

Minutes of the Meeting of the Weber County Planning Commission Work Session for February 10, 2026 Powder Mountain Tour, Meet at Weber Center (2380 Washington Blvd. 2nd Floor Suite 240, Ogden UT 84403) • Drive to 3632 N Wolf Creek Drive, Eden UT — base of the mountain 12:30 pm

**Western Weber Planning Commissioners Present:** Andrew Favero (Chair), Kyle “KC” Lindsey, Jed McCormick, and Sara Wichern, Cami Clonz

**Excused:** Casey Neville and Wayne Andreotti

**Staff Present:** Tammy Aydelotte, Planner III; Felix Lleverino, Planner; Tiffany Snider, Office Specialist; Kristalyn DeVries, Office Specialist; Allen Coleman, Code Enforcement; Marta Borchert; Secretary

Chair Favero notes that this work session is for information purpose only. The Planning Commission will not be taking questions. Planning Commission can ask as many questions as they want. The public is welcome to attend, but input from the public will be limited. He adds they are here to learn.

**WS1:** Powder Mountain Tour

#### **Peddler’s Cafe**

Brooke Hontz states that she has Olga Marisina and Erik Anderson from the Powder Mountain Team to help with the Tour. She states that the intention of this tour is to talk about the future and potential things happening. This is meant to give the Planning Commissioners some reference points. This is intended to be a work session with the Planning Commissioners. There are three locations that will be visited on this tour.

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#### **Sundown (Public Side + Ski School) – Showcase public recreation, community access.**

Brooke Hontz explained that, with a renewed focus on naming and signage, the area has been clearly branded, making it easier for visitors to recognize when they have arrived at Sundown.

She then referenced a map that was created jointly for Weber County and Cache County to address questions about development occurring across county lines. On the map, Cache County is shown in darker shading toward the north, while Weber County is depicted in lighter green with yellow markers. The Sundown area, identified by a yellow marker, is located entirely within Weber County.

What is notable is that much of the existing and proposed development lies along the county boundary. The development shown on the Weber County side reflects projects previously approved under the DRR-1 zoning map adopted by the County, while the labeled areas (A–F) in Cache County were approved as part of a master plan in December. The master plan represents a high-level, conceptual view of potential land uses, identifying likely locations for uses such as single-family and multifamily development, lodges, maintenance facilities, lifts, and trail systems.

Sundown is expected to remain an important part of the family ski experience. Currently, ski school operates out of a temporary structure near the base area. In the near future, an application will be submitted for a new ski lodge located near the base of the Sundown lift, generally in the area where temporary facilities and fencing are currently located. This application will go through the Planning Commission review process and subsequent building permits.

The proposed lodge would significantly enhance services in the area. Permanent indoor restrooms would replace temporary facilities, ski school would move into a dedicated building, and cafeteria-style dining space would be expanded to approximately twice the size of the existing Timberline Lodge. These improvements are intended to better support the high

level of activity at Sundown, which serves skiers from morning through evening and experiences frequent turnover throughout the day.

Additional improvements include replacing the existing lift with a higher-speed quad lift and adjusting the base area slightly uphill to create more functional space for beginners. A new beginner lift and terrain-based learning features are also planned, providing expanded terrain and improved learning opportunities for novice skiers. With these changes, several existing temporary buildings would be removed.

While these elements are not yet ready for formal Planning Commission review, they are anticipated future applications that will follow the required approval processes. Previously approved improvements include completion of the DMI lift, located just north of the Sundown area, which is expected to be finalized for the upcoming season. The project was approved last year and now only requires completion of construction this year. Alongside construction, the resort will continue to work closely with the County on avalanche mitigation in Wolf Creek Canyon. Avalanche mitigation has been a necessity in this area for as long as skiing has occurred there and is required in essentially any year with snow, not only high-snow years.

The proposed location of the new lodge was clarified for the group. It will be situated near the stand of aspen trees between the Sundown lift, the snowmobile area, the temporary restrooms, and the existing orange fencing.

When asked about the size of the new lodge, it was explained that the current estimate is approximately 15,000 square feet. The final size may be adjusted based on cost considerations and operational needs. There is an ongoing effort to balance functionality such as space for ski patrol and guest services with the limited acreage available in this base area. Compared to other ski pubs that may serve hundreds or even thousands of acres from a single lift, the Sundown area is more constrained and serves a smaller footprint, though it is now accessible from an additional lift via Lightning Ridge.

Questions were raised regarding parking. It was noted that there are limited opportunities to expand parking in this area, and no parking expansion is currently planned. Instead, the resort intends to enhance shuttle service to accommodate visitors and manage demand.

In response to questions about local residency, it was explained that there are some full-time residents in the area, but not many. There are no plans for schools or other public facilities beyond trail systems. Even at full build-out, the projected population would not create sufficient density to support a school.

Discussion followed regarding the existing building at the site. It was stated that the building will be removed, as painting or minor improvements do not address its functional limitations. The new lodge is intended to provide a more efficient, accessible facility with improved restrooms, food service, ski patrol space, and better circulation from parking to slopes.

A question was raised about public versus private access, particularly regarding new trails. It was clarified that the ski resort operations remain public, and both winter and summer trail systems are intended to be publicly accessible. New summer trails are planned, and while some sections are still under construction and not ready to open, the long-term plan is to create a connected trail system across both Weber and Cache Counties. Trailheads for public access will primarily originate from areas such as Timberline and Hidden Lake, with availability varying based on construction schedules.

Future lift improvements were discussed, including the DMI lift. While it is on the long-term planning list, its success would require snowmaking at the base area, and it is not considered an immediate priority.

#### **Timberline + Maintenance Shed – Highlight recent infrastructure investments and operations.**

It was explained that the county line runs between the two primary buildings: the Timberline Shop (located in Weber County) and the Timberline Lodge (located in Cache County). The boundary runs through the parking lot, angles to the right, and then cuts behind the group, placing nearby homes within Weber County while the group was standing in Cache County.

This distinction was noted as important because future questions or applications may involve jurisdictional coordination between the two counties.

## Recent Lift Improvements:

Two lifts were replaced last year following approval from Cache County:

- Lightning Ridge Lift (yellow towers)
- Timberline Lift (blue towers)

The Timberline lift had been in operation for over 50 years. The lift chairs were auctioned off, raising significant funds that were donated to local charities.

## Base Area Configuration:

Although located near the top of the mountain, Timberline functions as a base area. Guest services and cafeteria operations are handled in the Timberline Lodge building (Weber County), while retail and some ski patrol operations are in the Timberline Shop building (Cache County). Skiers descend from this area to access the lifts, which is why the resort is sometimes referred to as an “upside-down mountain.”

James Peak, the tallest peak in the project area, is located behind Lightning Ridge along the county line.

## Planned Improvements:

## Paved Parking Lot

A paved parking lot is planned for this year, with a goal of providing approximately 400–500 parking spaces, subject to ADA requirements and access design constraints. The two counties are still coordinating on which jurisdiction will process the application.

## Weber Fire District Station

A fire station is also proposed in this area. While it will serve the Weber Fire District (a separate entity from Weber County), coordination with both counties is underway to ensure proper review and approvals.

## Maintenance Facility

A new maintenance building (currently blue-clad) has been constructed and will become the resort’s primary operations building. The facility includes:

- Six equipment bays (three on each side)
- Two floors of support space
- Offices, lockers, kitchen, and operational support areas

The previous maintenance barn (constructed in the mid-1990s) was not designed to accommodate modern equipment valued at \$500,000 or more. The new building represents a significant operational upgrade.

## Parking and Capacity

The goal is to approach 500 parking spaces if feasible. Currently, the resort operates with capacity controls in place when necessary. This season, daily skier caps have generally not been required, except for night skiing, which remains capped at 500 skiers.

## Existing Structures

The older maintenance building will be removed once the new facility is fully operational. Temporary occupancy is anticipated soon, with full occupancy expected later this year.

A partially constructed condominium building in the area remains incomplete due to ownership disagreements. It is reportedly under contract and intended to be developed as seven condominium units. Concerns were noted regarding construction completion timelines, and the idea of stronger completion requirements was discussed.

**Hidden Lake (Private Side) – Contrast with public side; discussion on balancing access; Art Loop trail**

The group toured the Hidden Lake base area, where the county line also runs through the parking lot.

It was explained that the Hidden Lake Lodge, Hidden Lake Lift, and a temporary brown structure used to support disabled skiers are located in Cache County. A small portion of the parking lot is also within Cache County, while the majority of the surrounding area, including most of the parking lot and nearby improvements, is within Weber County. A nearby yurt structure is located in Weber County. Brookes emphasized that jurisdictional boundaries in this area are complex and may require coordination between counties for future applications.

From the site, the group was oriented to surrounding features, including Cache Valley and the Logan area to the north, James Peak to the west, and Lightning Ridge and other terrain features previously discussed. The Hidden Lake Lift services a significant amount of terrain, making this an important operational and planning area for the resort.

They observed lifts and terrain to the east, including a Poma lift that remains part of public ski operations, as well as Mary's Lift and the Raintree Lift, which are now part of private ski operations. Brooke described historical ownership complexities in Cache County, including previously divided 20- and 40-acre parcels and land associated with a former snow cat operation. Through negotiations and land acquisitions, these parcels have since been consolidated under current ownership.

A question was raised regarding potential public access from the Logan/Cache County side. The applicant stated that there are no plans to create public road access from Cache County. Private landowners between the resort and public roadways have expressed no interest in road construction or expanded visitation from that direction, and the financial feasibility of such access was described as impractical.

An emergency egress route toward Ant Flat exists as part of prior approvals under DRR-1 zoning. This route is intended strictly for emergency use and is not planned as a secondary public access road. It is not intended to be paved or improved beyond emergency standards.

The existing homes under construction are part of the Powder Haven private ski development. Approximately 53 homes have been built to date. Most are located in Weber County, though a small group of homes in Cache County was approved under an interlocal agreement approximately ten years ago.

The group observed water tanks, pump houses, and related infrastructure associated with the Powder Mountain Water and Sewer District. It was clarified that the district is a separate special service district with taxing authority and operates independently from Powder Mountain Resort and the private real estate development.

Brooke indicated that long-term planning for the Hidden Lake area may include a hotel and additional residential, likely in a denser condominium-style configuration. The intent would be to create a more cohesive village environment rather than exclusively single-family development. Preliminary discussions have begun; however, no formal application has been submitted. The anticipated timeline is approximately five years, and specific locations within the area have not yet been determined.

Adjourn -2:17pm  
Respectfully Submitted  
Marta Borchert  
Planner Technician