the public due to ongoing construction activities.

Mr. Lleverino stated that culinary water and sewer services would be provided through the Powder Mountain Water and Sewer District. He added that Weber Fire District had reviewed the proposal and found the roadway widths, turnarounds, and fire hydrant locations acceptable.

Staff recommended final approval of the Prado at Powder Mountain Phase 1 Subdivision subject to the following conditions:

1. The final subdivision plat shall not be recorded until a cost estimate for subdivision improvements and subdivision improvement escrow are provided to the County.
2. All County review agency requirements shall be satisfied.
3. An updated trail network plan shall be submitted.

During discussion, Charlie Ewert requested clarification regarding cul-de-sac configurations, emergency access routes, and whether the subdivision layout complied with the development agreement. Mr. Ewert expressed concern regarding the increasing number of cul-de-sacs and the resulting reduction in redundant egress opportunities for emergency access. Questions were raised regarding whether certain apparent roadway connections were emergency access routes, utility easements, or private accesses.

Because additional clarification was needed regarding the roadway layout and easement configuration, Mr. Ewert temporarily postponed action on Item 1.1 and moved the item to later in the meeting for further review.

Later in the meeting, staff revisited the item after reviewing additional subdivision mapping and aerial exhibits. Tammy Aydelotte explained that several of the apparent roadway connections were utility easements and lift station access areas rather than roadway

## ADMINISTRATIVE REVIEW

interconnections. Staff further discussed the ongoing relocation of public trails affected by development activity and stated that Powder Mountain had been directed to provide updated public trail relocation plans before additional development applications would be processed.

Following discussion, Charlie Ewert approved the Prado at Powder Mountain Phase 1 Subdivision based on the findings and conditions contained in the staff report, with the additional condition that any trails removed or impacted by the subdivision be rebuilt around or through the subdivision as part of subdivision construction to maintain public trail connectivity and functionality.

Mr. Ewert later added an additional condition and findings to the approval. Approval was conditioned upon the developer providing evidence demonstrating that the County's dead-end road standards did not apply to the extension of the subject roads. Mr. Ewert stated that if such evidence could not be provided, the matter would need to return for further Administrative Review consideration. Additional findings were made stating that the conditions were imposed out of an abundance of caution due to concerns expressed regarding extensive development on single-access roads and the need to ensure compliance with applicable County ordinances and public safety obligations.

- 1.2 **UVP0304262:** Consideration and action on a request for final subdivision approval of the Prado at Powder Mountain Phase 2 Subdivision, a 3-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.  
**Staff Presenter: Felix Lleverino**

Felix Lleverino presented the proposal. He explained that Phase 2 consisted of a three-lot subdivision adjacent to the Phase 1 development area and that the subdivision had also previously received preliminary approval from the Planning Commission. Mr. Lleverino stated that many of the same development conditions applicable to Phase 1 also applied to Phase 2, including public trail relocation requirements and development agreement compliance review.

Mr. Lleverino noted that Powder Mountain continued to provide updated development reports tracking the number of approved and recorded development units within the resort area to ensure compliance with development agreement limitations.

Charlie Ewert indicated that many of the same concerns discussed during Item 1.1 also applied to Phase 2, including cul-de-sac layouts, trail connectivity, and emergency access considerations.

Following additional review later in the meeting, Charlie Ewert approved the Prado at Powder Mountain Phase 2 Subdivision based on the findings and conditions contained in the staff report, with the additional condition that any public trails affected by the subdivision be rebuilt around or through the subdivision as part of subdivision construction.

- 1.3 **ZDA2026-01:** Request to approve a minor amendment to the Winston Parks Development Agreement to amend the text related to interior stairs within the patio homes. The amendment would allow for an option for a set of stairs within the home for a bonus room in the attic and/or extra storage space in the garage.  
**Staff Presenter: Felix Lleverino**

Felix Lleverino presented the request. He explained that the developer wished to work with a builder proposing a product design that included optional interior stairways leading either to attic bonus rooms or to additional storage space above garages. Mr. Lleverino stated that the existing development agreement prohibited stairs entering or within the homes due to how the language had originally been drafted.

Mr. Lleverino explained that staff determined the most appropriate solution was to amend the development agreement language. He stated that the amendment had been discussed with County Commissioner Jim Harvey and reviewed by the County Attorney's Office, which indicated that the amendment language was acceptable.

At Mr. Ewert's request, staff reviewed the section of the development agreement authorizing administrative approval of minor amendments and modifications that remain reasonably consistent with the intent of the agreement and zoning requirements.

Charlie Ewert stated that the intent of the original restriction on stairs was to ensure that the homes remained functional for aging populations by maintaining complete living facilities on the primary level. He stated that the addition of optional bonus rooms or

storage areas accessed by stairs did not defeat that purpose, provided the main level continued to contain the essential residential facilities, including a bedroom, bathroom, and kitchen.

Mr. Ewert approved the proposed amendment to the development agreement, or alternatively approved the proposed interpretation and administrative application of the agreement language, whichever legal mechanism was determined to be appropriate by the County Attorney's Office.

Mr. Ewert further found that the requested changes were consistent with the original intent of the development agreement and that the prior wording prohibiting stairs altogether was an unintended drafting oversight.

**1.4 LVA021225:** Consideration and action on a request for final approval of Allen P Berrett & Judy G Berrett Trust Subdivision, a lot-averaged subdivision, consisting of 2 lots, located at 2750 S 4300 West, Ogden, 84401.  
**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the proposal. She explained that the subdivision was located within the A-1 Zone and consisted of two lots fronting on 4300 West. She stated that any required half-width road dedication would be provided on the final plat.

Ms. Aydelotte explained that the proposal qualified as a lot-averaged subdivision because the average lot width and lot area between the two lots exceeded the minimum A-1 Zone standards of 150 feet in width and 40,000 square feet in area.

Although no formal open space was proposed, planning staff requested that a 10-foot-wide pathway easement be dedicated along the canal corridor in accordance with the General Plan. Ms. Aydelotte stated that the easement had been shown on the final plat.

She further stated that Taylor-West Weber Water would provide culinary water service and that Weber-Morgan Health Department had issued a septic feasibility letter. However, because the subdivision application had remained active for an extended period, the original feasibility letter had expired and an updated letter would be required prior to recording.

Ms. Aydelotte stated that Weber Fire District approval remained outstanding. She noted that one lot included property located east of the canal and that future development in that area could require additional emergency access accommodations.

Ms. Aydelotte explained that County Engineering required a deferral agreement for future curb, gutter, sidewalk, and asphalt improvements along 4300 West.

During discussion, the applicant questioned the sidewalk deferral requirement. Ms. Aydelotte explained that improvements were being deferred until the County determined roadway widening was necessary and contiguous improvements became practical. Charlie Ewert added that the financial obligation for future roadway improvements would remain with the benefiting property owners but that immediate construction was not presently required.

Charlie Ewert approved the Allen P. Berrett & Judy G. Berrett Trust Subdivision based on the findings and conditions contained within the staff report.

After approval, the applicants discussed the lengthy subdivision review process and difficulties encountered with surveyor coordination and ordinance familiarity. Planning staff clarified that the County could not recommend specific surveyors but could provide a list of surveyors commonly working within Weber County who were familiar with County requirements.

Mr. Ewert also informed the applicants that the General Plan identified the property for possible future rezoning to the R1-15 Zone, potentially allowing higher residential densities in the future if the owners chose to pursue additional development.

**1.5 UVE091125:** Consideration and action on a request for final subdivision approval of the Enclave at Powder Mountain Phase 1 Subdivision, a 1-lot subdivision located in the DRR-1 zone located at the end of Shelter Hill Road in Eden. This proposal includes Road Parcel A that extends Shelter Hill Rd.  
**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the proposal. She explained that the subdivision involved a one-lot plat and the extension of Shelter Hill Road through the creation of an internal loop road. She noted that the existing cul-de-sac previously approved as part of the Shelter Hill Subdivision would be extended and looped.

Ms. Aydelotte stated that the subdivision conformed to the applicable concept area plan and that Powder Mountain Water and Sewer had provided a capacity assessment letter for water and sewer services.

She further explained that the Brim Trail public trail currently crossed Lot 40 and that the developer would be required to identify a relocated trail alignment prior to future development approvals in the area. Maintenance responsibilities for all private roads would remain with the homeowners association.

Ms. Aydelotte stated that Weber Fire District supported the loop road design because it improved emergency circulation and reduced the need for hammerhead turnarounds. However, she noted that winter parking and snow storage remained concerns on the private roadways.

Discussion focused extensively on emergency access, dead-end road limitations, and the cumulative number of lots being served by Shelter Hill Road and Summit Pass Road. Charlie Ewert questioned how the proposal related to the County's dead-end road standards and whether the development agreement superseded certain ordinance requirements.

Ms. Aydelotte stated that the development agreement required a second access route after a specified number of lots had been approved and that staff continued to require emergency evacuation plans and shelter-in-place mapping for all new development applications. She further stated that County staff and legal counsel had determined that the County had limited authority to prohibit further development under the existing development agreement framework and were instead focusing on mitigating safety concerns through emergency planning measures.

Additional discussion occurred regarding the increasing number of cul-de-sacs throughout the Powder Mountain development area. Ms. Aydelotte stated that Powder Mountain representatives had attributed the cul-de-sac configurations to topographic constraints encountered during detailed site engineering and surveying.

Charlie Ewert approved the Enclave at Powder Mountain Phase 1 Subdivision based on the findings and conditions contained in the staff report, together with the additional condition that relocated public trails be reconstructed as part of subdivision improvements.

Mr. Ewert also added the following additional condition:

- Approval was conditioned upon the developer providing evidence demonstrating that the County's dead-end road standards did not apply to the extension of the subject roadway system. If such evidence could not be provided, the item would return for additional Administrative Review consideration.

Mr. Ewert further made the following additional findings:

1. The additional condition was imposed out of an abundance of caution due to concerns regarding extensive development on single-access roads and the need to verify compliance with applicable County standards and public safety obligations.
2. Additional safety concerns existed regarding emergency egress and the stacking of development along single-access roadways during emergency situations.

**Adjourn 5:05pm**  
**Respectfully submitted,**  
**Marta Borchert**

Minutes of May 6, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

**Staff Present: Charlie Ewert, acting for Planning Director; Felix Lleverino, Planner II; Tammy Aydelotte, Planner III; Courtlan Erikson, Legal Counsel; Marta Borchert, Secretary**

**1. Administrative Items**

**1.1UVC030426:** Request for final subdivision approval of Chalets at Powder Mountain Phase 2, consisting of four lots and private road dedication. This proposed subdivision is located in the DRR-1 Zone and located at approximately 8700 Shelter Hill Road, Eden, UT, 84310.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final subdivision approval of Chalets at Powder Mountain Phase 2. She explained that the proposal is a four-lot subdivision representing the first phase of the Chalets at Powder Mountain development, recorded earlier in 2026. The subdivision is located adjacent to the Shelter Hill subdivision at the end of Summit Pass Road. The proposal consists of approximately 2.3 acres in the DRR-1 Zone. Ms. Aydelotte stated that the DRR-1 Zone does not require minimum lot area or width standards. The proposed lots range from approximately 17,000 square feet to more than 31,000 square feet in size.

Ms. Aydelotte stated that, as of the date of the staff report, approximately 245 lots had been recorded under the Powder Mountain Development Agreement. She noted that the Development Agreement allows for up to 2,800 total units and that additional development standards may be triggered as development approaches thresholds established within the agreement.

Staff confirmed that a capacity assessment letter had been provided for culinary water and sanitary sewer services through Powder Mountain Water and Sewer. Ms. Aydelotte also discussed the trail requirements contained in the Development Agreement. She explained that the agreement requires certain trails to remain open and accessible to the public and stated that several subdivision applications had resulted in the relocation of existing trail areas. Staff requested that Powder Mountain provide an updated trail master plan showing relocated trail alignments and continued public accessibility. She stated that Powder Mountain had agreed to provide updated trail information with future subdivision applications.

Ms. Aydelotte further explained that all subdivision improvements, including the cul-de-sac improvements associated with this phase, had already been escrowed through Phase 1. Engineering staff had indicated that additional escrow funds would likely not be required for this phase, although staff recommended retaining the escrow condition to allow Engineering to verify that no additional funds were necessary prior to recording the plat.

Staff also noted that there had been ongoing discussion regarding the number of terminal roads within the Powder Mountain development. Ms. Aydelotte stated that an additional condition regarding legal analysis of the dead-end road standards would likely be added during the meeting.

Regarding geologic hazards, Ms. Aydelotte stated that geotechnical reports had been prepared for the area and that a natural hazards disclosure document would be required to be recorded with the final plat. She explained that identified hazards generally related to standing water conditions rather than slope stability.

Discussion followed regarding avalanche hazards and slope conditions within the Powder Mountain development area. Erik Anderson stated that Powder Mountain implements avalanche mitigation measures, including avalanche control operations conducted by ski patrol on slopes exceeding 30 percent. He further stated that most residential lots are located on terrain with slopes less than 30 percent.

## ADMINISTRATIVE REVIEW

Discussion also occurred regarding recreation easements associated with the subdivision. Charlie requested clarification regarding the legal mechanism creating the recreation easements and whether the easements were intended for public or private use. Erik Anderson explained that the recreation easements are identified in the master declaration and are intended to facilitate recreational access, including ski access, hiking, biking, and other recreational uses associated with Powder Mountain.

Ms. Aydelotte explained that the Development Agreement identifies certain recreational facilities and public trails but does not establish precise survey-level locations for all recreation areas. She stated that the Planning Division reviews proposed recreational facilities and trail relocations for consistency with the Development Agreement and public access requirements.

Charlie discussed concerns regarding the legal creation and dedication of easements through subdivision plats versus separate recorded instruments. He explained that private easements and homeowners association property are sometimes improperly created through plat notation alone and stated that staff wished to verify that any proposed recreation easements were legally established and properly dedicated.

Charlie approved the subdivision subject to the following conditions:

1. The conditions contained within the staff report, including the requirement that a natural hazards disclosure document be recorded with the final plat and verification of any required escrow amounts prior to recording.
2. Approval is conditioned upon the developer providing evidence, including legal analysis placed into the record, demonstrating that the County's dead-end road standards do not apply to the extension of the proposed roads. If such evidence does not exist, the application shall be brought back for review and reconsideration of approval.
3. Verification shall be provided regarding whether the recreation easements are intended to be dedicated for public use or to a private entity. If the easements are private, appropriate easement instruments shall be recorded and dedication language shall accurately reflect the intended transfer of rights.

Following the approval, Erik Anderson requested additional discussion regarding trail requirements and terminal road conditions. Mr. Anderson stated that no existing public trails were located within the boundaries of the proposed subdivision and questioned whether trail-related conditions should apply to this application. He also referenced the 2014 Powder Mountain master plan trail system.

Ms. Aydelotte responded that existing public trails, including the Brim Trail and White Pine Trail, had been identified as public amenities in the Development Agreement and that portions of those trails had been impacted by prior subdivision approvals. She stated that staff would continue requesting updated trail alignment information with future subdivision applications to ensure continued public access.

Additional discussion occurred regarding public perception of trail accessibility at Powder Mountain, the relationship between the Development Agreement and County ordinances governing terminal roads, and the challenges associated with roadway connectivity in steep mountain terrain. Erik Anderson stated that roadway configurations within Powder Mountain were reviewed with the Weber Fire District and designed to comply with approved fire access and turnaround standards.

Courtlan Erikson stated that if the proposed roadway system complies with the previously approved Development Agreement, that fact would be important in evaluating consistency with County requirements. Charlie stated that the County desired legal analysis confirming that the Development Agreement appropriately governs roadway standards where potential conflicts with County ordinances may exist.

**1.2 LVL022526:** Consideration and action on a request for final approval of the Little Mountain Industrial Park Subdivision, consisting of six manufacturing lots.

**Staff Presenter: Felix Lleverino**

## ADMINISTRATIVE REVIEW

Felix Lleverino presented a request for final approval of the Little Mountain Industrial Park Subdivision, located in the Western M-3 Zone near 900 South and approximately 9175 West. The proposal consisted of a six-lot industrial subdivision intended to accommodate various manufacturing and industrial business uses. Planner explained that the subject property had previously been divided through agricultural land divisions and that multiple property owners were now seeking subdivision approval in order to construct industrial buildings on the lots. Mr. Lleverino stated that each proposed lot met the M-3 Zone requirements for lot area and width. The proposal included construction of a new public road intersecting with 900 South and extending southward as 9175 West Street. The applicant had provided will-serve letters for culinary water and sewer service, a geotechnical report addressing public road construction, and a traffic study.

Mr. Lleverino stated that because the subdivision contained fewer than nine lots, it qualified as a small subdivision and could be processed administratively. Mr. Lleverino explained that staff had identified several concerns during review. Staff observed that a remainder parcel located at the northwest corner of the property had not been included in the subdivision boundaries and stated that, in the County's view, the parcel should be included because it was not considered an agricultural parcel. Mr. Lleverino further stated that the proposed cul-de-sac street length was approximately 745 feet and that staff believed the subdivision design did not fully satisfy code provisions related to block length requirements.

Mr. Lleverino also discussed right-of-way concerns associated with 900 South, noting that the road was planned to expand from a 100-foot right-of-way to a future 132-foot right-of-way. Mr. Lleverino stated that Planning Division staff was requesting future right-of-way dedication, but the subdivision plat did not depict the dedication. Mr. Lleverino further explained that the General Plan identified a future east-west frontage road parallel to 900 South intended to reduce direct access points onto the arterial roadway. Mr. Lleverino stated that the current subdivision proposal did not include easements or right-of-way dedication for the future east-west roadway connection.

Mr. Lleverino reviewed comments received from Weber Fire District and County Engineering. Mr. Lleverino stated that most engineering comments had either been addressed or satisfied. Mr. Lleverino noted that Weber Fire District requested 32 feet of asphalt width on 9175 West Street and that the current civil plans did not depict the requested width. Mr. Lleverino also stated that the National Wetlands Inventory mapping indicated possible wetlands within the project area, and County Engineering had requested that the applicant provide a wetlands study to determine whether wetlands existed that would require preservation or mitigation. Mr. Lleverino explained that West Warren Water District had agreed to provide culinary water service on the condition that no outdoor irrigation water would be provided. Mr. Lleverino stated that the County would require a landscape restriction covenant to enforce the outdoor water limitation.

Mr. Lleverino stated that staff's recommendation was to table the request for Little Mountain Industrial Park Subdivision approval. Mr. Lleverino noted that the staff report included ten conditions and findings supporting the recommendation, as well as exhibits and correspondence between the developer and County review agencies documenting ongoing discussions regarding outstanding review comments.

Charlie Ewert requested clarification regarding the subdivision review process and review cycles associated with the application. Discussion occurred regarding the number of review cycles that had occurred and whether the County's review process complied with state subdivision review statutes. Applicant Representative Scott Carlson stated that the project had undergone multiple review cycles extending back to a prior application period between 2022 and 2024 and argued that the County had issued comments from different departments at different times, resulting in inconsistent and conflicting reviews. Mr. Carlson stated that the applicant had responded fully to each set of comments and had subsequently received new comments unrelated to prior submittals or public health and safety concerns.

Mr. Carlson stated that the applicant had provided detailed written responses explaining why certain requested code provisions did not apply to the project. Mr. Ewert and Legal Counsel Courtlan Erikson discussed Utah State Code provisions governing subdivision review cycles, waiver of review comments, and the timing of County responses. Legal Counsel stated that his interpretation of state code was that changes or corrections requested by the County must generally be identified during the review process or they may be considered waived unless necessary to protect public health and safety or enforce state or federal law.

## ADMINISTRATIVE REVIEW

Discussion continued regarding whether the County's departmental reviews constituted separate review cycles or whether all departmental comments collectively comprised a single review cycle. Applicant Representative Carlson argued that all County review comments received prior to the applicant's April 8 resubmittal should be considered part of the first review cycle because the applicant responded to all comments simultaneously. Legal Counsel stated that the County Code contemplated review input from multiple departments and that separate departmental responses could collectively comprise a single review cycle so long as they occurred within the applicable review timeframe.

Extensive discussion occurred regarding the proposed future east-west roadway connection. Applicant Representative Carlson stated that Planning staff's original comments required only that the future roadway corridor be shown conceptually on the project's connectivity plan, which the applicant had done. Mr. Carlson stated that later review comments requested a formal easement and plat dedication for the roadway, which he argued constituted a new requirement introduced after the initial review cycle. Mr. Carlson further stated that the proposed cul-de-sac configuration had existed throughout multiple iterations of the subdivision proposal and that the applicant believed the subdivision complied with applicable block length requirements for industrial developments.

Applicant Representative Carlson stated that the industrial subdivision design was appropriate for the proposed business uses and referenced code provisions stating that blocks intended for industrial or commercial purposes should be designed specifically for those uses. Mr. Carlson stated that requiring an east-west roadway easement would impose significant costs on the property owners without providing a direct benefit to the subdivision. He further stated that if the County desired the future roadway corridor, the County could acquire the necessary land through purchase.

Mr. Ewer discussed historical concerns regarding the original agricultural divisions of the property and stated that staff had previously expressed concern that parcels created through agricultural divisions could later require coordinated infrastructure improvements before development could occur. Mr. Carlson responded that the property owners had been aware subdivision approval would be necessary and had entered into cost-sharing agreements for road construction and subdivision improvements. Mr. Carlson further explained that a previous subdivision application for the project had expired after extended delays in the review process.

Discussion also occurred regarding the "remainder parcel" identified by staff. Applicant Representative Carlson argued that the adjacent Hampton parcel was not a remainder parcel associated with the current application because it was separately owned, subject to a separate subdivision application, and not included in the current owners' cost-sharing arrangement. Mr. Ewert reviewed Weber County Code provisions regarding remainder parcels and agricultural divisions and stated that the code anticipated future retroactive compliance for parcels created through agricultural divisions if those parcels later ceased to qualify for agricultural use exemptions.

Mr. Ewert stated that he appreciated the applicant's detailed explanations and indicated that he wished to ensure any decision complied with both County Code and state subdivision review requirements. Charlie stated that there appeared to be unresolved questions regarding procedural review requirements, waived comments, and the County's authority to impose additional conditions related to the future east-west roadway. Charlie stated that he wanted to avoid placing the applicant into an indefinite review cycle and acknowledged the applicant's concerns regarding prolonged delays.

Mr. Carlson stated that the applicant's preference remained approval of the subdivision rather than tabling or denial. Carlson stated that the applicant believed many issues identified in the staff report had already been addressed during prior reviews and that some newly raised issues had not been identified during earlier review cycles.

Mr. Ewert stated that additional analysis regarding the review process and applicable code provisions would be necessary before a final decision could be made. He noted that the County's subdivision code included requirements related to sidewalks, street trees, and complete street cross-sections, though those items had not been fully addressed during the review process. Mr. Ewert stated that additional time was needed to confer with legal counsel regarding procedural review timelines, right-of-way issues, remainder parcel questions, and obligations related to public trust responsibilities under state statute. He explained that, based on the discussion, the proposal appeared to have a greater likelihood of approval pending further legal review, though unresolved procedural and legal issues still needed to be evaluated. Mr. Ewert informed the applicant that he expected to provide an answer within approximately one week and stated that he would notify the applicant

## ADMINISTRATIVE REVIEW

as soon as possible if issues arose that could prevent approval. Mr. Ewert then officially tabled the item and thanked the applicant and participants for their time and patience regarding the complex application review process.

**Adjourn 6:35pm**

**Respectfully Submitted,**

**Marta Borchert**

**Minutes of May 15, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 1:00 p.m.**

**Staff Present: Charlie Ewert, Acting for Planning Director; Felix Lleverino; Planner II, Marta Borchert, Secretary**

## **1. Administrative Items**

**1.1 LVL022526:** Consideration and action on a request for final approval of the Little Mountain Industrial Park Subdivision, consisting of six manufacturing lots located at approximately 9175 W 900 S.

**Staff Presenter: Felix Lleverino**

Charlie Ewert noted that this is a continuation of last weeks AR meeting concerning LVL022526 – Consideration and action on a request for final approval of the Little Mountain Industrial Park Subdivision, consisting of six manufacturing lots located at approximately 9175 W 900 S. He asked Felix Lleverino, if he had any additional information to present concerning this item. Felix Lleverino stated that he did not.

Charlie stated that staff intended to approve the development with conditions. He explained that after additional review with the County Attorney's Office, staff had reconsidered how state code provisions related to subdivision review cycles and waivers should be interpreted. He stated that if the applicant preferred, the matter could still be tabled to allow additional revisions, or denied to allow for appeal. Charlie noted that approval with conditions would still preserve the applicant's appeal rights. He explained the appeal process and stated that the appeal authority would review the full record, including staff reports, correspondence, and applicable state code provisions.

Charlie discussed the interpretation of Utah State Code Sections 17-79-705 and 706 regarding subdivision application review and subdivision improvement plan review. He explained that staff and legal counsel determined that subdivision application review and subdivision improvement plan review are distinct processes under state code, and that waiver provisions appear to apply specifically to subdivision improvement plan review items. He stated that some requirements may have been waived because they were not identified during earlier review cycles, while other requirements could still be imposed.

Charlie stated that approval would be conditioned upon dedication of an east-west street right-of-way. He explained that staff would not require full roadway improvements because those requirements may have been waived under state code, but the right-of-way itself, along with minimum and maximum block length standards and terminal street standards, would still apply. He noted that staff would require a minimum 50-foot-wide right-of-way, consistent with the County's adopted street standards.

Scott Carlson stated that the drainage easement area had already been reserved and asked whether the right-of-way could follow the existing drainage alignment. Charlie agreed that the drainage alignment was acceptable and discussed the possibility of either immediate dedication or deferred dedication of the right-of-way. Charlie explained that the County wanted to ensure future dedication could occur without cost to taxpayers.

Felix Lleverino displayed the exhibit map and reviewed the proposed alignment. Scott Carlson stated that updated aerial imagery could be added to better reflect the current conditions. Charlie stated that he was comfortable with the proposed alignment following the drainage corridor and acknowledged that the existing landowner arrangements should not be disrupted unnecessarily.

Charlie stated that staff would allow the applicant the option to either dedicate or defer dedication of the east-west right-of-way. He explained that if the right-of-way followed the drainage alignment, additional block length concerns would likely be satisfied. Charlie also discussed the General Plan pathway requirements and stated that a pathway easement along the drainage canal or within the east-west right-of-way alignment would be acceptable.

## ADMINISTRATIVE REVIEW

Scott Carlson stated that the property owners preferred not to impact existing parcel configurations by placing pathways through the middle of properties. Charlie agreed that a pathway easement along the drainage corridor would be the least burdensome option and noted that future pathway improvements could connect regionally toward the lake.

Charlie discussed the wetland delineation requirement and asked whether the wetland review had been completed. Scott Carlson stated that a wetlands expert had visited the site and indicated there were no wetlands present, only a drainage ditch. Charlie stated that staff would retain the wetland delineation verification condition pending final documentation.

Charlie then discussed land use code violations associated with Parcel 10-041-0030, referred to during the meeting as the Janison property. He stated that the parcel had been subdivided in approximately June 2022 in a manner inconsistent with state code requirements. Charlie explained that the subdivision could not be recorded until the parcel was brought into compliance through one of several possible methods, including compliance with plat exemptions, subdivision exemptions, inclusion within the current subdivision, or submission of a separate subdivision application.

Scott Carlson explained that the Janison property owner had previously attempted to pursue a separate one-lot subdivision approval and had worked toward obtaining access improvements. Speaker 3 recalled that staff and the property owner had previously discussed improving access through the proposed roadway alignment rather than direct access onto 900 South. Scott Carlson stated that the owner had already improved portions of the road base to Fire Department standards and that disagreements regarding shared improvement costs had contributed to delays.

Charlie explained that the issue stemmed from the original creation of the parcel without satisfying state subdivision requirements or recording the appropriate agricultural or future development notices. He noted that the County's goal was not punitive, but rather to ensure compliance with state code and avoid appearing to support noncompliant land divisions. Charlie reviewed applicable state code provisions related to agricultural partitions and future development notices.

Charlie stated that if the Janison property owner submitted and diligently pursued a separate subdivision application, staff would consider that sufficient intent to comply and would allow the current subdivision to proceed. Scott Carlson stated that he would contact the property owner to encourage movement toward compliance.

Charlie reviewed the remaining conditions of approval, including pathway or sidewalk requirements, wetland delineation verification, subdivision compliance issues, and utility requirements. Scott Carlson asked whether alternative pedestrian improvements could be considered instead of concrete sidewalks, noting that the area currently lacked development and pedestrian demand. Charlie discussed the County Code provisions related to sidewalks, pathways, and deferral agreements, explaining that pathways could potentially be substituted for sidewalks subject to County Engineer approval.

Scott Carlson stated that gravel or asphalt pathway improvements might be more appropriate for the area than concrete sidewalks at this time. Charlie acknowledged the operational and maintenance concerns associated with sidewalks in undeveloped industrial areas and stated that staff wanted to preserve the ability for future pedestrian infrastructure without unnecessarily burdening the current property owners.

Charlie modified the condition language to allow for either a sidewalk deferral agreement or an approved pathway alternative subject to County Engineer approval.

Charlie discussed the restrictive landscape covenant required by the culinary water provider and noted that the covenant was intended to limit landscaping and culinary water usage. Scott Carlson explained that revisions had already been made to the covenant language to reflect the water district's requirements, including drip irrigation and limits on turf.

The discussion then shifted to Fire District concerns regarding roadway width and parking. Scott Carlson stated that the proposed roadway included 30 feet of asphalt with two-foot roll curbs on each side. Speaker 3 stated that the Fire Marshal later expressed concerns regarding parked semi-trucks restricting emergency access and referenced a preference for additional roadway width. Scott Carlson stated that the applicant preferred to eliminate no-parking signs and allow trucks to utilize the gravel shoulder areas instead.

## ADMINISTRATIVE REVIEW

Charlie stated that because additional roadway width requirements had not been raised during the initial review cycle, the County's ability to impose those requirements may have been limited under state code. Staff agreed to revise the condition language to generally require compliance with applicable County Engineer and Fire District improvement requirements while allowing the parties to continue working through the specific roadway and parking details administratively.

Charlie reviewed the remaining conditions, including proof of completed water and sewer connections with building permit applications and receipt of will-serve letters. Scott Carlson stated that he believed the conditions could be resolved and that he would meet with the property owners to discuss the revisions. Charlie stated that staff appreciated the applicant's flexibility and willingness to work through the issues collaboratively.

Charlie Ewert states that approval is conditioned on the following conditions and findings:

1. A street right-of-way shall be dedicated to Weber County for a street that runs from the east side of the subject property to the west.
  - a. The width of the dedicated East/west dedicated ROW shall be no less than 50 feet pursuant to the county's adopted street right-of-way standards adopted in County Code Section 106-4-5, using the minor street cross section of a standard urban roadway section (Sheet 3).
  - b. Actual dedication may be deferred at the option of the applicant to a later time, as long as it results in the dedication to the county at a time the county chooses and the dedication is at no cost to the county.
  - c. The east/west right-of-way dedication shall be positioned in a manner that complies with minimum and maximum block lengths, pursuant to County Code Section 106-2-3, and maximum terminal street lengths pursuant to Section 106-2-2.040.
2. Pathway easement along drainage canal (or within the selected alignment of the east/west ROW).
3. Verification of wetland delineation and any necessary mitigation to the satisfaction of the county engineer.
4. County ordinance Sec 102-4-2 prohibits land use code approval for any property that contains or is subject to a land use code violation. Any land use code violation on or related to the property shall be remediated prior to plat recordation, including but not limited to:
  - a. Removal or ceasing of all unapproved uses of land on the subject property.
  - b. Parcel 10-041-0030 was subdivided from the subject property in or around June 2022 in a manner that is not lawful in accordance with Utah Code. The subject subdivision cannot be recorded until and unless that parcel is made to comply in some manner with the state code and, if applicable, county code. Compliance options include but might not necessarily be limited to:
    - i. Correcting the parcel to comply with the specific plat exemptions in Utah Code 17-79-708;
    - ii. Correcting the parcel to comply with one of the circumstances not definable as a "subdivision" pursuant to Utah Code 17-79-102(c);
    - iii. Be a part of its own subdivision: Rather than delaying this subdivision's recordation, county will consider intent to comply when a subdivision application is submitted and diligently pursued for this parcel.
    - iv. Be included within the bounds of the subject subdivision as a lawful subdivision lot.
      1. If included within the bounds of the subject subdivision, this approval is void and the revised plat and any applicable subdivision improvements plans shall be reviewed pursuant to state and county code.
      2. A re-review fee shall be paid pursuant to the adopted fee schedule.
5. Unless installing sidewalk as part of the 9175 W street improvements, or other allowed pedestrian improvements allowed by county code, the applicant shall provide a deferral agreement, to be recorded to each property prior to plat recordation, and which equitably distributes the cost to install future pedestrian facilities.
6. All applicable requirements of the County Engineer and Fire Official to be satisfied pursuant to required improvements not otherwise waived by state code.
7. A will-serve letter is required prior to plat recordation.
8. Proof of completed water and sewer connections must be included with building permit applications.
9. A restrictive landscape covenant shall be recorded with the final plat pursuant to any requirements of the culinary water district.

## Findings:

1. There are a number of ways in which the subject subdivision does not comply with county development standards, including lacking complete street improvement requirements such as curb, gutter, sidewalk, and street trees, and including an entire completed east/west street. However, said improvements were not included in the first review of the proposed Subdivision Improvement Plans. Consequently, I find that the applicant's assertion that Utah Code 17-79-706 (8)(d) presumably waives the requirement for the missing items.
2. Utah Code 17-79-706 appears to only waive items that were not included as part of a prior review cycle of the "Subdivision Improvement Plans." I do not find in favor of that applicant's argument that said waiver shall be extended to all parts of the "Subdivision Application." These phrases are specifically defined in Utah Code 17-79-706 as distinctly separate things.
  - a. With this finding, while certain subdivision improvements may be required to be waived, I find that the east/west street right-of-way dedication requirement, the minimum and maximum block length standard, and the maximum terminal street standard are not required by the statute to be waived and shall be applied and complied with.
  - b. Additionally, Utah Code 17-79-706 (8)(d)(ii) does not waive any provision necessary to enforce state laws, such as the requirement to plat land when subdivided unless exempt from platting requirements or when not included in the definition of a subdivision.
3. I find that the exaction of the east/west right-of-way is roughly proportionate and essentially linked to the impact of the project on the greater community with the following findings:
  - a. Nexus:
    - i. The County has a legitimate governmental interest in promoting safe and efficient traffic circulation, reducing congestion, and ensuring adequate access for emergency services, consistent with *Nollan v. California Coastal Commission*.
    - ii. The County's General Plan specifically calls for a connected street network, including parallel east-west routes, to distribute traffic and reduce long-term reliance on single-access corridors such as 900 South.
    - iii. The County has adopted minimum and maximum block lengths and terminal street lengths in a concerted effort of planning for appropriate street connectivity applicable to all properties in the area.
  - b. Impact:
    - i. The proposed development is an industrial subdivision generating approximately 720 average daily trips, including substantial peak hour volumes and heavy truck traffic.
    - ii. The project is designed with a single point of access, resulting in a dead-end circulation pattern that concentrates all traffic movements at one location (900 S).
    - iii. A single-access industrial development:
      1. concentrates turning movements onto a single intersection;
      2. limits routing options for site traffic;
      3. constrains emergency access; and
      4. creates long-term operational inefficiencies.
  - c. Property-specific role in impact remediation: The required internal east-west street and stub connections:
    - i. establish the necessary framework for future connectivity,
    - ii. ensure that the development can transition from a dead-end to a connected network,
    - iii. and prevent the site from precluding or substantially increasing the cost of planned transportation improvements.
  - d. Rough Proportionality: The County finds that the required improvements are roughly proportional to the impacts of the development, consistent with *Dolan v. City of Tigard*, because:
    - i. The requirement is limited to on-site street construction and right-of-way dedication;
    - ii. No offsite improvements or through-connections are required of this applicant;
    - iii. The extent of the improvement is proportional to the size and configuration and traffic impact of the site;
    - iv. The condition mitigates the development's creation of a permanent single-access circulation pattern;
    - v. Similar connectivity requirements are being or will be imposed on adjacent properties as development occurs, ensuring equitable and proportional distribution of the overall network burden.
  - e. Timing Justification: Requiring the street segment and stubs at the time of development ensures that the planned connection can be achieved at the point when construction is most feasible and avoids future disruption or increased cost

## ADMINISTRATIVE REVIEW

associated with retrofitting a fully developed site – the retrofit of which would have to be born by taxpayers or other owners if not born by this applicant.

f. Conclusion: The County concludes that the required east-west street and stub connections are a proportionate and necessary condition to mitigate the circulation impacts of the development and to implement adopted transportation planning policies. When final buildout of the area is considered, only if each property owner bears their own burden for such street connections can an interconnected street network be realized without substantial financial burden on other taxpayers.

**Adjournment 2:57 pm**  
**Respectfully submitted,**  
**Marta Borchert**

Minutes of May 20, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

**Staff Present: Charlie Ewert, Acting for Planning Director; Tammy Aydelotte, Planner III; Marta Borchert, Secretary**

**1. Administrative Items**

**1.1 LVCP607212025: Request for final subdivision approval of Creekside at JDC Ranch Phase 6 consisting of 35 units, 22 of which are slated to be attainable units.**

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final subdivision approval of Creekside at JDC Ranch Phase 6. She explained that when the original Creekside development received preliminary approval from the Planning Commission, the development boundaries were later revised and several phases were consolidated. As a result, this phase received its own preliminary approval.

Ms. Aydelotte stated that the proposal consists of 35 total lots, with 22 of the lots identified during preliminary review as attainable units. She explained that the attainable unit designation is shown on the preliminary plat only and is intentionally omitted from the final plat in order to maintain flexibility should market demand for attainable units change in the future.

She further explained that the subdivision includes three open space parcels, most of which contain a pipeline irrigation easement along the southern boundary of the development. During discussion of the plat exhibits, the applicant confirmed that revisions had been made to the hatching associated with the easement area from the preliminary version of the plat. The applicant also confirmed that the homeowners association would maintain the open space areas.

Ms. Aydelotte stated that no pathway requirements applied to this phase. She reviewed the subdivision design, noting that the development contains 50-foot-wide and 66-foot-wide rights-of-way, as well as 20-foot-wide private alleys with snow easements. She also noted that several lots contain private storm drain easements located along the rear lot boundaries.

Planning staff identified no outstanding concerns with the proposal. Ms. Aydelotte stated that will-serve letters for water and sewer service had been submitted and that the infrastructure layout and subdivision configuration were consistent with the approved development agreement and the intent of that agreement.

Staff recommended approval of the request subject to the following conditions:

1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
2. Escrow shall be submitted and an Improvements Guarantee Agreement shall be recorded with the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

Discussion followed regarding the location of 2875 West and its relationship to surrounding developments and roadway alignments. Staff and the applicant discussed nearby subdivision connections and referenced prior roadway construction and easement release issues associated with adjacent phases and nearby commercial areas.

## ADMINISTRATIVE REVIEW

Questions were asked regarding whether Engineering staff had raised any concerns related to street rights-of-way or subdivision improvements. The applicant indicated there were no engineering concerns associated with the proposal.

Charlie stated that he had no additional questions and approved the subdivision with the findings and conditions contained in the staff report.

**Adjournment: 4:07pm**  
**Respectfully submitted,**  
**Marta Borchert**

DRAFT



# Staff Report to the Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application for final approval of the Lina Hill Subdivision, consisting of two lots.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, June 24, 2026

**Applicant:** Lina Hill, owner

**File Number:** LVL122425

### Property Information

**Approximate Address:** 6194 S Woodland Drive, Uintah, UT

**Project Area:** 84,134 SF

**Zoning:** Residential Estates (RE-20) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 07-092-0002

**Township, Range, Section:** T5N, R1W, Section 23

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Felix Lleverino  
 flleverino@co.weber.ut.us  
 801-399-8767

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 3 (RE- 20 Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

## Background and Summary

The applicant has submitted a proposal for a two-lot subdivision. The proposed subdivision is located in the unincorporated areas of Uintah Highlands, which is zoned RE-20, and would subdivide a 1.97-acre parcel in half. Both properties will front on a public road called Woodland Drive. The appropriate right-of-way dedication has previously been made to Woodland Drive. A ten-foot public utility easement is depicted parallel to Woodland Drive for the entire length of the 302 foot wide parcel.

Lot 1 contains an existing home that is connected to the local utilities. Observing the location of the home and the two outbuildings, all of the structures comply with the minimum yard setbacks from the outer perimeter and the proposed division line. As a means to ensure that lot two is viable for the placement of a home, a geologic reconnaissance, required by the county planning and engineering review for recommendations and mitigation measures for slope stability, home placement and driveway design. The topography within the subdivision boundary varies between lot one and two. Lot two, which is currently vacant, rises uphill from Woodland Drive, while lot one is the mostly level ground unencumbered by steep slopes.

Based on the Weber County geologic map, this parcel is located within a Natural Hazards Study Area. This necessitates geologic studies in order to determine the type and severity of hazards that may exist. The site-specific study included with the subdivision application is discussed in more detail in the analysis portion of this report.

The proposed subdivision and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC.

The following section is a brief synopsis of the review criteria and conformance with the LUC:

## Analysis

**General Plan:** The Lina Hill Subdivision is in harmony with the Western Weber General Plan by conforming to all zoning standards of the RE-20 Zone.

**Zoning:** The property is located in the RE-20 Zone. The purpose of this zone is stated in the LUC §104-3-1 as follows:

*“The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.”*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, and the applicable standards in the RE-20 Zone (LUC Title 104 Chapter 3) to ensure that the regulations and standards have been adhered to. The LUC §101-1-7 defines a “small subdivision” as “A subdivision consisting of nine or fewer lots.” The proposed subdivision, with the recommended conditions listed in this staff report, are in conformance with county code.

**Lot Area, Frontage Width and Yard Regulations:** The site development standards for a residential lot within the RE-20 zone require a minimum lot area of 20,000 sq. ft. and a minimum lot width of 100’. Both lots within the Dreamwork development exceed this criteria. The yard regulations for a single-family dwelling in the RE-20 zone are as follows:

- Front: 30
- Sides: 10 feet with a total of two side yards less than 24 feet.
- Rear: 30 feet

**Natural Hazards Area:** This lot is located within a FEMA Flood Zone X, and is in the area determined to be outside of the 500-year flood area.

The Weber County Natural Hazard Map indicated that west half of the property adjacent to Woodland Drive is within a geologic study area classified as Qafy (Alluvial deposits). A Geologic Hazard Reconnaissance prepared by Western Geologic, dated June 8, 2026, is included with the subdivision proposal. The Geologic Hazard Summary indicates that several recommendations apply to lot 2 at the time of building permit and before building.

1. Follow the current adopted seismic building codes.
2. Development on lot 2 will need a combined geologic and geotechnical slope stability study before building.
3. Development on lot 2 will need a geotechnical soil foundation study before building.

The Conclusions and Recommendations from the report state that landslide and debris flows pose a moderate (equivocal) risk. “All structures should be constructed to the current adopted seismic building codes, a combined geologic and geotechnical engineering study should be conducted for lot 2 before building..., the report should be made available to architect, building contractor, real estate agents, and potential buyers..”

**Plat Note:** A notice that runs with the land shall be recorded and a plat note placed on the subdivision plat shall include:

1. Notice that the parcel is located within a geologic study area
2. Notice a natural hazard study report is available
3. Notice that a hazard has been identified with the type and severity of the hazard
4. The professional who prepared the report with their contact information
5. Any restrictions on the use of the parcel by the report or the land use authority

**Culinary Water:** A “Will Serve” letter from Uintah Highlands Improvement District has been submitted stating that culinary water is available for this property. The letter expressly states that the UHID culinary water is not available for outside use.

**Secondary Water:** The property does have secondary water allocation of 3.6 acre feet for parcel 2.04 acres. The District will serve secondary water for the new portion of the subdivided property.

1. The construction plans shall be submitted to the District with fees paid
2. Water development, annual assessment, ag subsidy upgrade, bonding, and inspection fees are paid
3. Secondary system installed to District standards.

**Sewer Service:** The Uintah Highlands Improvement District will serve sanitary sewer to the newly created lot of this proposal.

**Review Agencies:** Weber County Fire District has approved this subdivision proposal with no added conditions. The County Engineer requires plans for connecting to sewer and water utilities and an approval letter from the sewer and water district. The majority of the County Surveyor review comments are addressed by subdivision plat revisions. The County Planning final requirements are included as conditions of approval.

### **Staff Recommendations**

Staff recommends final plat approval of the Lina Hill Subdivision, consisting of two lots. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. The owner will enter into a Deferral Agreement for curb, gutter, and sidewalk for future improvement along Bybee Drive.
2. Utility connection plans, cost estimate, and subdivision improvement financial guarantee is required before recording the subdivision plat.
3. A natural hazard notice shall be recorded on title.
4. A plat note, in compliance with 108-22-4 shall be placed on the subdivision plat.

The following findings are the basis for Staff's recommendation:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

## Exhibits

- A. Lina Hill Subdivision plat
- B. Uintah Highlands Improvement District Will Serve Letter
- C. Weber Basin Water Letter

Area Map





*Uintah Highlands Improvement District*

2401 East 6175 South  
Ogden, UT 84403-5344  
Phone: 801-476-0945  
Fax: 801-476-2012  
office@uintah-highlands.com

October 9, 2025

Subdivision Planner  
Weber County Planning and Engineering  
2380 Washington Blvd.  
Ogden, Utah 84401

Re: Availability of services for Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed Subdivision of Parcel 07-092-0002

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed subdividing of Parcel 07-092-0002 owned by Robert & Dioselina Hill, which is located within the boundaries of Uintah Highlands Improvement District. Based upon the information provided and under existing conditions, the District hereby states that municipal water and sanitary sewer collection services would be available should they subdivide this lot. The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. The lines may be considered private from the connection at the main, which would then be the sole responsibility of the owner. Detailed plans must be submitted and approved and all fees must be paid before a commitment to serve is granted for building a home and before a building permit is granted.

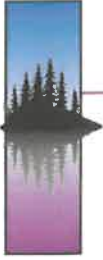
Secondary water is NOT part of this commitment to serve and culinary water is not available for secondary purposes.

This commitment is made expressly subject to the condition that the Developer of the Project shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements within the Project in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 9 day of October, 2025.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By:   
Matt Sorensen, District Manager



# WEBER BASIN WATER CONSERVANCY DISTRICT

2837 EAST HIGHWAY 193 • LAYTON, UTAH • PHONE (801)771-1677 • SLC (801) 359-4494 • FAX (801) 544-0103

Scott W. Paxman, PE  
General Manager/CEO

October 10, 2025

Board of Trustees:

Angie Osguthorpe  
Chair  
Weber County

Jared A. Andersen  
Morgan County

Mark D. Anderson  
Davis County

Kym O. Buttschardt  
Weber County

Randy B. Elliott  
Davis County

Gage Froerer  
Weber County

Scott K. Jenkins  
Weber County

Christopher F. Robinson  
Summit County

Paul C. Summers  
Davis County

Attention: Lina Hill  
6194 Woodland Dr.  
Ogden, UT

**RE: Will Serve Letter, THIS IS NOT A FORMAL REVIEW OR APPROVAL LETTER – ADDITIONAL SUBMITTALS REQUIRED.**

Dear Lina,

The District has reviewed the proposed subdivided property located at 6194 Woodland Drive, Ogden, Utah. The property has a secondary water allocation of 3.6 Acre Feet for your parcel of 2.04 acres. The District will serve secondary water to a new portion of the subdivided property provided the following requirements are met:

1. The construction plans are submitted to the District with an application for secondary water and review fee paid.
2. The water development, annual assessment, ag subsidy upgrade, bonding, and inspection fees are paid once an official review has been completed.
3. The new secondary system for these subdivisions will be installed to the District's standards and specifications.

If you have any questions, please contact Vince Hamilton of our office.

Sincerely,

Brad D. Nelson, P.E.  
Assistant General Manager/CTO

BDN/VH/SM  
Enclosures  
E-16



## Staff Report for the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on a request for design review approval to extend a roadway, and install a ski tunnel located at approximately 7545 E Horizon Run Rd, Eden, UT, 84310.

**Agenda Date:** June 24, 2026

**Type of Decision:** Administrative

**Applicant:** Brooke Hontz, Authorized Representative for Powder Mountain

**File Number:** DR 2026-01

#### Property Information

**Approximate Address:** 7545 E Horizon Run Rd, Eden, UT, 84310

**Zoning:** Destination Recreation Resort (DRR-1)

**Existing Land Use:** Vacant Residential

**Proposed Land Use:** Extension of driveway off of Horizon Run Rd

**Parcel ID:** 23-012-0183

**Township, Range, Section:** Township 7 North, Range 2 East, Section 08, NW 1/4

#### Adjacent Land Use

**North:** Horizon Run Rd

**South:** Vacant Resort Property

**East:** Vacant Residential

**West:** Vacant Residential

#### Staff Information

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

### Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 - Destination & Recreation Resort-1 (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 2 - Ogden Valley Architectural, Landscape and Screening Design Standards
- Weber County LUC Title 108, Chapter 8 - Parking and Loading Space, Vehicle Traffic and Access Regulations

### Summary and Background

The applicant is requesting an administrative design review approval to construct an extended driveway from Horizon Run Rd for the purpose of accessing Lot 1R of Horizon Run Ranches at Powder Mountain Rd Phase 1. The proposed driveway includes a ski bridge to allow skier access underneath a portion of this access. The proposed driveway is to be located along a public utility and shared access easement (entry # 3127830). The proposed asphalt width is 26' with

### Analysis

**Zoning:** The proposed structure is located in the DRR-1 zone. This zone allows residential, as well as resort use to continue with this proposal to access residences, as well as maintain a recreation easement with a proposed bridge to allow skiers access under a portion of the proposed driveway.

**Design Review:** The DRR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding areas.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- **Traffic safety and traffic congestion:**
  - No new streets are proposed. This access crosses four lots in the Horizon Run Ranches Subdivision and Summit Eden Phase 1A.
- **Building and site layout:**
  - There are no buildings being proposed as part of the project. However, engineered walls to support the portion of the driveway access that is to bridge over a ski trail/easement.
- **Landscaping:**

- Topsoil and a native seed mix are proposed adjacent to all proposed improvements.
- **Utility easements, drainage, and other engineering questions:**
  - The site plan shows a pressurized sewer line and a water line running adjacent to the access.
- **Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:**
  - The proposed project is consistent with the applicable zoning development agreement approved in January of 2015, Entry # 2717835 (see **Exhibit D** for The Ridge Master Plan Area Map). The location of this access follows a shared access and public utility easement recorded to the property (entry # 3127830),

### Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by allowing access to continuing development and improvements to the approved Powder Mountain Resort area under the existing Zoning provisions.

### Staff Recommendation

The Planning Division recommends approval of DR 2026-01, subject to all review agency requirements and based on the following findings:

1. The proposed project conforms to the Ogden Valley General Plan.
2. The proposed project conforms to the Executed Master Development Agreement recorded 1/14/2015 (as entry # 2717835)
3. The proposed project complies with applicable County codes.
4. The proposed project will not negatively affect public health, safety, or welfare.
5. The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

### Exhibits

- A. Application and Narrative
- B. Site Plan
- C. Landscaping Plan
- D. The Ridge Master Plan Area Map (as recorded in the executed development agreement dated 1/14/2015 (as entry # 2717835)

Vicinity Map



# Exhibit A – Application and Narrative

## Hontz-Brooke -Design Reviews

[+ Add Follower](#)   [/ Change Status](#)   [/ Change Review Due Date](#)   [/ Edit Project](#)

<b>Address:</b> 7545 E HORIZON RUN RD, Eden, UT, 84310	<b>Project Status:</b> Accepted
<b>Maps:</b> <a href="#">Google Maps</a>	<b>Status Date:</b> 3/18/2026
<b>Project Type:</b> Design Reviews	<b>File Number:</b> DR2026-01
<b>Sub Type:</b> Design Reviews	<b>Project Manager:</b> <a href="#">Tammy Aydelotte</a>
<b>Created By:</b> Erik Anderson	
<b>Created On:</b> 3/13/2026	

- Application
- Documents 8
- Comments 2
- Reviews 2
- Followers 12
- History
- Reminder 0
- Payments 1
- Internal 0

### Application

- Show Contact Details
- + Add Building
- + Add Parcel
- / Edit Application
- + Add a Contractor
- Print
- Building Permit

#### Project Description

Driveway for the benefit of Lot 1R of Horizon Run Ranches At Powder Mountain Phase 1

**Property Address**  
7545 E HORIZON RUN RD  
Eden, UT, 84310

**Property Owner**  
Brooke Hontz

**Representative**  
Erik Anderson

<b>Accessory Dwelling Unit</b>	False
<b>Current Zoning</b>	DRR-1
<b>Subdivision Name</b>	N/A
<b>Number of new lots being created</b>	0
<b>Lot Number</b>	0
<b>Lot Size</b>	N/A
<b>Frontage</b>	N/A
<b>Culinary Water Authority</b>	Powder Mountain Water and Sewer District
<b>Secondary Water Provider</b>	Not Applicable
<b>Sanitary Sewer Authority</b>	Powder Mountain Water and Sewer Improvement District
<b>Nearest Hydrant Address</b>	7557 E HORIZON RUN RD
<b>Signed By</b>	Representative, Erik Anderson

#### Parcel Number

[X Remove](#) 231630002

## Exhibit B – Submitted Plans

See following pages.



GENERAL NOTES

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS...
2. SET FORTH BY CONVENTIONAL UTILITY MANIPULATION...
3. AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA)...

GENERAL NOTES CONT.

- 27. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF...
28. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER...
29. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF...
30. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF...

UTILITY NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF...
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF...

SEWER SPECIFICATIONS

- 1. ALL SEWER STANDARDS AND SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT...
2. ALL SEWER STANDARDS AND SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT...
3. ALL SEWER STANDARDS AND SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT...

EROSION CONTROL GENERAL NOTES

- 1. THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PREVENTING EROSION CONTROL...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF...

EROSION CONTROL GENERAL NOTES CONT.

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF...

CULINARY WATER NOTES

- 1. ALL CULINARY WATER NOTES SHALL BE ADHERED TO THROUGHOUT...
2. ALL CULINARY WATER NOTES SHALL BE ADHERED TO THROUGHOUT...
3. ALL CULINARY WATER NOTES SHALL BE ADHERED TO THROUGHOUT...

ROCKY MOUNTAIN POWER

- 1. ALL ROCKY MOUNTAIN POWER NOTES SHALL BE ADHERED TO THROUGHOUT...
2. ALL ROCKY MOUNTAIN POWER NOTES SHALL BE ADHERED TO THROUGHOUT...
3. ALL ROCKY MOUNTAIN POWER NOTES SHALL BE ADHERED TO THROUGHOUT...

WEBER COUNTY

- 1. ALL WEBER COUNTY NOTES SHALL BE ADHERED TO THROUGHOUT...
2. ALL WEBER COUNTY NOTES SHALL BE ADHERED TO THROUGHOUT...
3. ALL WEBER COUNTY NOTES SHALL BE ADHERED TO THROUGHOUT...

POWDER MOUNTAIN

- 1. ALL POWDER MOUNTAIN NOTES SHALL BE ADHERED TO THROUGHOUT...
2. ALL POWDER MOUNTAIN NOTES SHALL BE ADHERED TO THROUGHOUT...
3. ALL POWDER MOUNTAIN NOTES SHALL BE ADHERED TO THROUGHOUT...

GENERAL NOTES

- 1. ALL GENERAL NOTES SHALL BE ADHERED TO THROUGHOUT...
2. ALL GENERAL NOTES SHALL BE ADHERED TO THROUGHOUT...
3. ALL GENERAL NOTES SHALL BE ADHERED TO THROUGHOUT...

GENERAL NOTES CONT.

- 1. ALL GENERAL NOTES SHALL BE ADHERED TO THROUGHOUT...
2. ALL GENERAL NOTES SHALL BE ADHERED TO THROUGHOUT...
3. ALL GENERAL NOTES SHALL BE ADHERED TO THROUGHOUT...

UTILITY NOTES

- 1. ALL UTILITY NOTES SHALL BE ADHERED TO THROUGHOUT...
2. ALL UTILITY NOTES SHALL BE ADHERED TO THROUGHOUT...
3. ALL UTILITY NOTES SHALL BE ADHERED TO THROUGHOUT...

SEWER SPECIFICATIONS

- 1. ALL SEWER SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT...
2. ALL SEWER SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT...
3. ALL SEWER SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT...

EROSION CONTROL GENERAL NOTES

- 1. ALL EROSION CONTROL GENERAL NOTES SHALL BE ADHERED TO THROUGHOUT...
2. ALL EROSION CONTROL GENERAL NOTES SHALL BE ADHERED TO THROUGHOUT...
3. ALL EROSION CONTROL GENERAL NOTES SHALL BE ADHERED TO THROUGHOUT...







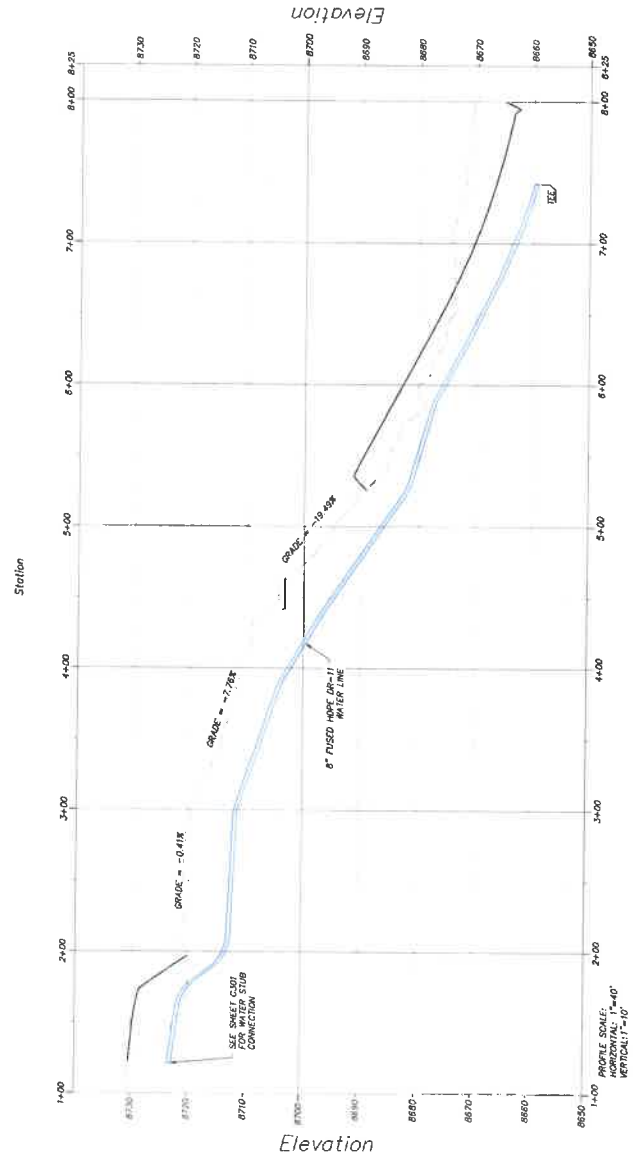

**POWDER MOUNTAIN  
 HORIZON RUN RANCHES - PHASE 1  
 WATER PLAN & PROFILE**



- PLAN AND PROFILE REVISIONS**
- 1) ROUNDUP
  - 2) REMOVE EXISTING ASPHALT PAVED DRIVE CLEAN DRIVE FOR PAVEMENT TE-IN
  - 3) REMOVE AND REPAIR EXISTING CURB OF EXISTING ASPHALT DRIVE
  - 4) INSTALL 1" CURB & GUTTER. SEE ASPHALT PAVEMENT DETAIL. SHEET C002
  - 5) INSTALL ASPHALT PAVEMENT. SEE ROAD SECTION ON SHEET C002
  - 6) NOT USED
  - 7) SET BRIDGE DESIGN PACKAGE FOR BRIDGE. SEE COMPARISON DETAIL C. SHEET C004
  - 8) SET WALL DESIGN PACKAGE FOR WALL DESIGN
  - 9) STORM DRAIN
  - 10) ANNUAL COMPUTED RAINFALL TOTAL DRAIN RATE PER ASPHALT STANDARD DETAILS 501 & 502. SHEETS C003 & ROAD SECTION. SHEET C002
  - 11) ANNUAL SINGLE CHANNEL STORM DRAIN SHEET WITH CHUTE & CHUTE PER DETAIL PAV11-1-1006 & PAV11-1-1007
  - 12) ANNUAL DOUBLE CHANNEL STORM DRAIN SHEET WITH CHUTE & CHUTE PER DETAIL PAV11-1-1008 & PAV11-1-1009
  - 13) ANNUAL DOUBLE CHANNEL STORM DRAIN SHEET WITH CHUTE & CHUTE PER DETAIL PAV11-1-1010 & PAV11-1-1011
  - 14) ANNUAL PIPE DRAINAGE (18") PER ASPHALT STANDARD DETAIL 537.1. SHEET C003 WITH 10" HOLE & 4" CHUTE PER DETAIL PAV11-1-1012
  - 15) ANNUAL 1" DEEP SERVICE LATERAL PER ASPHALT STANDARD DETAIL 501 & 502
  - 16) ANNUAL 1" DEEP SERVICE LATERAL PER ASPHALT STANDARD DETAIL 501 & 502
  - 17) SANITARY CHUTE
  - 18) CONNECT TO EXISTING SANITARY SERVICE STUB
  - 19) NOT USED
  - 20) ANNUAL 2" IPS (20-11) PRESSURE SERVICE WATER PIPE (RURAL LENGTH = 8,270 LF) PER ROAD SECTION. SEE ROAD SECTION FOR ALL DETAILS. REFER TO ROAD SECTION FOR ALL DETAILS
  - 21) SMALL PENETRATION CLOSING SLEEVE. REFER TO REPAIRING WALL DESIGN PLAN
  - 22) CAP 2" PRESSURE SERVICE STOP. INSTALL MANHOLE PER ASPHALT DETAIL 55-3. SHEET C004
  - 23) ANNUAL CHANG SLEEF. ANNUAL SERVICE LATERAL UNDER ROADWAY PER DETAIL L. SHEET C004
  - 24) REFER
  - 25) CONNECT TO EXISTING WATER STUB
  - 26) ANNUAL 1" WATER SERVICE LATERAL PER ASPHALT DETAIL W-2 & W-1. SHEET C003
  - 27) ANNUAL WATER MAIN. PER DETAIL W-1. SHEET C003
  - 28) ANNUAL WATER MAIN. PER DETAIL W-1. SHEET C003
  - 29) ANNUAL 6" BLOW OFF ASSEMBLY PER ASPHALT DETAIL W-15. SHEET C003
  - 30) ANNUAL 1" DEEP SERVICE LATERAL PER ASPHALT DETAIL W-2 & W-1. SHEET C003
  - 31) ANNUAL 1" DEEP SERVICE LATERAL PER ASPHALT DETAIL W-2 & W-1. SHEET C003
  - 32) ANNUAL 2" SERVICE LATERAL TO EXISTING 10" MAIN LINE. REFER TO DETAIL W-1. SHEET C003
  - 33) ANNUAL 2" CURB STOP PER ASPHALT DETAIL W-1. SHEET C003



**HORIZON RUN RANCHES STA 1+00 - 8+25**







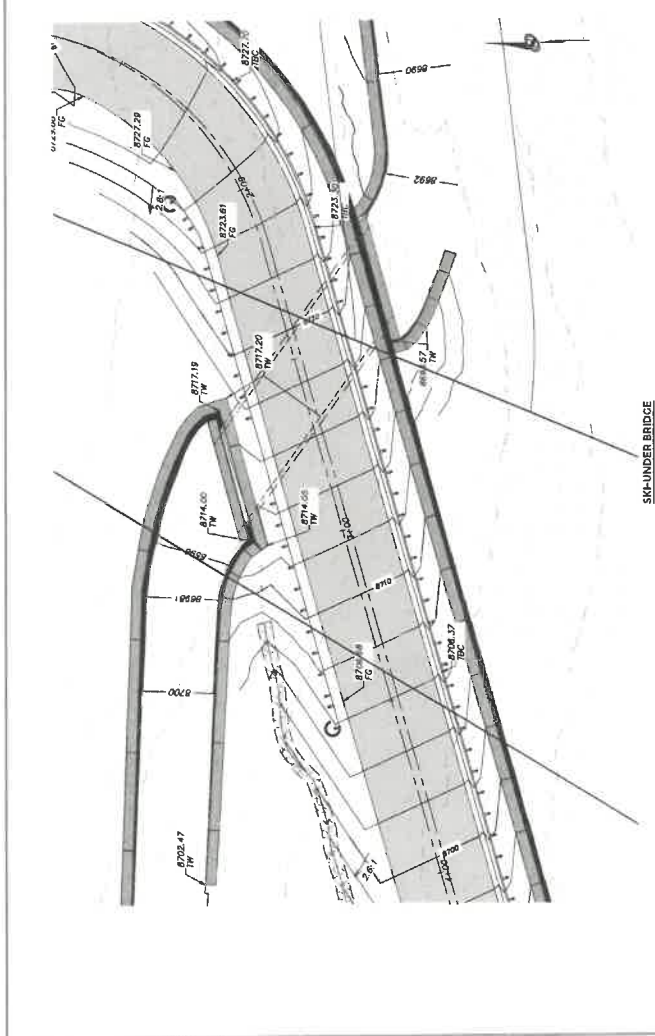
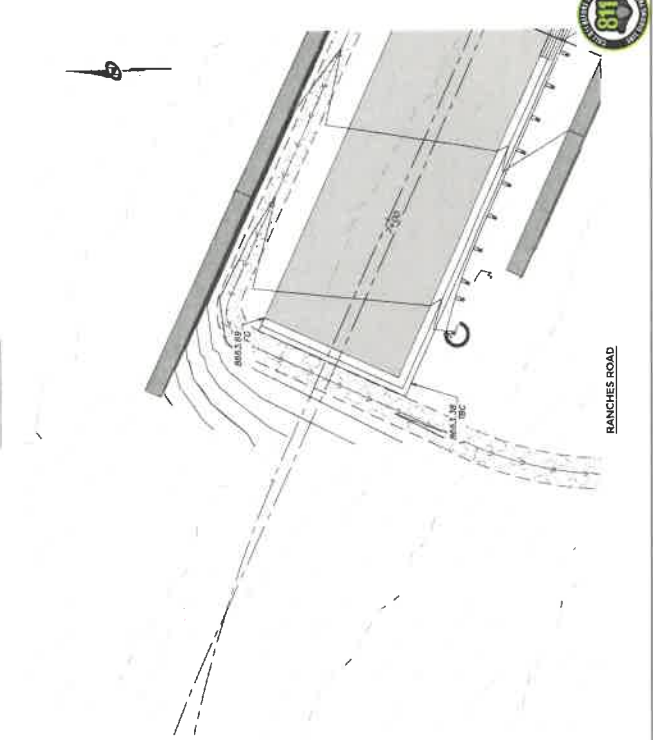
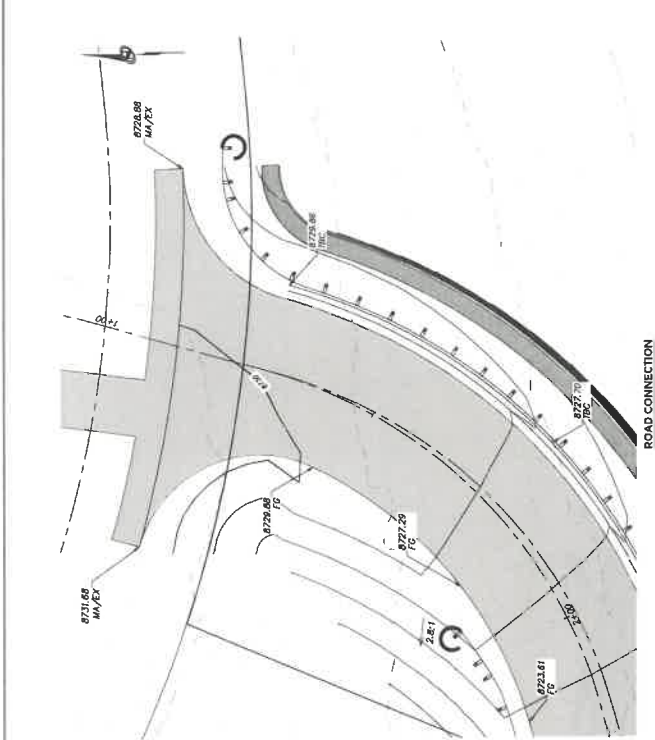
**TALISMAN**  
 CONSULTING ENGINEERS  
 1500 SOUTH MAIN STREET  
 SALT LAKE CITY, UT 84115  
 801.431.1000

NO.	REV.	DATE	DESCRIPTION

TCC JOB NUMBER: 25-220-20  
 DATE: 04.27.2026  
**POWDER MOUNTAIN  
 HORIZON RUN RANCHES - PHASE 1  
 GRADING PLAN**



SCALE: 1" = 20'  
 SHEET NUMBER: **C401**





**POWDER MOUNTAIN  
 HORIZON RUN RANCHES - PHASE 1  
 EROSION CONTROL PLAN**



**SCOPE OF WORK:**

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS AND 18" DEEP CLOTH GRAPES OR SOIL MATS AT ALL EXISTING AND NEW CONSTRUCTION ENTRIES. SEE PLAN FOR DISTANCE AND DISTANCE AS SHOWN ON PLAN.
2. INSTALL GRASS BERM ALONG DOWN GRADIENT LIMITS OF CONSTRUCTION. SEE PLAN FOR DISTANCE AND DISTANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

**CLOSED SLOPES:**  
 SLOPES OF 1:1 OR STEEPER SHOULD BE STABILIZED BY ONE OF THE FOLLOWING METHODS:

- A) SPRAYING DISTURBED AREAS WITH A TACKPAPER VIA AIRSEEDER. USE THE FOLLOWING SEED MIXTURE:**
- i. MOUNTAIN BROME 2.50 LB/AC
  - ii. WESTERN WHEATGRASS 2.50 LB/AC
  - iii. DAVID FESCUE 2.50 LB/AC
  - iv. BIG BLUEGRASS 1.25 LB/AC
  - v. BLUEGRASS 1.25 LB/AC
  - vi. BLENDING WHEATGRASS 2.00 LB/AC
  - vii. MOUNTAIN LARKSPUR 2.00 LB/AC
  - viii. WESTERN WHEATGRASS 2.00 LB/AC
  - ix. WESTERN WHEATGRASS 1.25 LB/AC
  - x. BLUE FLAX 1.25 LB/AC

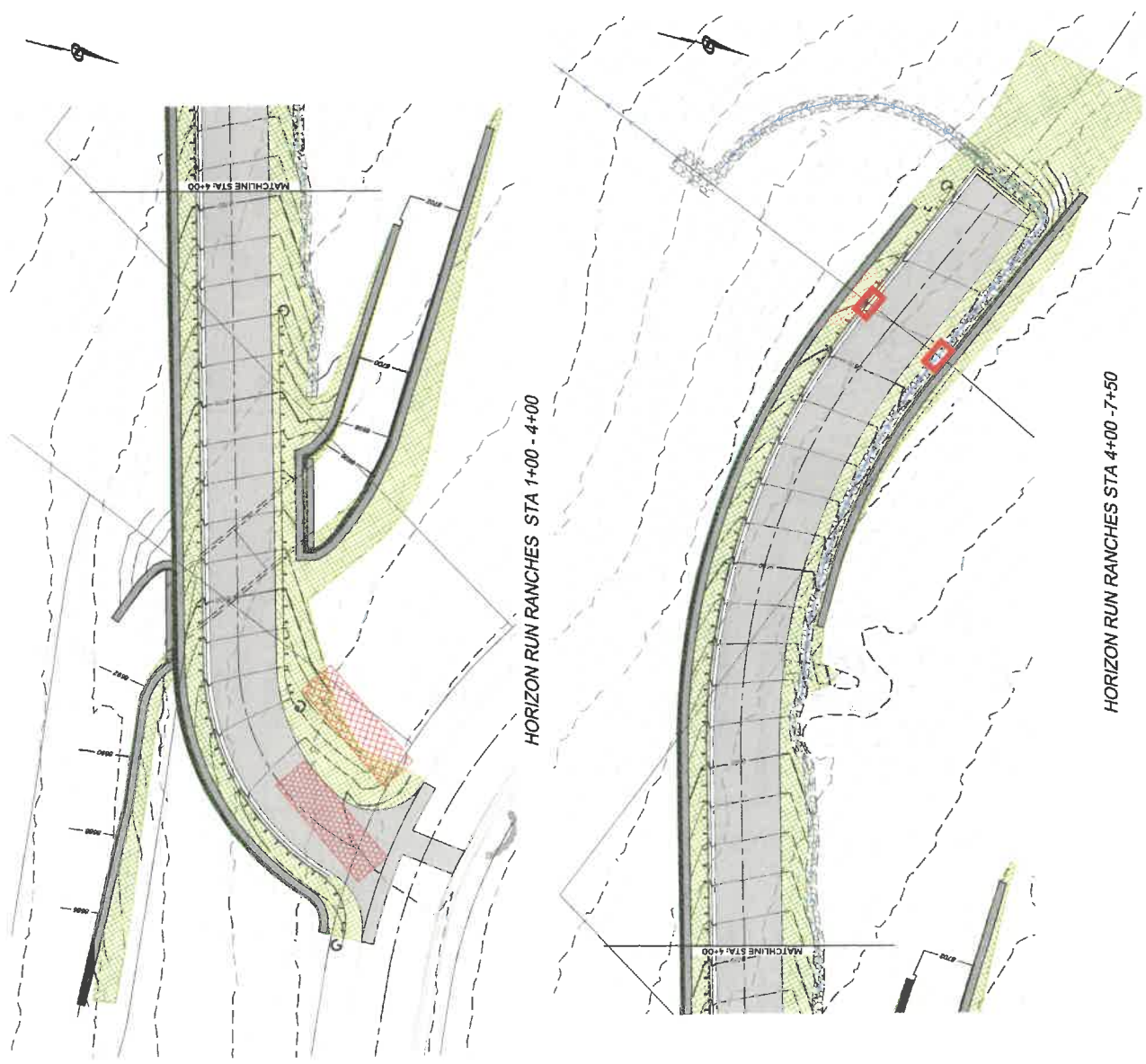
**B) TRACKING STRAW PERPENDICULAR TO SLOPES**

**C) INSTALLING A LIGHT-MEDIUM TEMPORARY EROSION CONTROL BLANKET**

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

**LEGEND:**

- HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION AREAS ACCORDING TO THE EROSION CONTROL PLAN. AFTER THE FINAL GRADING AND EROSION CONTROL BLANKET IS INSTALLED, ALL EROSION CONTROL AREAS SHALL BE RE-SEEDED WITH A 50-50 BLENDED OR APPROVED EQUAL FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH-AMERICAN MANUFACTURER'S SPECIFICATIONS. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- INSTALL 15' X 30' VEHICLE WASH DOWN AREA WITH 1"-2.5" WATER FOR VEHICLE WASH DOWN. SEE PLAN 122, SHEET C001.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE ADDRESS/ACCESS. IF ALTERNATE ACCESS POINTS ARE ENTRANCES WILL BE REQUIRED. SEE PLAN 106, SHEET C001.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAPES OR SOIL MATS AT EXISTING AND NEW CONSTRUCTION ENTRIES. SEE PLAN 106, SHEET C001.
- INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF CONSTRUCTION AS SHOWN ON PLAN. SEE PLAN 121, SHEET C001.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



HORIZON RUN RANCHES STA 1+00 - 4+00

HORIZON RUN RANCHES STA 4+00 - 7+50





NO.	REV.	DATE	BY	CHKD.

DATE: 04/27/2026

**POWDER MOUNTAIN  
 HORIZON RUN RANCHES - PHASE 1  
 DETAILS**

TCC JOB NUMBER: 25-220-20



**C902**

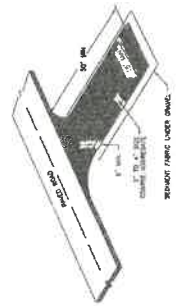


- 1. GENERAL:**  
 A. Description: A temporary stabilized part of gravel for construction equipment and construction vehicle access to the site.  
 B. Application: At any site where vehicles and equipment enter the public right of way.
- 2. PRODUCT (Not used)**
- 3. EXECUTION**  
 A. Base Course: Unbleached base course, APWA Section 12.11.23. Do not use gravel. The gravel shall be 1/2 inch to 3/4 inch in size.  
 B. Expansion Joint: Expansion joint filler, APWA Section 12.13.73. If necessary, provide concrete that is non-shrink and has a minimum compressive strength of 4000 psi.  
 C. Joint Sealant: A joint sealant that is compatible with the concrete and provides a watertight seal.  
 D. Maintenance:  
 1) Periodic watering of base and top 2 inches after placement, as conditions demand, and from any placement used to trap sediment.  
 2) Periodic top dressing with 2 inches of base course may be required, as conditions demand.  
 3) Heaped sediment area for sediment deposit and hazard additional controls as required.  
 4) Heaped sediment area for sediment deposit and hazard additional controls as required.  
 5) Expanded stabilized area as required to accommodate vehicles.

- 1. GENERAL:**  
 A. Description: A curb and gutter for stormwater collection and runoff.  
 B. Application: At any site where stormwater runoff is collected and conveyed to a stormwater management facility.
- 2. PRODUCTS**  
 A. Base Course: Unbleached base course, APWA Section 12.11.23.  
 B. Expansion Joint Filler: 1/2 inch thick type F1 fill depth, APWA Section 12.13.73.  
 C. Joint Sealant: A joint sealant that is compatible with the concrete and provides a watertight seal.  
 D. Concrete: Concrete shall be in accordance with APWA Section 12.20.00.  
 E. Curb and Gutter: Cast-in-place concrete curb and gutter, APWA Section 12.20.00.
- 3. EXECUTION**  
 A. Base Course Placement: APWA Section 12.05.10. Thickness is 6 inches if flow is less than 100 cfs per foot (100,000) or greater. If slope is less, provide 6 inches. The base course shall be placed and compacted in 4 inch lifts.  
 B. Concrete Placement: APWA Section 12.00.10.  
 1) Initial expansion joints vertical, full depth, with top of filler set flush with concrete surface.  
 2) Initial construction joints vertical, full depth, with top of filler set flush with concrete surface.  
 3) Construction joints shall be placed at least 10 feet from a segment joint.  
 C. Preparation and Repair: Project concrete from existing curb and gutter. Repair construction that does not drain. If necessary, RT Flowline with vector to verify.

126

NOTE: THE USER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A DRAIN WITH BEST MANAGEMENT PRACTICES (BMP) TO COLLECT AND CONVEY STORMWATER TO A STORMWATER MANAGEMENT FACILITY. THE CONSTRUCTION OF THE BMP IS THE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BMP TO COLLECT AND CONVEY STORMWATER TO A STORMWATER MANAGEMENT FACILITY.

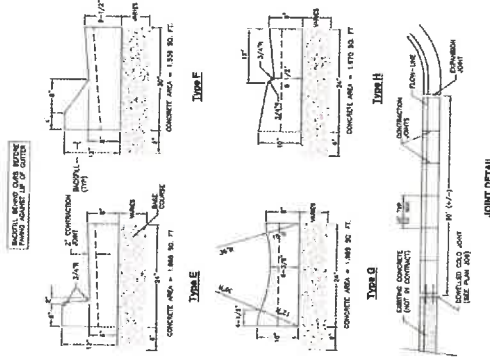


126

Stabilized roadway entrance



205.2

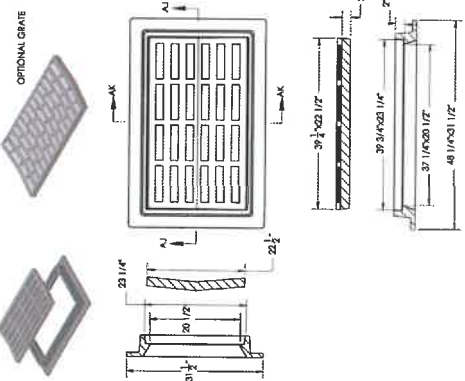


205.2

Curb and gutter



Curb and gutter



OPTIONAL GRATE

DEL FOUNDRY & SUPPLY  
 DELTA CONTACT  
 1-3386  
 100 W. 1000 S. SUITE 200  
 SALT LAKE CITY, UT 84143  
 DATE: 04-28-20

DELTA FOUNDRY & SUPPLY  
 DELTA CONTACT  
 1-3386  
 100 W. 1000 S. SUITE 200  
 SALT LAKE CITY, UT 84143  
 DATE: 04-28-20

126

February 2025

ASPIA

Joint Detail

Curb and gutter

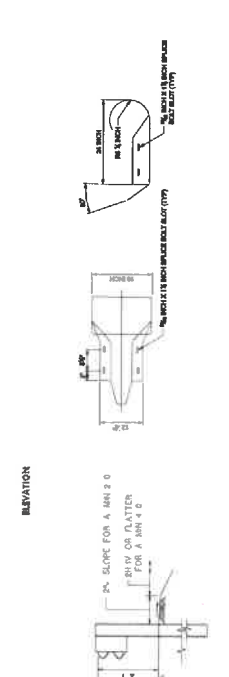
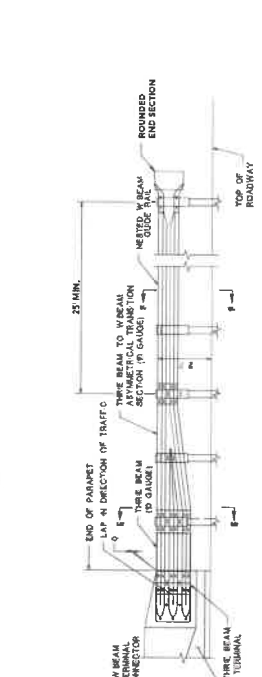
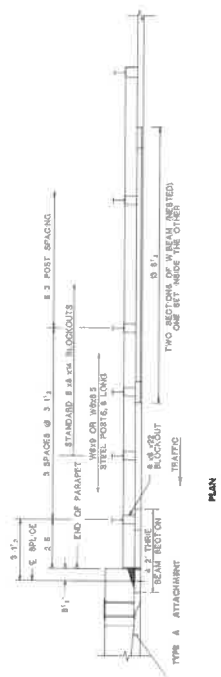
205.2

April 2011

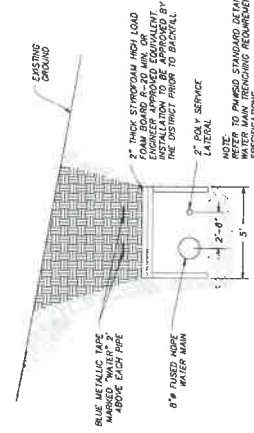


NO.	REVISION
1	
2	
3	
4	
5	

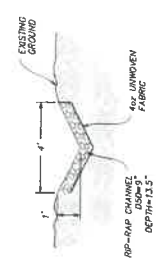
**POWDER MOUNTAIN  
 HORIZON RUN RANCHES - PHASE 1  
 DETAILS**



**TYPICAL GUARDRAIL DETAILS**  
 N.T.S.



**WATER MAIN AND LATERAL TRENCH DETAIL**  
 N.T.S.



**DRAINAGE SWALE DETAIL**  
 N.T.S.



# Staff Report for Administrative Review

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** File Number: DR2026-02 – A Request for design review approval for a 68,000 square foot private clubhouse for members of Powder Haven, a 650-family private ski community at the top of Powder Mountain Resort.

**Meeting Date:** Wednesday, June 24, 2026

**Type of Decision:** Administrative

**Applicant:** Erik Anderson

**Owner:** Summit Mountain Holding Group

### Property Information

**Approximate Address:** 6521 N Powder Mountain Rd, Eden, UT, 84310

**Project Area:** Approximately 0.85 acres

**Zoning:** DRR-1

**Existing Land Use:** Resort

**Proposed Land Use:** Resort

**Parcel ID:** 23-001-0038, 22-001-0044

**Township, Range, Section:** Township 7 North, Range 1 East, Section 01 NW

### Adjacent Land Use

<b>North:</b> Resort Property	<b>South:</b> Resort Property
<b>East:</b> Powder Mountain Road	<b>West:</b> Resort Property

### Staff Information

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

## Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 - Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 16 – Ogden Valley Outdoor Lighting
- Weber County LUC Title 108, Chapter 2 – Ogden Valley Signs

## Summary and Background

The applicant is requesting design review approval to construct a ski lodge to replace the existing Sundown Lodge. This amenity will be available to public who are using the resort.

The applicant has provided a narrative that includes the following: a list of proposed improvements, details of the on-site program(s) that will be available, outlining hours of operation, transportation and parking plan, proposed elevations, and a signage plan, all of which can be seen in Exhibit A.

## Analysis

**Design Review:** The DRR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. This review will address the following standards outlined in LUC 108-1-4:

- **Considerations relating to traffic safety and traffic congestion.**
  - The applicant is proposing a complimentary shuttle service to mitigate the traffic and parking needs on the mountain. A detailed outline has been submitted to planning and can be reviewed as part of this staff report (Exhibit A).

Weber County Land Use Ordinance does not outline the minimum parking required for a ski resort use.

- **Considerations relating to outdoor advertising.** There is a signage plan submitted with this application. Any proposed signage shall be approved by Weber County prior to installation, to ensure compliance with the Weber County Sign Ordinance.
- **Considerations relating to landscaping.**
  - Proposed landscaping consists of a native seed mix with hydro mulch and straw (Powder Mountain ‘Cabin’ mix). Changes to existing, natural landscaping are minimal so as to not disturb existing resort infrastructure.
- **Considerations relating to buildings and site layout.**
  - Proposed elevations are compliant with Weber County Land Use Ordinance, 108-2 (Architectural Standards), with use of thermally improved wood cladding, painted and galvanized handrails, and cast in place concrete. Proposed colors are natural, muted earth tones. The following apply:
    - *Glass.* Use of glass for displays and to allow visual access to interior spaces shall be allowed. Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.
    - *Exposed metal.* Exposed metal shall be painted, stained, or anodized in permitted colors and shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to develop a natural patina.
    - *Metal windows.* Metal as a window framing support or mounting material shall be painted, stained, anodized or vinyl-clad in approved colors.
    - *Architectural detail.* Architectural detail shall be provided at focal points on all building facades, such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines greater than 50 feet do not occur.
- **Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.**
  - This proposal does not conflict with the concept area plan for Area A – Mid Mountain, per the amended concept area plan approved 4/8/2026, and attached to this review.
- **Considerations relating to utility easements, drainage, and other engineering questions.**
  - Provision within the development shall be made to provide for adequate storm water and surface water drainage, retention facilities, and for utilities to and through the property. **Applicant shall work with Engineering.**
- **Other considerations:** A signage plan has been submitted with this application. However, more detail (sign colors and materials, and exact locations) shall be submitted prior to approval from Planning for a land use permit for the structure.

The Weber Fire District has reviewed, but not yet approved, this project with their own review comments and requirements. Weber County Engineering has reviewed and recommended conditional approval for this application.

### Conformance to the General Plan

Page 29, Commercial Development: The Ogden Valley General Plan supports this use within existing resort areas. *“Ogden Valley capitalizes on recreational tourism to support its economic base.”*

### Staff Recommendation

The Planning Division recommends approval of the Sundown Lodge, located at approximately 6521 Powder Mountain Road, Eden, UT, 84310. Approval of file# DR 2026-02 is subject to all review agency requirements, and the following conditions:

1. A more detailed (sign colors and materials, and exact locations) shall be submitted prior to approval from Planning for a land use permit for the structure.
2. A design review amendment is necessary for all site expansions and additions.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project complies with the applicable Zoning Development Agreement and approved Powder Mountain/Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.

## Exhibits

A. Application, Narrative, and Detailed Plans



# Exhibit A – Application, Narrative, and Detailed Plans

## Sundown Lodge Design Review

[+ Add Follower](#) [/ Change Status](#) [/ Change Review Due Date](#) [/ Edit Project](#)

Address:	6521 N Powder Mountain RD, Eden, UT, 84310	Project Status:	Accepted
Maps:	<a href="#">Google Maps</a>	Status Date:	4/29/2026
Project Type:	Design Reviews	File Number:	DR 2026-02
Sub Type:	Design Reviews	Project Manager:	Tammy Aydelotte
Created By:	<a href="#">Erik Anderson</a>		
Created On:	4/22/2026		

[Application](#) [Documents 18](#) [Comments 1](#) [Reviews 3](#) [Followers 19](#) [History](#) [Reminder 0](#) [Payments 1](#)

[Internal 0](#)

### Application

[Show Contact Details](#) [+ Add Building](#) [+ Add Parcel](#) [/ Edit Application](#) [+ Add a Contractor](#) [Print](#) [Building Permit](#)

#### Project Description

Powder Mountain Resort respectfully submits this application for Administrative Design Review for the proposed Sundown Lodge, a public ski lodge facility with associated site improvements. The project will replace the existing Sundown Lodge and temporary sprung structure.

Property Address	6521 N Powder Mountain RD Eden, UT, 84310
Property Owner	Brooke Hontz
Representative	Erik Anderson
Accessory Dwelling Unit	False
Current Zoning	DRR-1
Subdivision Name	N/A
Number of new lots being created	0
Lot Number	N/A
Lot Size	N/A
Frontage	Varies
Culinary Water Authority	Powder Mountain Water and Sewer District
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Powder Mountain Water and Sewer Improvement District
Nearest Hydrant Address	6521 N Powder Mountain RD
Signed By	Representative, Erik Anderson

#### Parcel Number

[X Parcel](#) 220010038

See following pages.

# powder

Weber County Planning Division  
2380 Washington Blvd #240,  
Ogden, UT 84401

4/22/2026

## **RE: Design Review Application for Powder Mountain Sundown Lodge**

Powder Mountain Resort respectfully submits this application for Administrative Design Review for the proposed Sundown Lodge, a public ski lodge facility with associated site improvements. The project will replace the existing Sundown Lodge and temporary sprung structure.

The proposed improvements include a driveway, shuttle drop-off, accessible (ADA), resort, and emergency (ambulance) parking, back-of-house delivery access, and connectivity to the existing Sundown ski infrastructure. The Sundown Lodge serves as a key anchor amenity at Powder Mountain, providing a primary point of access for both the community and visitors.

Sundown Lodge has the following program:

- Ski Patrol and First-Aid
- Ski School Children Center
- Retail, Ski Rental and Tuning Services
- Food and Beverage Services with Central Kitchen
- Deck with Exterior Seating
- Support Back of House Spaces
- A Loading Dock with Trash
- Lockers and Restrooms
- Mechanical, Electrical Equipment Rooms

Hours of Operation:

It is anticipated that the Sundown Lodge will be open to the public seasonally typically between 8:00am and 10:00pm.

Zoning:

The Sundown Lodge is a permitted use within the DRR-1 Zone. The project site is located immediately south of the Sundown Lift base terminal and is designated as mixed-use in the Powder Mountain Master Plan. Concept Area A Update received Weber County Administrative Review approval on 4/8.

Site Improvements:

All disturbed areas will receive 4 inches of topsoil, seed mix that matches the surrounding area, and erosion control blankets.

Water and Wastewater:

Sanitary sewer service will connect to the existing main line at Highway 158. Stormwater will be conveyed to existing drainage infrastructure along Highway 158, with system capacity designed to accommodate the proposed improvements. A stormwater report is included with this application.

Vehicular Circulation and Parking:

Access to the site is provided via Highway 158. As a ski-in/ski-out facility, primary access is anticipated via skiing, shuttle service, and other alternative modes of transportation. Parking is intentionally limited to discourage private vehicle use and support Powder Mountain's broader transportation strategy:

- Five parking stalls are provided, including four ADA stalls
- Shuttle drop-off zones serve offsite parking areas
- Internal shuttle and rideshare services are provided
- No on-site employee parking: employees will utilize the resort's centralized parking and shuttle system

# powder

**Signage:**

A site signage plan has been included with this application.

**Submittal Materials:**

- Civil site plans
- Landscape plans
- Building elevations and architectural details
- Stormwater report (Talisman)
- Geotechnical report
- Shuttle service program narrative

We appreciate your review of this Design Review application and look forward to working with Weber County throughout this process.

Sincerely,

**Erik Anderson**

**Senior Project Manager**

eanderson@powder.org

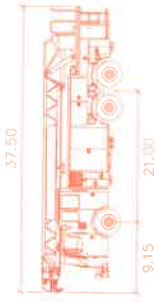
208-290-2159

[POWDER.ORG](http://POWDER.ORG)

IG/FB: @POWDERMOUNTAIN

# powder

NO.	REVISIONS



Firetruck1

- Width : 12.00
- Track : 7.61
- Lock to Lock Time : 6.10
- Steering Angle : 41.3



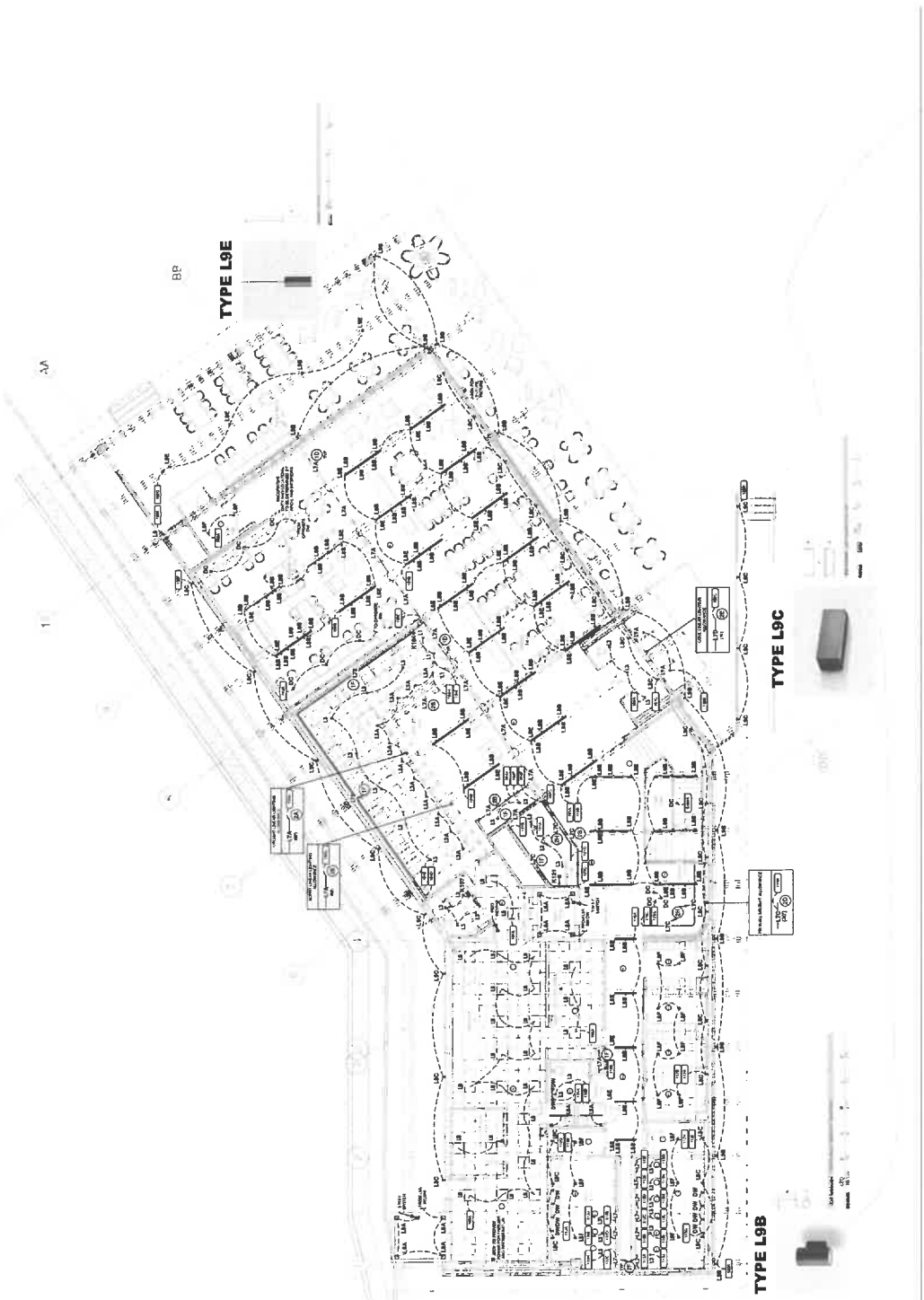
60% CDS  
**POWDER MOUNTAIN SUNDOWN LODGE**  
POWDER MOUNTAIN  
30721 North West Creek Drive,  
Golden, CO 80133  
2020.0000.00  
3/21/2020  
CIVIL PROJECT PLAN  
CIVIL/ARCHITECT  
03/21/2020







PROJECT NO.	175 WEST 50th AVENUE
DATE	08/11/11
PROJECT NAME	175 WEST 50th AVENUE
CLIENT	GSBS S.A. P.A.C.
DESIGNER	HILL ARCHITECTS
DATE	08/11/11



PROGRESS SET  
POWDER MOUNTAIN  
SUNDOWN LODGE  
POWDER MOUNTAIN

175 WEST 50th AVENUE  
DENVER, CO 80202  
303.733.8800  
www.gsbs.com













## Powder Transit Servicing Sundown Base Area

**Overview:** Our Powder Mountain shuttle program was developed to mitigate on-mountain traffic and eliminate the need for excessive parking year-round.

- Complementary service
- 3 Scheduled Routes
- Up to 14 Vehicles

### Routes with stops at Sundown Lodge:

- **Lodge Route:** The Lodge Route runs a continuous loop connecting the primary lodges and the main Powder Country access point.
  - The key stops include:
- Powder Country Bus Stop
- Sundown Lodge
- Hidden Lake Lodge
- Timberline Lodge

**Daily Operation:** The Lodge Route operates *daily* throughout the winter season. **Operating Hours:** 8:00 AM to 9:30 PM Shuttles run on a continual loop between all four stops, ensuring minimal wait times. We add and remove the number of vehicles operating on the route based on demand. [Schedule & Map](#)

- **Juniper Route:** Primarily designed for Eden Residents and guests staying in nearby accommodations. It's a convenient option for those staying in areas like Wolf Creek Village, Moose Hollow, and Ridge Townhomes, allowing them to walk to designated bus stops.

**Daily Operation:** The Juniper Route operates daily throughout the winter season. **Operating Hours:** 8:00 AM to 4:45 PM. Our 21 passenger bus loops once per hour. [Schedule & Map](#)

- **Bristlecone Route:** Provides service from the Eden Shuttle Lot to each base area on Powder Mountain. Two shuttles provide service every 30 minutes from each stop.
  - The key stops include:
- Eden Shuttle Lot
- Powder HQ
- Sundown Center
- Hidden Lake Lodge
- Timberline Lodge

**Daily Operation:** The Bristlecone Route operates daily throughout the winter season. **Operating Hours:** 6:00 AM to 9:52 PM. [Schedule & Map](#)

### Night Service:

- We provide a dedicated shuttle between the Timberline Parking Lot and Sundown Center during night ski operations. The number of shuttles operating is based on demand.

### Utah Transit Authority (UTA):

- UTA provides service from Ogden bus stops to Powder Mountain.
- Powder Mountain covers the full fare cost for riders.
  - The key stops include:
- Ogden Union Station
- Eden Shuttle Lot
- Sundown Center
- Timberline Lodge

**Daily Operation:** UTA 674 operates daily throughout the winter season.

**Operating Hours:** 6:11 AM to 9:30 PM. [Schedule & Map](#)





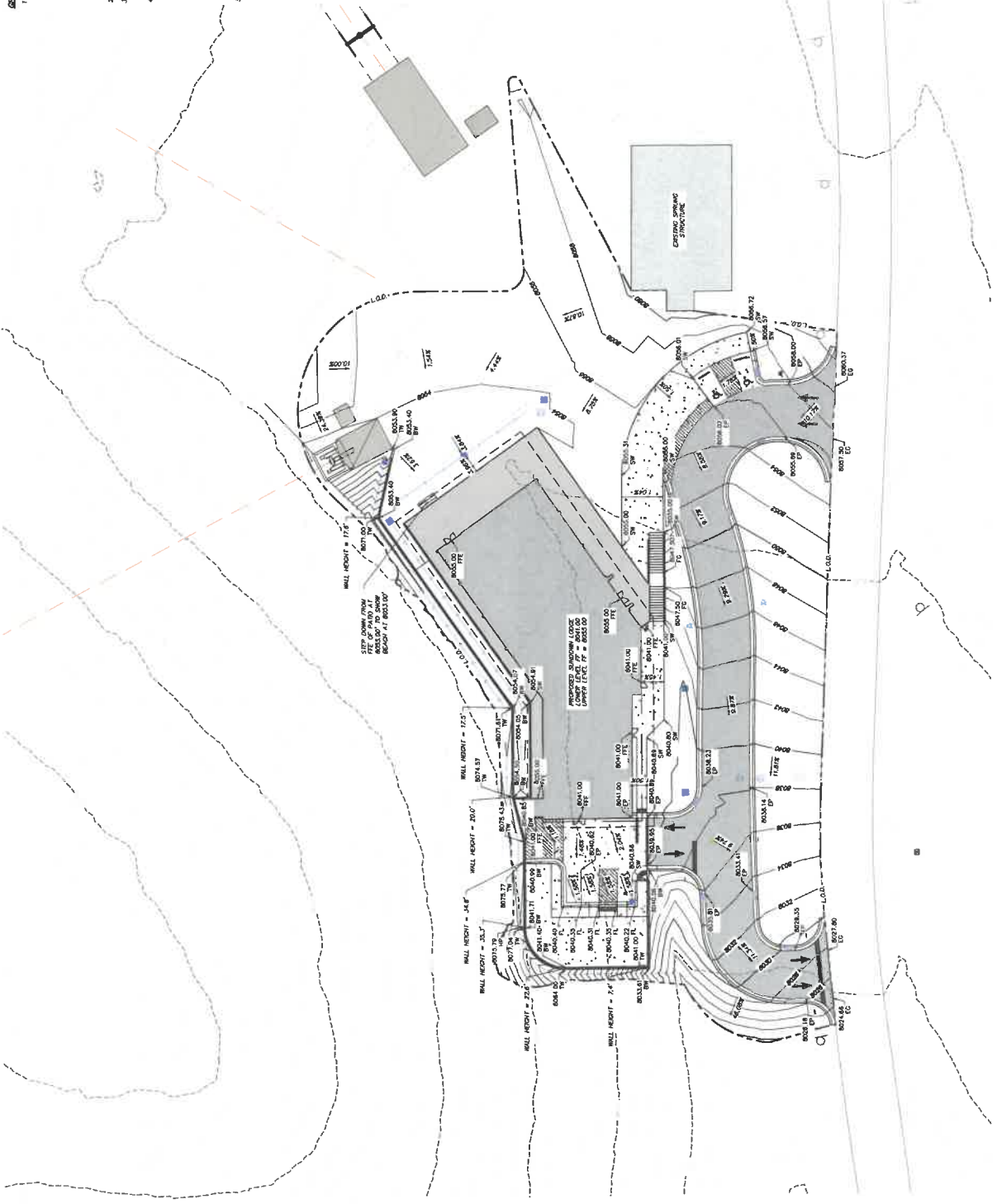
- GENERAL NOTES**
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CONDITIONS WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES WITH JURISDICTION OVER ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES WITH JURISDICTION OVER ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES WITH JURISDICTION OVER ALL UTILITIES AND SERVICES.
  2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CONDITIONS WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES WITH JURISDICTION OVER ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES WITH JURISDICTION OVER ALL UTILITIES AND SERVICES.
  3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CONDITIONS WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES WITH JURISDICTION OVER ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES WITH JURISDICTION OVER ALL UTILITIES AND SERVICES.
  4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CONDITIONS WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES WITH JURISDICTION OVER ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES WITH JURISDICTION OVER ALL UTILITIES AND SERVICES.

**ABBREVIATIONS**

BC	BUILDING (FINISHED GRADE)
BP	BOTTOM OF WALL (FINISHED GRADE)
FL	FLOOR FINISH (FINISHED GRADE)
FC	FLOOR FINISH (FINISHED GRADE)
FR	FINISHED GRADE ELEVATION
GR	GRASS BREAK (FINISHED GRADE)
IC	TOP OF CONCRETE (FINISHED GRADE)
TC	TOP OF CONCRETE

**LEGEND**

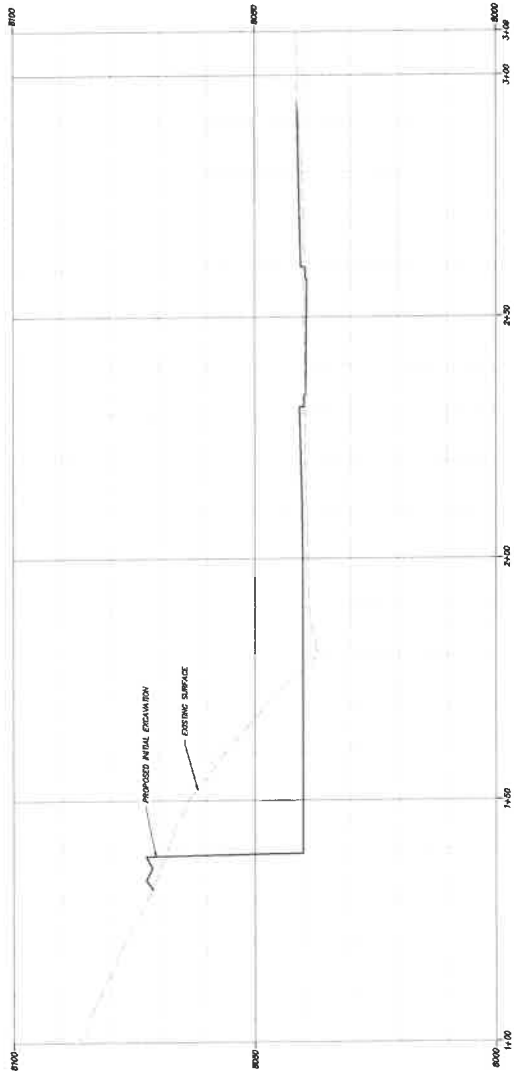
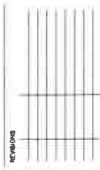
---	EXISTING ELEVATION CONTOURS
---	PROPOSED ELEVATION CONTOURS
---	CHALK BREAK
---	FLOW LINE



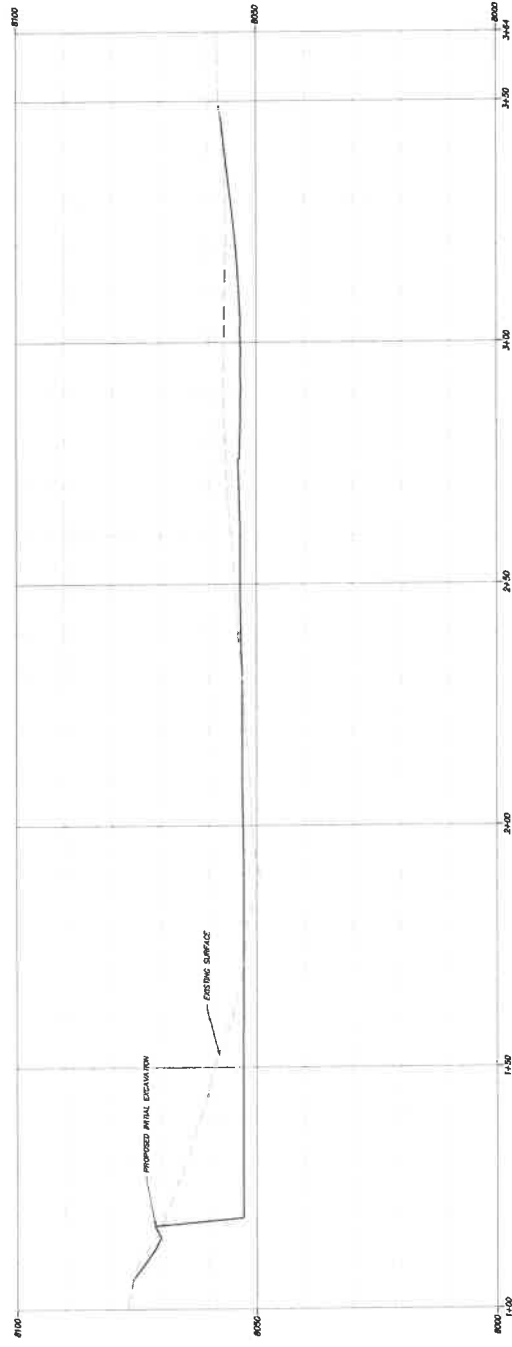
60K CDS  
**POWDER MOUNTAIN SUNDOWN LODGE**  
POWDER MOUNTAIN  
SUNDOWN LODGE  
60K CDS  
DATE: 03/20/2024  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"

**C400**





**A** PROFILE VIEW OF SECTION A



**B** PROFILE VIEW OF SECTION B

60% CDS  
POWDER MOUNTAIN  
SUNDOWN LODGE  
POWDER MOUNTAIN

6000 West 100 South, Hurricane, Utah  
Utah License #12112

3475 North 100 East, Suite 200, Draper, Utah, Utah 84020  
OWNER: PROJECT NO. 2024-004-00  
DESIGNER: TALISMAN CIVIL CONSULTANTS  
ISSUE DATE: 03/29/2024

SECTION VIEWS



# 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	155 UNITS

- EXISTING LIFT
- - - PROPOSED LIFT

NOTE: LIFTS ARE SHOWN IN APPROXIMATE LOCATIONS

KEY MAP

