

**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**