



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**April 22, 2026
4:00 pm**

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

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

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

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

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

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd 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



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: 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.

Type of Decision: Administrative

Agenda Date: Wednesday, April 22, 2026

Applicant: Erik Anderson

File Number: UVP0304261

Property Information

Approximate Address: Summit Pass Road, Powder Mountain Resort

Project Area: 97.7 Acres

Zoning: Ogden Valley Destination and Recreation Resort Zone DRR-1

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 23-012-0203

Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@webercountyutah.gov
 801-399-8767

Report Reviewer: TA

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

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

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

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

12/9/2025 – Prado Subdivision granted preliminary approval with the following conditions:

1. The final subdivision plan shall include a cost estimate for the subdivision improvements
 - This will be satisfied before the subdivision plat is recorded.
2. The cost for subdivision improvements that are not complete at the time of plat recordation shall be escrowed with Weber County.
 - This will be satisfied before the subdivision plat is recorded.
3. All county review agency requirements are satisfied before the final subdivision plat is recorded.
 - This will be satisfied before the subdivision plat is recorded.

The development report as of February 6, 2026, from the Powder Mountain group indicates that 245 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Analysis

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

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single-family residential dwelling. This subdivision has been designed for individual ownership of the lots, private roadways maintained by the Powder Mountain Owners' Association.

Natural Hazards Overlay Zone: The proposed subdivision is located in a geologic hazards study area. A site-specific Geotechnical Investigation, performed by AGECE, and dated October 13, 2025 (Project No. 1250439) has been submitted with this application which provides foundation design, grading, groundwater drainage, fill and compaction, and retaining wall requirements that must be followed to ensure longevity and safety. See Page 14 for Preconstruction Meeting Requirements.

A site-specific Geologic Hazard Assessment from AGECE, dated October 23, 2025 (Project number 1250702) is included with the subdivision plan. The report directs the developer to obtain a geotechnical study. Which has been accomplished.

A notice of geologic study recorded on title and a plat note are required that will provide notice that the geologic and geotechnical report is on file with Weber County Planning Division

Emergency Evacuation: In the event of an emergency, Powder Mountain Resort has created an Emergency Evacuation Map and narrative, in Exhibit C, that directs departure routes to Eden and safe zones within Powder Mountain if the exit road is not an option.

Additional design standards and requirements: Summit pass and the road within the Prado are private roadways will interfere with existing trails in place. A new trails master plan will need to be created by the Powder Mountain group that is anticipated to show new trail alignments across a wider, more expansive area, and will remain free and accessible to the public. New recreation easements will be created, as indicated by hatched areas, on the subdivision plan. The recreation easements will likely be used to protect the viewshed within the development. The maintenance of all private roadways is under the responsibility of the HOA. Parking along these 60' wide private roadways will be discouraged by the Weber Fire District during winter; however, there are no concerns regarding parking when roadways are clear and dry.

The Section 5.8 of the development agreement requires a minimum of 30% of the total acreage to be designated as open space. The cumulative open space platted throughout Powder Mountain amounts to 71 percent with the total land inside recorded conservation easement at 877 acres.

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County. The service letter is considered sufficient for final subdivision approval.

Review Agencies: The Weber County Engineering requests information concerning the water and sewer plan, retaining walls, bridge construction, signage for the roundabout, guardrails, and several plan revisions. While this is not a requirement for approval of this subdivision at this time, the subject of a second access off the mountain will continue to be mentioned with each application submitted by Powder Mountain. The Weber Fire District has deemed this proposal acceptable based on acceptable road widths, turn-around, and fire hydrants. The Weber Surveyor's Office will conduct a detailed review at the final stage of the process. A condition of approval has been included to ensure that all applicable review agencies' requirements will be met prior to moving forward for final approval.

Staff Recommendation

Staff recommends final approval of the Prado at Powder Mountain Phase 1 Subdivision with the following conditions:

1. The final subdivision plan shall include a cost estimate for the subdivision improvements
2. The cost for subdivision improvements that are not complete at the time of plat recordation shall be escrowed with Weber County.
3. All county review agency requirements are satisfied before the final subdivision plat is recorded.
4. An updated trail network plan shall be submitted.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

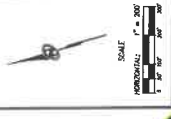
Exhibits

- A. Final plat
- B. Subdivision Improvement Plan
- C. Emergency Evacuation Plan

Location Map 1



NO.	REV.	DATE	REVISION



SCOPE OF WORK:

- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SET BACK AT EXISTING AND PROPOSED DRIVEWAYS.
- INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EROSION CONTROL:

ALL SPRINKLING DISTURBED AREAS WITH A TOLERANCE VIA HYDROSOIL. USE THE FOLLOWING SEED MIXTURE:

L. MOUNTAIN BROOMS	7.50 LB/AC
M. WESTERN WHEATGRASS	5.00 LB/AC
N. SAND FESCUE	2.50 LB/AC
O. RING BLUEGRASS	1.25 LB/AC
P. BLUEGRASS	1.25 LB/AC
Q. MOUNTAIN LUPINE	2.00 LB/AC
R. WESTERN SORGHUM	0.50 LB/AC
S. 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-SEED PER METHOD A ABOVE.

LEGEND:

- 1. CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SET BACK
- 2. EARTH BERM
- 3. ORANGE CONSTRUCTION FENCE
- 4. TRACKING STRAW
- 5. EROSION CONTROL BLANKET
- 6. TREE PROTECTION

GENERAL NOTES:

HARDING INOCULANTS AREALS TO RECEIVE 4" TOPSOIL AND TO BE SEED FOR NATURAL VEGETATION. AREALS RECEIVING AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING SHALL BE RE-SEED WITH THE SAME SEED MIXTURE AS THE DISTURBED AREALS. MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GRAVEL WITH A MINIMUM OF 18% FINES AND A PERCENTAGE GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL. GENERAL NOTES.

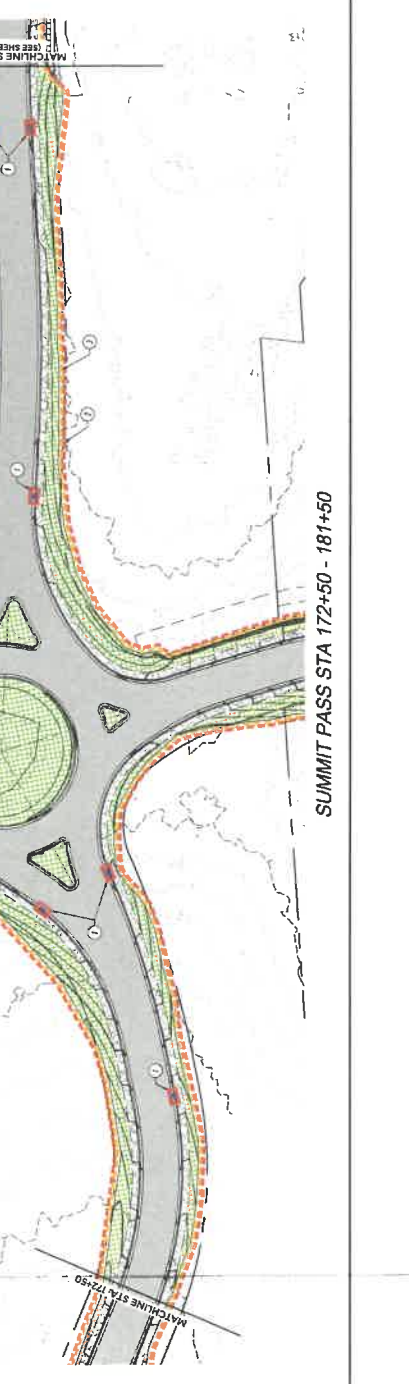
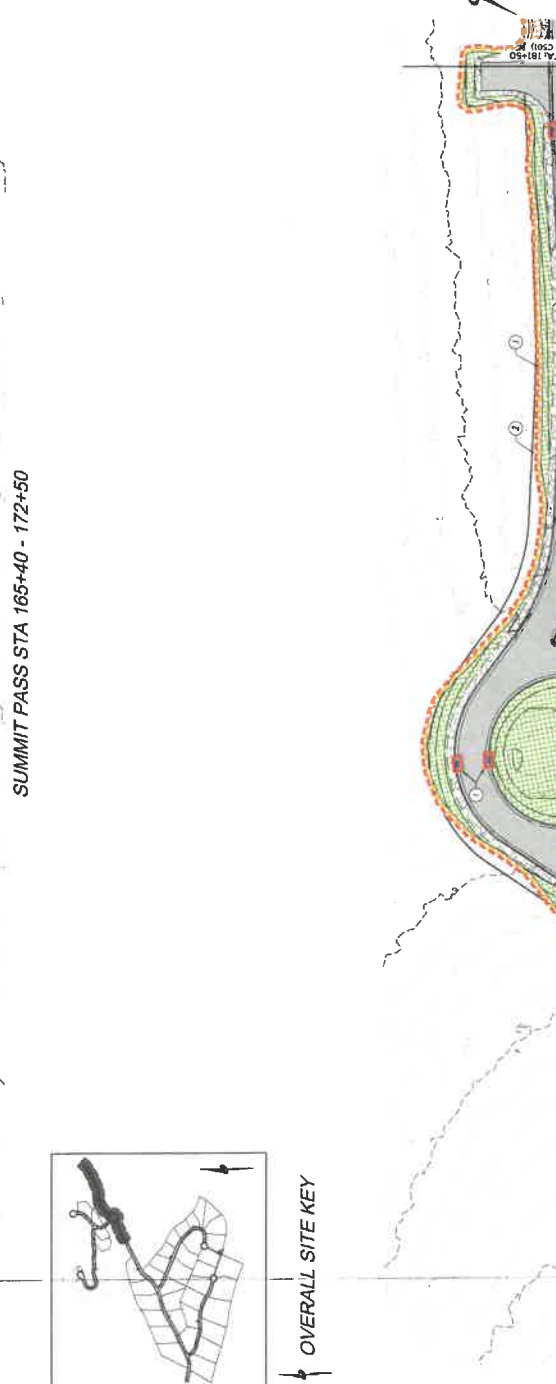
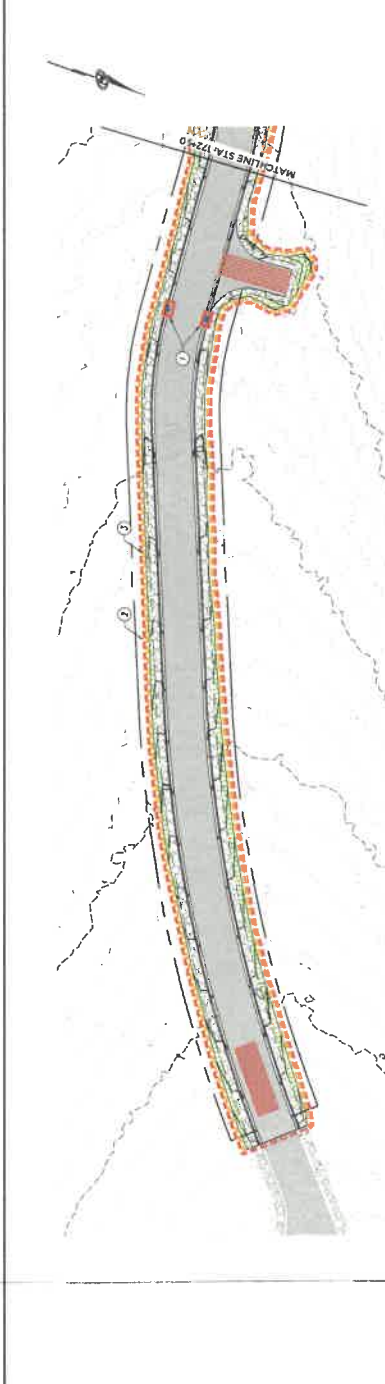
INSTALL 15' X 30' VEHICLE WASH DOWN AREA WITH 1"-2.5" TOPSOIL AND SEED WITH THE SAME SEED MIXTURE AS THE DISTURBED AREALS. WATER FOR VEHICLE WASH DOWN. SEE PLAN 120, SHEET C001.

STABILIZED CONSTRUCTION ENTRANCE FOR SITE IMPROVEMENTS. IF ALTERNATE ACCESS POINTS ARE IDENTIFIED, THE ENTRANCE SHALL BE RELOCATED. ENHANCEMENTS WILL BE REQUIRED. SEE PLAN 120, SHEET C001.

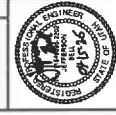
INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SET BACK AT EXISTING AND PROPOSED DRIVEWAYS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.2 SHEET C001.

INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 121, SHEET C001.

INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



NO.	DATE	DESCRIPTION
1	04/15/2028	ISSUED FOR PERMIT



SCALE
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 20'

C501



SCOPE OF WORK:

- 1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS WITH 2" X 4" BRUSHING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
- 2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
- 3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:
 ALL EXPOSED SLOPES AND/OR EXPOSED SLOPE THAT WILL REMAIN UNDOUBLED FOR LONGER THAN 72 HOURS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- A. MOUNTAIN GRASS 7.50 LB/AC
- B. SLENDER HEATGRASS 6.25 LB/AC
- C. WESTERN HEATGRASS 5.00 LB/AC
- D. SANDBERG BLUEGRASS 1.25 LB/AC
- E. BIG BLUEGRASS 1.25 LB/AC
- F. ROCKY MOUNTAIN PINESTEM 1.00 LB/AC
- G. MOUNTAIN LUPINE 2.00 LB/AC
- H. WESTERN YARROW 0.25 LB/AC
- I. BLUE FLAX 1.25 LB/AC

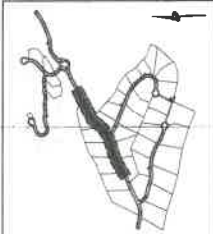
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET UPON COMPLETION OF PROJECT. ALL DISTURBED AREAS MUST BE RE-SEEDS REF. ACCORDING TO LOCAL

LEGEND:

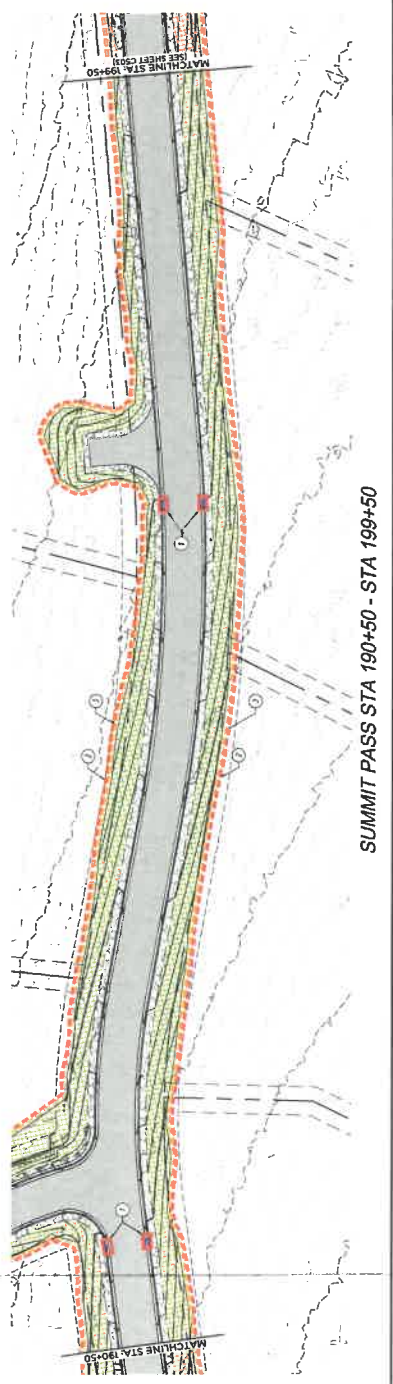
- ATCHING PROTECT AREAS TO RECEIVE 4" TOPSOIL AND TO SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH 100% NATURAL FIBER MATS. MATS MUST BE UNWOUND AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN S-100 BLANKET OR APPROVED EQUAL FOLLOWING: 100% NATURAL FIBER MATS, NORTH AMERICAN GREEN PLANO EROSION CONTROL BLANKET ON ALL SLOPES OR APPROVED EQUAL. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- INSTALL 15' X 60' VEHICLE WASH DOWN AREA WITH 1"-2" GRADE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 12A, SHEET C001.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE APPROVED BY OWNER. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 12B, SHEET C001.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 12A1 & 12A2, SHEET C003.
- INSTALL ORANGE CONSTRUCTION FENCE ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 12A, SHEET C001.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



SUMMIT PASS STA 181+50 - 190+50



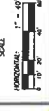
OVERALL SITE KEY



SUMMIT PASS STA 190+50 - STA 199+50

DATE:	04.15.2026
TCC JOB NUMBER:	25-220-12

**POWDER MOUNTAIN
 PRADO PHASE 1
 EROSION CONTROL PLAN**



C502



SCOPE OF WORK:

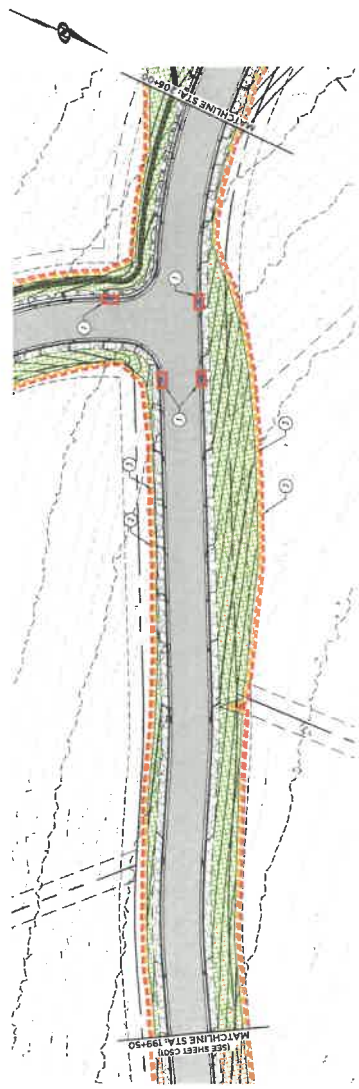
- 1) INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND NEW EROSION CONTROL STRUCTURES.
- 2) INSTALL EARTH BERM ALONG DOWN GRADENT LIMITS OF DISTURBED AREAS AS SHOWN ON PLAN.
- 3) INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES: TO BE AND PER EXPOSED SLOPE THAT WILL BE MAINTAINED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

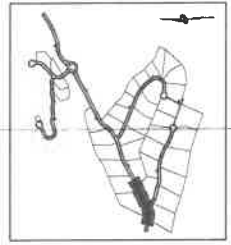
- A) SPRINKLING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE:
 - L. MOUNTAIN BROME 7.50 LB/AC
 - M. WESTERN WHEATGRASS 5.00 LB/AC
 - N. SAND FESCUE 2.50 LB/AC
 - O. BIG BLUEGRASS 1.25 LB/AC
 - P. BLUEGRASS 1.25 LB/AC
 - Q. BLUEGRASS 1.25 LB/AC
 - R. BLUEGRASS 1.25 LB/AC
 - S. MOUNTAIN LUPINE 2.00 LB/AC
 - T. MOUNTAIN LUPINE 2.00 LB/AC
 - U. SHOPY GOLDENROD 0.50 LB/AC
 - V. SHOPY GOLDENROD 0.50 LB/AC
 - W. BLUE FLAX 1.25 LB/AC
 - X. BLUE FLAX 1.25 LB/AC
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET UPON COMPLETION OF PROJECT. ALL DISTURBED AREAS MUST BE RE-SEED PER METHOD A ABOVE.

LEGEND:

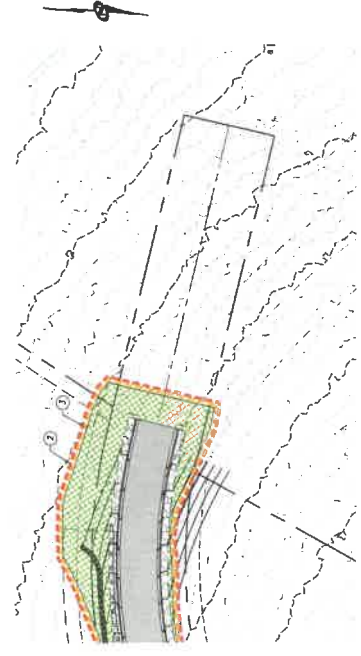
- 1) HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEED FOR NATURAL VEGETATION. AREAS RECEIVING WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING SHALL BE HATCHED WITH THE FOLLOWING PATTERN.
- 2) SOIL-BLANKET OR HYDROSEEDING SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN ORIGINATED PRODUCT WITH SEED RATE THAT IS NOT GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- 3) INSTALL 15" X 50" VEHICLE WASH DOWN AREA WITH 1"-2.5" IMPERMEABLE CURB AND 1/2" CURB. SEE PLAN 123. SHEET C002. WATER FOR VEHICLE WASH DOWN. SEE PLAN 123. SHEET C002.
- 4) STABILIZED CONSTRUCTION ENTRANCE FOR SIZE IMPERMEABLE. IF ALTERNATE ACCESS POINTS ARE NECESSARY, SEE PLAN 123. SHEET C001. ENTRANCES SHALL BE REQUIRED. SEE PLAN 123. SHEET C001.
- 5) INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND NEW EROSION CONTROL STRUCTURES. SEE PLAN 123. SHEET C001 & 124.1 & 124.3 SHEET C002.
- 6) INSTALL EARTH BERM ALONG DOWN GRADENT LIMITS OF DISTURBED AREAS AS SHOWN ON PLAN. SEE PLAN 124. SHEET C001.
- 7) INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



SUMMIT PASS STA 199+50 - 206+00

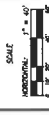


OVERALL SITE KEY



SUMMIT PASS STA 206+00 - 209+28

NO.	REV.	DATE	BY



SCOPE OF WORK:

- 1) INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS WITH 4" TYPICAL SPACING AND 12" MINIMUM DISTANCE FROM EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
- 2) INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
- 3) INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

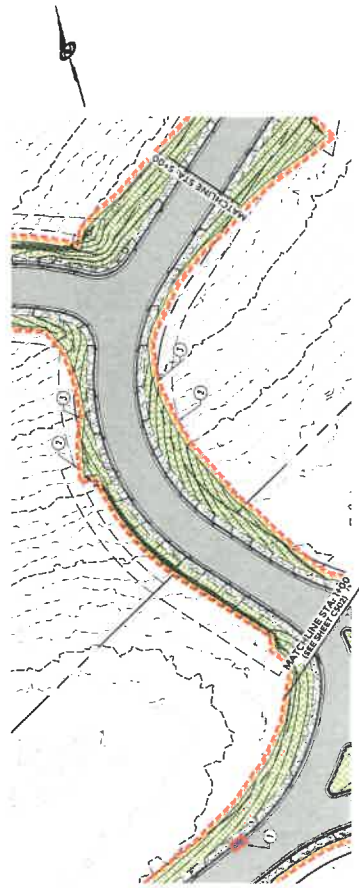
ERODED SLOPES:

ALL DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNWOODED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

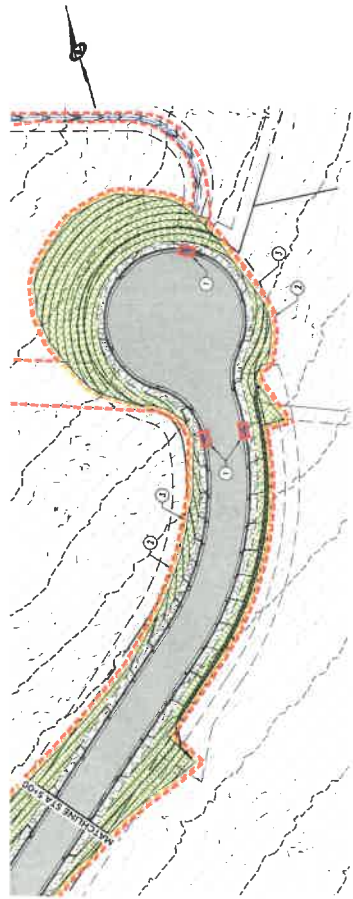
- A) SPRAWLING DISTURBED AREAS WITH A TOPDRESSER OR HYDROSEED. USE THE FOLLOWING SEEDING RATES:
 - 1. MOUNTAIN BERRY 7.00 LB/AC
 - 2. SLENDER WHEATGRASS 6.25 LB/AC
 - 3. WESTERN WHEATGRASS 5.00 LB/AC
 - 4. SANDBERG BLUEGRASS 1.25 LB/AC
 - 5. BRG BLUEGRASS 1.25 LB/AC
 - 6. MOUNTAIN UPRUNE 1.00 LB/AC
 - 7. MOUNTAIN UPRUNE 2.00 LB/AC
 - 8. WESTERN YARROW 0.25 LB/AC
 - 9. WESTERN YARROW 1.25 LB/AC
 - 10. BLUE FLAX 1.25 LB/AC
- B) TRAPPING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET UPON COMPLETION OF PROJECT. ALL DISTURBED AREAS MUST BE RE-SEEDING REF. HEREIN 4' ABOVE.

LEGEND:

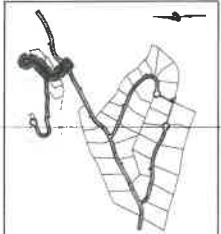
- HATCHING INDICATES AREAS TO RECEIVE 4" TOPDRESS AND TO BE RE-SEEDING WITH THE SAME SEEDING RATE AS THE EXISTING SEEDING FOR NATURAL REVEGETATION. MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING OPERATION. SEE SHEET 124.1 & 124.2 FOR DETAILS. SEE SHEET 124.3 FOR SEEDING RATES. SEE SHEET 124.4 FOR EROSION CONTROL BLANKET. SEE SHEET 124.5 FOR EROSION CONTROL BLANKET. SEE SHEET 124.6 FOR EROSION CONTROL BLANKET.
- INSTALL 12" X 6" VEHICLE WASH DOWN AREA WITH 1" X 2" X 4" CONCRETE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125. SHEET 0203.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE APPROVED BY OWNER. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126. SHEET 0204.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.2. SHEET 0202.
- DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 124. SHEET 0201.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



ROAD 2 STA 1+00 - 5+00



ROAD 2 STA 5+00 - 10+00



OVERALL SITE KEY

NO.	DATE	DESCRIPTION
1	04/15/2025	ISSUED FOR PERMIT



SCOPE OF WORK:

- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS WITH 4" TORSION AND 4" TORSION AND TO PROTECT FROM EROSION AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
- INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EROSION CONTROL:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRINKLING DISTURBED AREAS WITH A TROWELER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURES:

1. WESTERN BLUEGRASS	7.50 LB/AC
2. WESTERN HEATSEALGRASS	6.25 LB/AC
3. WESTERN BLUEGRASS	5.00 LB/AC
4. SANDBERG BLUEGRASS	3.75 LB/AC
5. BLUEGRASS	2.50 LB/AC
6. BLUEGRASS	1.25 LB/AC
7. ROCKY MOUNTAIN ROUSTENOW	1.00 LB/AC
8. MOUNTAIN LUPINE	2.00 LB/AC
9. WESTERN TARDONIA	0.25 LB/AC
10. BLUE FLAX	1.25 LB/AC

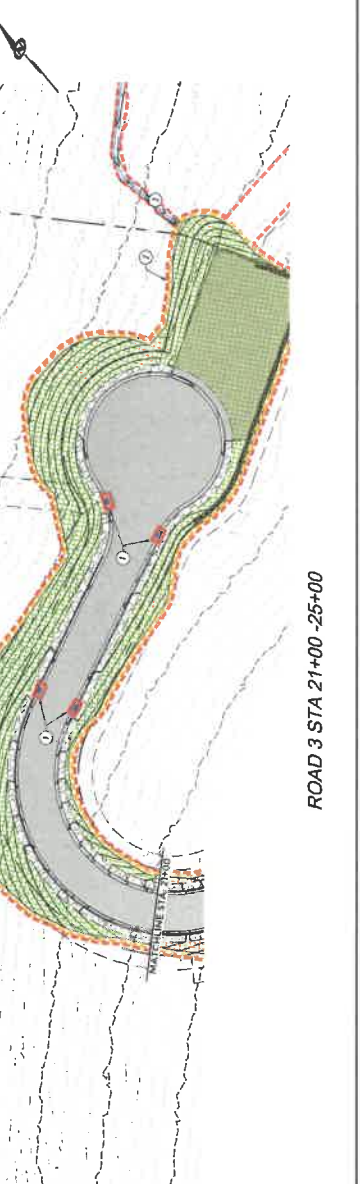
B) TRACKING STRAW PERPENDICULAR TO SLOPES

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:

- EROSION CONTROL BLANKET
- VEHICLE WASH DOWN AREA WITH 1" x 2" x 4" CONCRETE BLOCKS
- VEHICLE WASH DOWN AREA WITH 12" x 24" x 6" CONCRETE BLOCKS
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE
- CONCRETE BLOCKS
- APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET 020A.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / CATCH BASIN AS SHOWN ON PLAN. SEE PLAN 126, SHEET 020A.
- INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 124, SHEET 020A.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

HATCHING INDICATES AREAS TO RECEIVE 4" TORSION, AND TO PROTECT FROM EROSION. ANY DISTURBED AREAS MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING. SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH A 50-50 BLANKET OF APPROVED EQUAL FOLLOW. SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET. INSTALL WITH AMERICAN CONCRETE BLOCKS. SEE PLAN 126, SHEET 020A. DISTURBANCE GREATER THAN 1:5:1. SEE SHEET CONT. EROSION CONTROL GENERAL NOTES.



OVERALL SITE KEY

NO.	REV.	DATE	DESCRIPTION



SCALE
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 10'

811
 UTILITY
 CALL BEFORE YOU DIG

C505

SCOPE OF WORK:

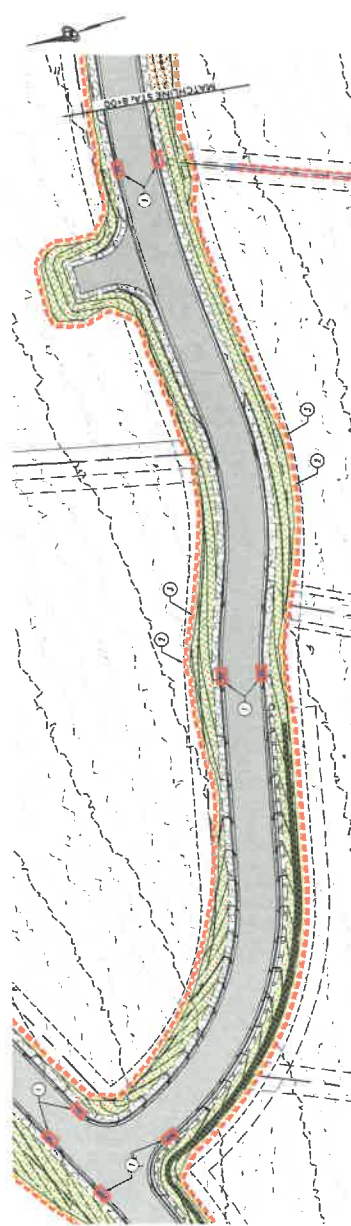
- 1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS AND CURBS AT ALL EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
- 2. INSTALL EARTH BERM ALONG DOWN SLOPE GRABEST LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
- 3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EROSION CONTROL:

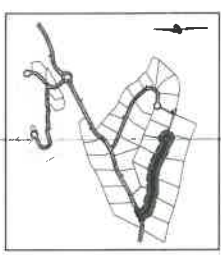
- A) DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - I. MOUNTAIN GRASS 750 LB/AC
 - II. SUMMER WHEATGRASS 625 LB/AC
 - III. WESTERN MILLETGRASS 500 LB/AC
 - IV. WESTERN BLUEGRASS 400 LB/AC
 - V. SANDWICH BLUEGRASS 325 LB/AC
 - VI. BIG BLUEGRASS 250 LB/AC
 - VII. ROCKY MOUNTAIN PINESTEM 125 LB/AC
 - VIII. MOUNTAIN LUPINE 100 LB/AC
 - IX. WESTERN HARMONY 75 LB/AC
 - X. WESTERN HARMONY 50 LB/AC
 - XI. BLUE FLAX 25 LB/AC
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER ME AND X ABOVE.

LEGEND:

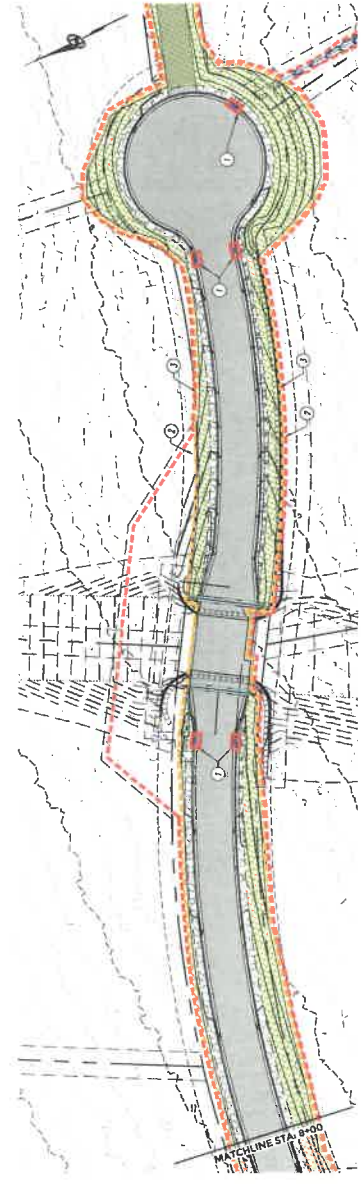
- 1. HAVING NEGATIVE AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDING WITH MOUNTAIN GRASS MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING IS COMPLETED. THE BLANKET SHALL BE THE FULL COVERAGE 50-100 BLANKET OR APPROVED EQUAL. FOLLOW THE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION. THE BLANKET SHALL BE GREATER THAN 1.5". SEE SHEET C001 EROSION CONTROL.
- 2. INSTALL 15' X 30' SANDALS WITH DOWN ARROW WITH 1" X 1/2" COARSE AGGREGATE PLACED A MINIMUM 3" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125. SHEET C001.
- 3. STABILIZED CONSTRUCTION ENTRANCE FOR SITE ACCESS SHALL BE CONSTRUCTED AND STABILIZED WITH APPROVED BY OWNER. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126. SHEET C001.
- 4. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / CURBS AT ALL EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3. SHEET C001.
- 5. INSTALL EARTH BERM ALONG DOWN SLOPE GRABEST LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 124. SHEET C001.
- 6. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



ROAD 4 STA 0+00 - 8+00



OVERALL SITE KEY



ROAD 4 STA 8+00 - 16+00

MATCHLINE STA 8+00

NO.	REVISION	DATE



- SCOPE OF WORK:**
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS AND FILTER CLOTH BERM ALONG SALT FLATS AT EXISTING AND PROPOSED DRIVEWAYS.
 - INSTALL EROSION CONTROL MATS ALONG DOWN DRAINAGE LIMITS OF DISTURBED AREAS AS SHOWN ON PLAN.
 - INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.
- EROSION CONTROL:**
- INSTALL EROSION CONTROL MATS AND/OR COARSE BLOCKS THAT WILL REMAIN UNWORN FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- 1. MOUNTAIN BROMEGRASS 2.50 LB/AC
 - 2. WESTERN WHEATGRASS 3.00 LB/AC
 - 3. SANDY FESCUE 2.50 LB/AC
 - 4. BIG BLUEGRASS 1.25 LB/AC
 - 5. ROCKY MOUNTAIN FROSTSTRAW 1.00 LB/AC
 - 6. MOUNTAIN LUPINE 2.00 LB/AC
 - 7. WESTERN YARROW 0.25 LB/AC
 - 8. BLUE FLAX 1.25 LB/AC
- NOTES:**
- SPRINKLING DISTURBED AREAS WITH A TANKER VIA AIRBORNE USE THE FOLLOWING SEED MIXTURE:
 - TRACKING STRAP PERPENDICULAR TO SLOPES.
 - UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

- CONCRETE BLOCKS AND FILTER CLOTH BERM
- EROSION CONTROL MATS
- ORANGE CONSTRUCTION FENCE
- TRACKING STRAP
- STABILIZED CONSTRUCTION ENTRANCE
- ALTERNATE ACCESS POINTS
- CONCRETE BLOCKS AND FILTER CLOTH BERM
- DOWN DRAINAGE LIMITS
- STABILIZED CONSTRUCTION ENTRANCE

NOTES:

- HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING 4" TOPSOIL SHALL BE SEEDED WITH WESTERN WHEATGRASS AT 3.00 LB/AC.
- ALL EROSION CONTROL BLANKETS AFTER THE FINAL GRADING SHALL BE STABILIZED BY ONE OR MORE OF THE METHODS LISTED IN THE GENERAL NOTES.
- MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN MADE PRODUCTS. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" WATER FOR VEHICLE WASH DOWN. SEE PLAN 125. SHEET C001.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE ADDRESS/ACCESS. IF ALTERNATE ACCESS POINTS ARE IDENTIFIED, SEE PLAN 126. SHEET C001. ENTRANCES SHALL BE RECORDED. SEE PLAN 126. SHEET C001.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SBT SACK AT EXISTING AND PROPOSED DRIVEWAYS. SEE PLAN 124.1 & 124.2 SHEET C001.
- INSTALL EROSION CONTROL MATS ALONG DOWN DRAINAGE LIMITS OF DISTURBED AREAS AS SHOWN ON PLAN. SEE PLAN 122. SHEET C001.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

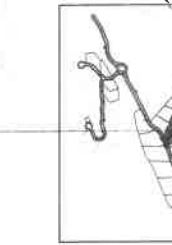
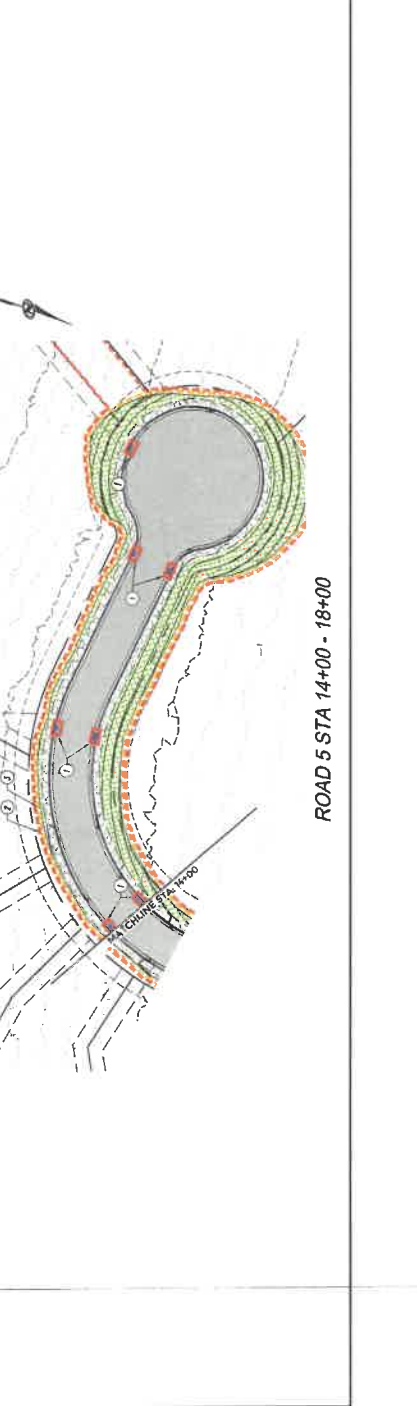
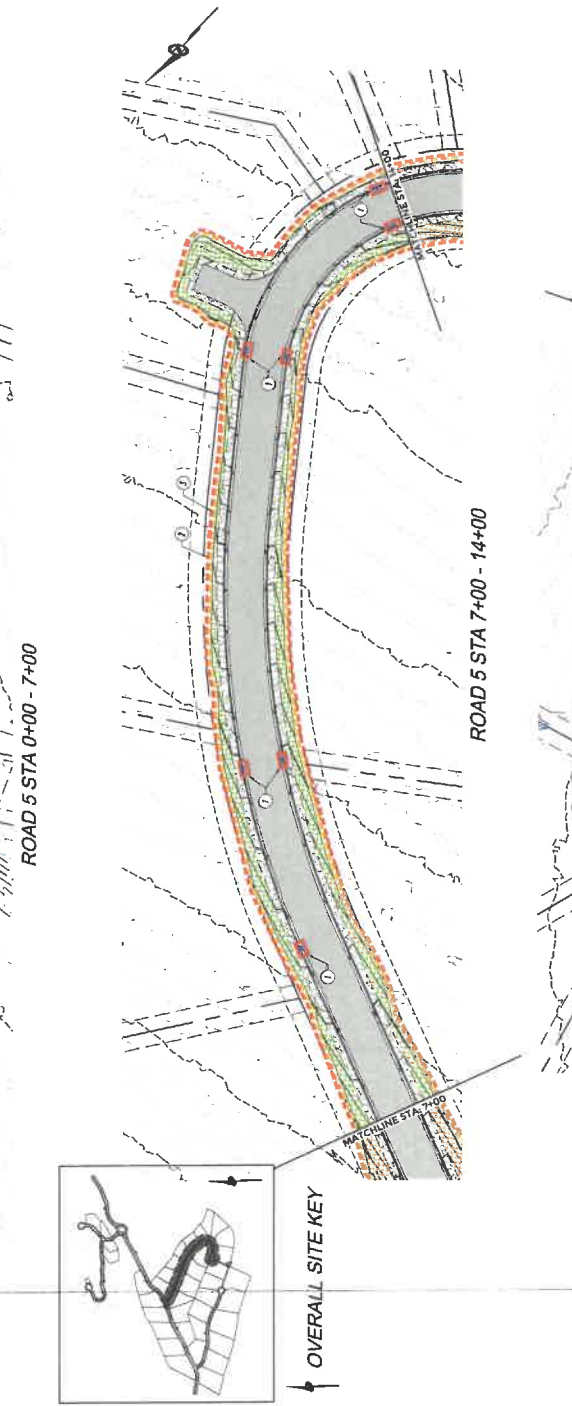
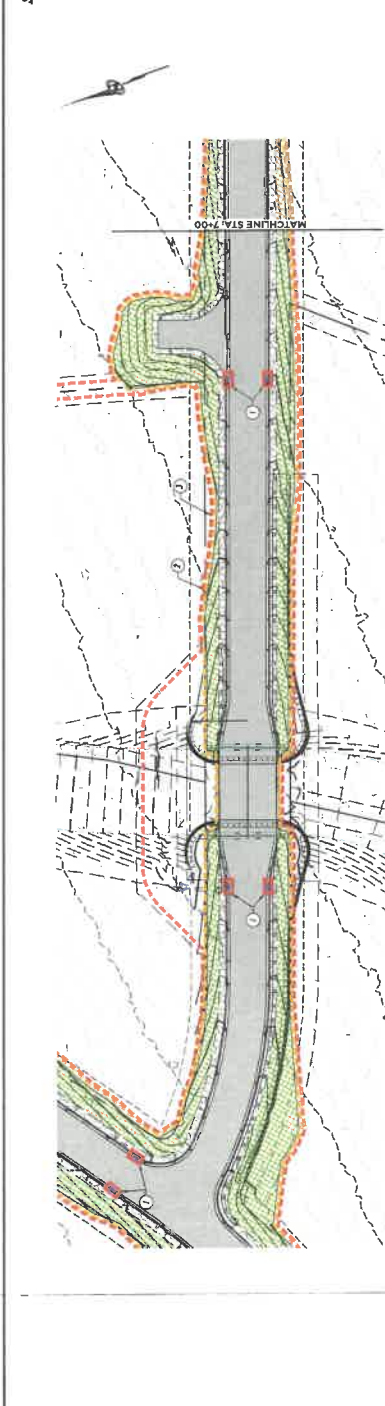
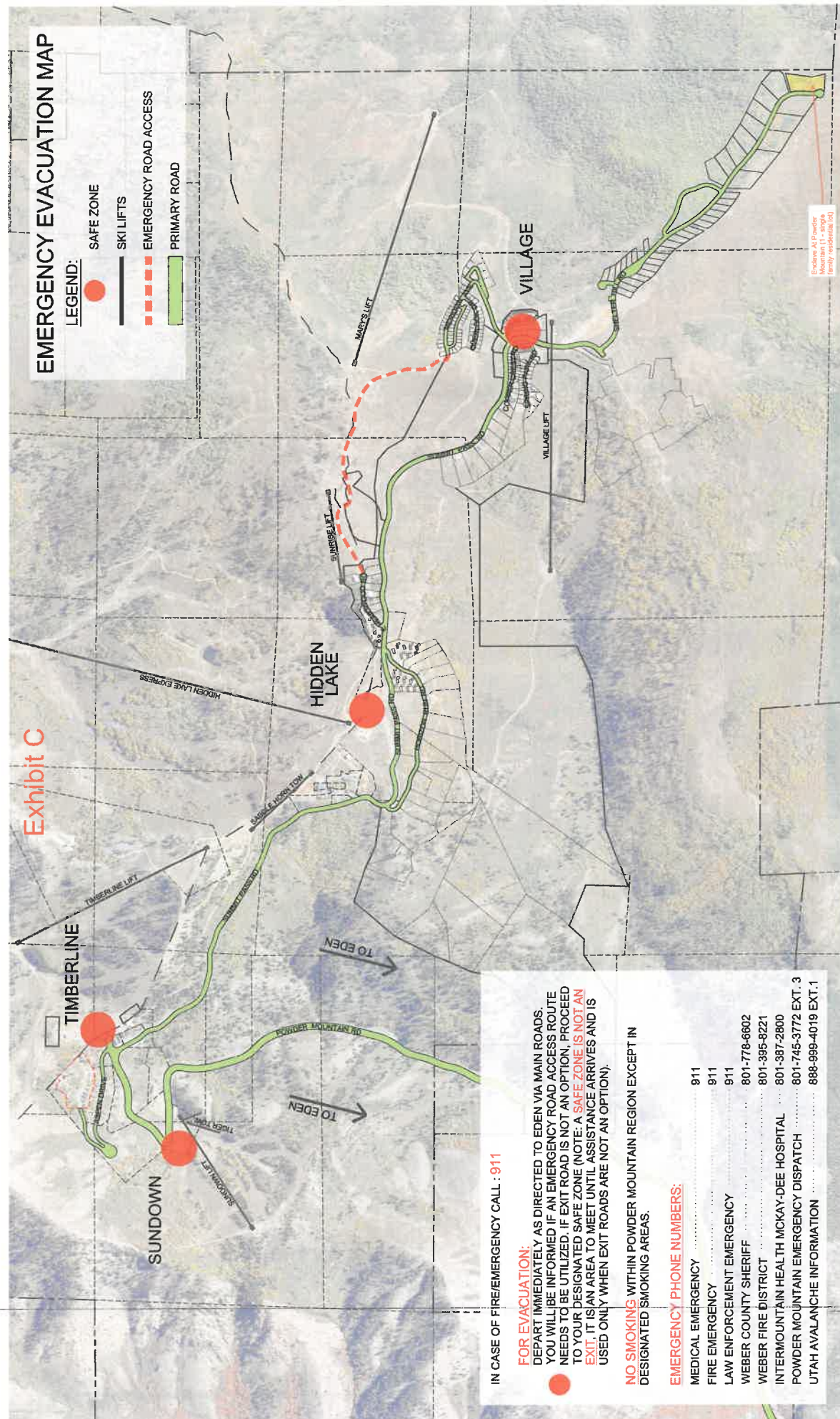


Exhibit C

EMERGENCY EVACUATION MAP

LEGEND:

- SAFE ZONE
- SKI LIFTS
- - - EMERGENCY ROAD ACCESS
- PRIMARY ROAD



IN CASE OF FIRE/EMERGENCY CALL : 911

FOR EVACUATION:

DEPART IMMEDIATELY AS DIRECTED TO EDEN VIA MAIN ROADS. YOU WILL BE INFORMED IF AN EMERGENCY ROAD ACCESS ROUTE NEEDS TO BE UTILIZED. IF EXIT ROAD IS NOT AN OPTION, PROCEED TO YOUR DESIGNATED SAFE ZONE (NOTE: A **SAFE ZONE IS NOT AN EXIT**. IT IS AN AREA TO MEET UNTIL ASSISTANCE ARRIVES AND IS USED ONLY WHEN EXIT ROADS ARE NOT AN OPTION).

NO SMOKING WITHIN POWDER MOUNTAIN REGION EXCEPT IN DESIGNATED SMOKING AREAS.

EMERGENCY PHONE NUMBERS:

MEDICAL EMERGENCY	911
FIRE EMERGENCY	911
LAW ENFORCEMENT EMERGENCY	911
WEBER COUNTY SHERIFF	801-778-6602
WEBER FIRE DISTRICT	801-395-8221
INTERMOUNTAIN HEALTH MCKAY-DEE HOSPITAL	801-387-2800
POWDER MOUNTAIN EMERGENCY DISPATCH	801-745-3772 EXT. 3
UTAH AVALANCHE INFORMATION	888-999-4019 EXT.1



MAP DATE: AUGUST 6, 2024



DRAFT - Subject: Powder Mountain Emergency Evacuation Plan

As Powder Mountain continues to build-out the DRR-1 master plan, ensuring the safety of all individuals on the mountain during an evacuation situation is essential. The attached emergency evacuation plan outlines clear routes for ingress and egress and assembly points (for refuge). This plan will be regularly reviewed and updated as new conditions develop.

This emergency evacuation plan will be distributed to our operations teams, property owners, and the HOA. Operations and HOA teams will have access to the map online and post hard copy versions in highly visible exit/entry employee locations.

The resort monitors winter weather alerts and forecasts to be prepared for severe storms. The Resort team can initiate appropriate emergency responses and provide guests with clear directions during an emergency. In the event of an impending significant weather event, the resort can communicate with guests and property owners to provide information, guidance, and recommended safety measures. Clear and timely communication will ensure that everyone is well-informed and prepared. Depending on the nature of the significant weather or other emergency event, the resort may implement shelter-in-place protocols or evacuate guests to designated safe areas. Our resort-wide comprehensive plans ensure that all on mountain individuals are moved to secure locations if necessary.



Staff Report to the Ogdan Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: 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.

Type of Decision: Administrative

Agenda Date: Wednesday, April 22, 2026

Applicant: Erik Anderson

File Number: UVP0304262

Property Information

Approximate Address: Summit Pass Road, Powder Mountain Resort

Project Area: 63.25 Acres

Zoning: Ogden Valley Destination and Recreation Resort Zone DRR-1

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 23-012-0203

Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
 801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

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

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

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

12/9/2025 – Prado Subdivision granted preliminary approval of phases one and two with the following conditions:

1. The final subdivision plan shall include a cost estimate for the subdivision improvements
 - This will be satisfied before the subdivision plat is recorded.
2. The cost for subdivision improvements that are not complete at the time of plat recordation shall be escrowed with Weber County.
 - This will be satisfied before the subdivision plat is recorded.
3. All county review agency requirements are satisfied before the final subdivision plat is recorded.
 - This will be satisfied before the subdivision plat is recorded.

The development report as of February 6, 2026, from the Powder Mountain group indicates that 265 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Analysis

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

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single-family residential dwelling. This subdivision has been designed for individual ownership of the lots, with private roadways maintained by the Powder Mountain Owners' Association.

Natural Hazards Overlay Zone: The proposed subdivision is located in a geologic hazards study area. A site-specific Geotechnical Investigation, performed by AGECEC, and dated October 13, 2025 (Project No. 1250439) has been submitted with this application, which provides foundation design, grading, groundwater drainage, fill and compaction, and retaining wall requirements that must be followed to ensure longevity and safety. See Page 14 for Preconstruction Meeting Requirements.

A site-specific Geologic Hazard Assessment from AGECEC, dated October 23, 2025 (Project number 1250702) is included with the subdivision plan. The report directs the developer to obtain a geotechnical study. Which has been accomplished.

A notice of geologic study recorded on title and a plat note are required that will provide notice that the geologic and geotechnical report is on file with the Weber County Planning Division

Emergency Evacuation: In the event of an emergency, Powder Mountain Resort has created an Emergency Evacuation Map and narrative, in Exhibit C, that directs departure routes to Eden and safe zones within Powder Mountain if the exit road is not an option.

Additional design standards and requirements: Summit pass and the road within the Prado are private roadways will interfere with existing trails in place. A new trails master plan will need to be created by the Powder Mountain group that is anticipated to show new trail alignments across a wider, more expansive area, and will remain free and accessible to the public. New recreation easements will be created, intended for ski trails and viewsheds are depicted on the subdivision plan. The maintenance of all private roadways will be done by an HOA. Parking along these 60' wide private roadways will be discouraged by the Weber Fire District during winter; however, there are no concerns regarding parking when roadways are clear and dry.

Section 5.8 of the development agreement requires a minimum of 30% of the total acreage to be designated as open space. The cumulative open space platted throughout Powder Mountain amounts to 59 percent or 376 acres.

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: The Weber County Engineering requests information concerning the water and sewer plan, retaining walls, bridge construction, signage for the roundabout, guardrails, and several plan revisions. While this is not a requirement for approval of this subdivision at this time, the subject of a second access off the mountain will continue to be mentioned with each application submitted by Powder Mountain. The Weber Fire District has deemed this proposal acceptable based on acceptable road widths, turn-around, and fire hydrants. The Weber Surveyor's Office will conduct a detailed review at the final stage of the process. A condition of approval has been included to ensure that all applicable review agencies' requirements will be met prior to moving forward for final approval.

Staff Recommendation

Staff recommends final approval of the Prado at Powder Mountain Phase 2 Subdivision with the following conditions:

1. The final subdivision plan shall include a cost estimate for the subdivision improvements
2. The cost for subdivision improvements that are not complete at the time of plat recordation shall be escrowed with Weber County.
3. All county review agency requirements are satisfied before the final subdivision plat is recorded.
4. An updated trail network plan shall be submitted.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

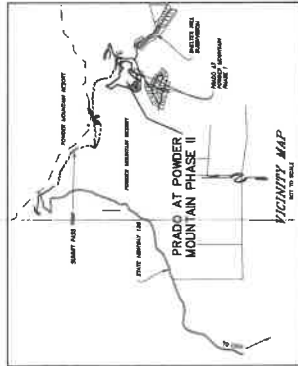
- A. Final plat
- B. Subdivision Improvement Plan
- C. Emergency Evacuation Plan

Location Map 1



Exhibit A PRADO AT POWDER MOUNTAIN PHASE II

LOCATED IN THE NORTH HALF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH



SHEET INDEX
 SHEET 1 - SURVEYOR'S CERTIFICATE, PROPERTY BOUNDARY, BEARING, DISTANCE, CURVE DATA, AND CURVE TABLES
 SHEET 2 - LOT LAYOUT, DIMENSIONS, AREA, AND CURVE TABLES
 SHEET 3 - LOT DETAIL, DIMENSIONS, AREA, AND CURVE TABLES



SURVEYOR'S CERTIFICATE

I, **Chadwick G. Smith**, a duly certified and duly licensed Professional Land Surveyor, and State License No. 22489(1), do hereby certify that I have personally examined the above described plat and that the same has been correctly surveyed and monumented on the ground as shown on the attached plat. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah.

OWNER'S DEDICATION AND CONSENT TO RECORD

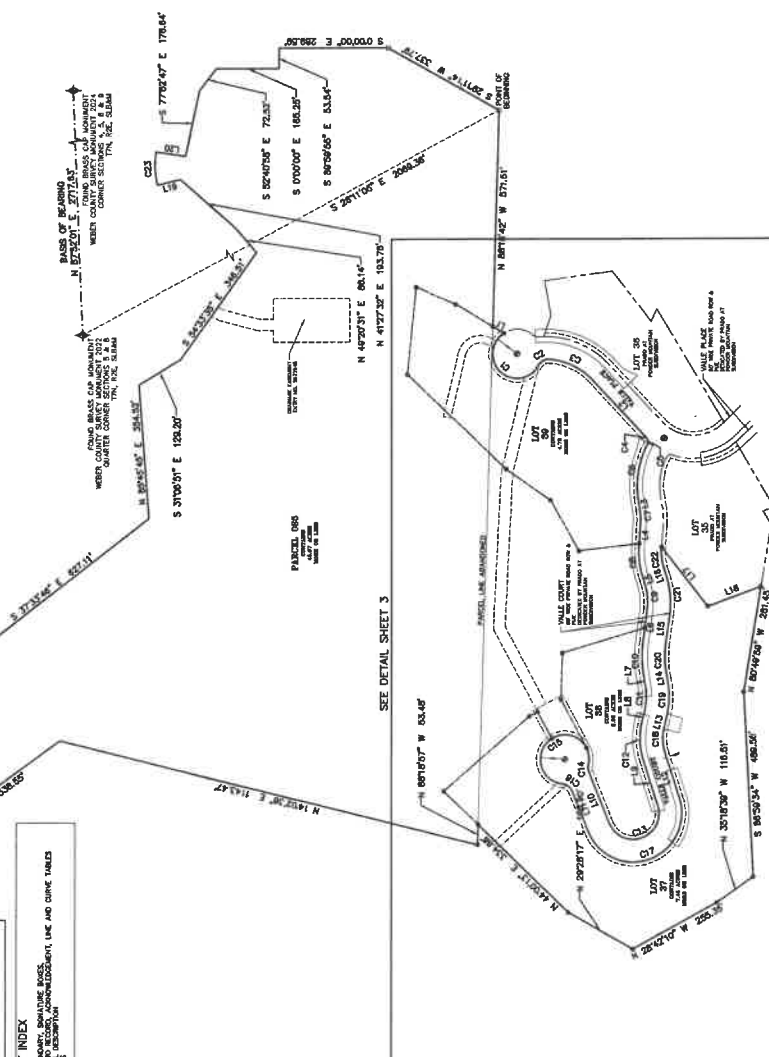
THE UNDERSIGNED, **PRADO DEVELOPER LLC**, do hereby dedicate and consent to record the above described plat and the same shall be a part of the public records of the State of Utah. I, the undersigned, do hereby certify that I am the owner of the property described herein and that I have the authority to execute this instrument. I have read the above described plat and the same is true and correct. I have also read the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also read the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also read the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah.

BY: **NAME: CHADWICK SMITH**
 TITLE: **REGISTERED PROFESSIONAL LAND SURVEYOR**
 State of **UTAH**
 County of **WEBER**
 My commission expires **06/30/2024**
 My registration number **22489(1)**
 Contribution fee **0.00**

ON THIS **20th** day of **February**, 2024, **CHADWICK SMITH**, personally appeared before me, whose identity is presumed known to me, and acknowledged to me that he executed the foregoing instrument and that said instrument was signed freely and voluntarily by him in behalf of said **PRADO DEVELOPER LLC**.

My Notary Public Commission Expires **06/30/2024**
 My Notary Public Registration Number **22489(1)**
 My Notary Public Contribution Fee **0.00**

CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING	LINE	DIRECTION	LENGTH
C1	86.07	238.18	209.92	123.59	S 42°54'14" W	L1	S 307°27'37" W	34.82
C2	26.07	31.71	84°53'48"	30.95	S 29°59'51" E	L2	S 47°10'40" W	208.86
C3	170.00	182.89	44.90	128.91	S 24°02'24" E	L3	S 80°50'52" W	24.54
C4	178.01	14.05	121.59	4.95	S 40°02'00" W	L4	N 89°32'27" W	86.01
C5	11.02	14.05	75°54'14"	13.07	S 80°18'11" W	L5	S 72°02'00" W	17.41
C6	170.00	182.89	307°27'37"	104.33	S 87°04'18" W	L6	N 82°10'00" W	78.12
C7	170.00	182.89	120°42'	38.52	S 87°04'18" W	L7	S 78°17'37" W	4.51
C8	238.07	84.67	219°43'	84.13	S 87°04'18" W	L8	N 73°05'43" W	8.14
C9	170.00	182.89	102°15'	103.30	S 87°04'18" W	L9	S 72°00'00" W	128.50
C10	307.00	103.86	192°15'	103.30	S 87°04'18" W	L10	N 88°11'51" W	114.51
C11	186.00	81.90	275°40'	81.00	S 87°04'18" W	L11	N 88°11'51" W	114.51
C12	186.00	81.90	343°04'	110.80	S 87°04'18" W	L12	N 87°05'53" W	128.86
C13	86.07	238.18	179°32'	138.82	N 19°49'20" W	L13	S 73°05'43" E	8.14
C14	26.07	31.71	307°27'37"	85.27	N 88°11'51" W	L14	N 88°11'51" W	114.51
C15	33.09	33.89	82°08'42"	34.13	S 37°03'46" W	L15	N 72°02'00" E	17.41
C16	128.89	394.80	179°32'	208.86	S 19°49'20" W	L16	S 87°05'53" E	128.86
C17	128.89	394.80	343°04'	74.75	N 80°05'53" E	L17	S 87°05'53" E	128.86
C18	248.00	121.06	275°40'	118.80	S 87°04'18" W	L18	N 137°23'37" W	82.30
C19	248.00	121.06	343°04'	83.19	N 87°04'18" W	L19	S 87°04'18" W	82.30
C20	248.00	121.06	275°40'	103.14	N 87°04'18" W	L20	S 87°04'18" W	82.30
C21	248.00	121.06	343°04'	82.18	N 87°04'18" W	L21	N 87°04'18" W	82.30
C22	170.00	182.89	219°43'	82.18	N 87°04'18" W	L22	N 87°04'18" W	82.30
C23	238.07	84.67	219°43'	87.78	N 87°04'18" W	L23	N 87°04'18" W	82.30



LEGEND

- 1/4" = 100' (Horizontal Scale)
- 1/4" = 100' (Vertical Scale)
- 1/4" = 100' (Diagonal Scale)
- 1/4" = 100' (Curved Scale)
- 1/4" = 100' (Circular Scale)
- 1/4" = 100' (Elliptical Scale)
- 1/4" = 100' (Irregular Scale)
- 1/4" = 100' (Other Scale)

WEBER COUNTY SURVEYOR
 I, **CHADWICK SMITH**, do hereby certify that I have personally examined the above described plat and that the same has been correctly surveyed and monumented on the ground as shown on the attached plat. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah.

WEBER COUNTY ENGINEER
 I, **CHADWICK SMITH**, do hereby certify that I have personally examined the above described plat and that the same has been correctly surveyed and monumented on the ground as shown on the attached plat. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah.

WEBER COUNTY PLANNING COMMISSION
 I, **CHADWICK SMITH**, do hereby certify that I have personally examined the above described plat and that the same has been correctly surveyed and monumented on the ground as shown on the attached plat. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah.

WEBER COUNTY RECORDER
 I, **CHADWICK SMITH**, do hereby certify that I have personally examined the above described plat and that the same has been correctly surveyed and monumented on the ground as shown on the attached plat. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah.

FILE NO: 2024 - FOLDER: PRADO PHASE II SUBDIVISION (R.2024-0001) - ROAD PH II 2024

RECORDED AND FILED AT THE COUNTY CLERK'S OFFICE, WEBER COUNTY, UTAH

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE: _____

REQUESTOR: _____

ENTRY NO: _____

DATE: _____

BOOK: _____

PAGE: _____

FEE: _____

WEBER COUNTY PLANNING COMMISSION APPROVAL
 I, **CHADWICK SMITH**, do hereby certify that I have personally examined the above described plat and that the same has been correctly surveyed and monumented on the ground as shown on the attached plat. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah.

WEBER COUNTY ENGINEER
 I, **CHADWICK SMITH**, do hereby certify that I have personally examined the above described plat and that the same has been correctly surveyed and monumented on the ground as shown on the attached plat. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah.

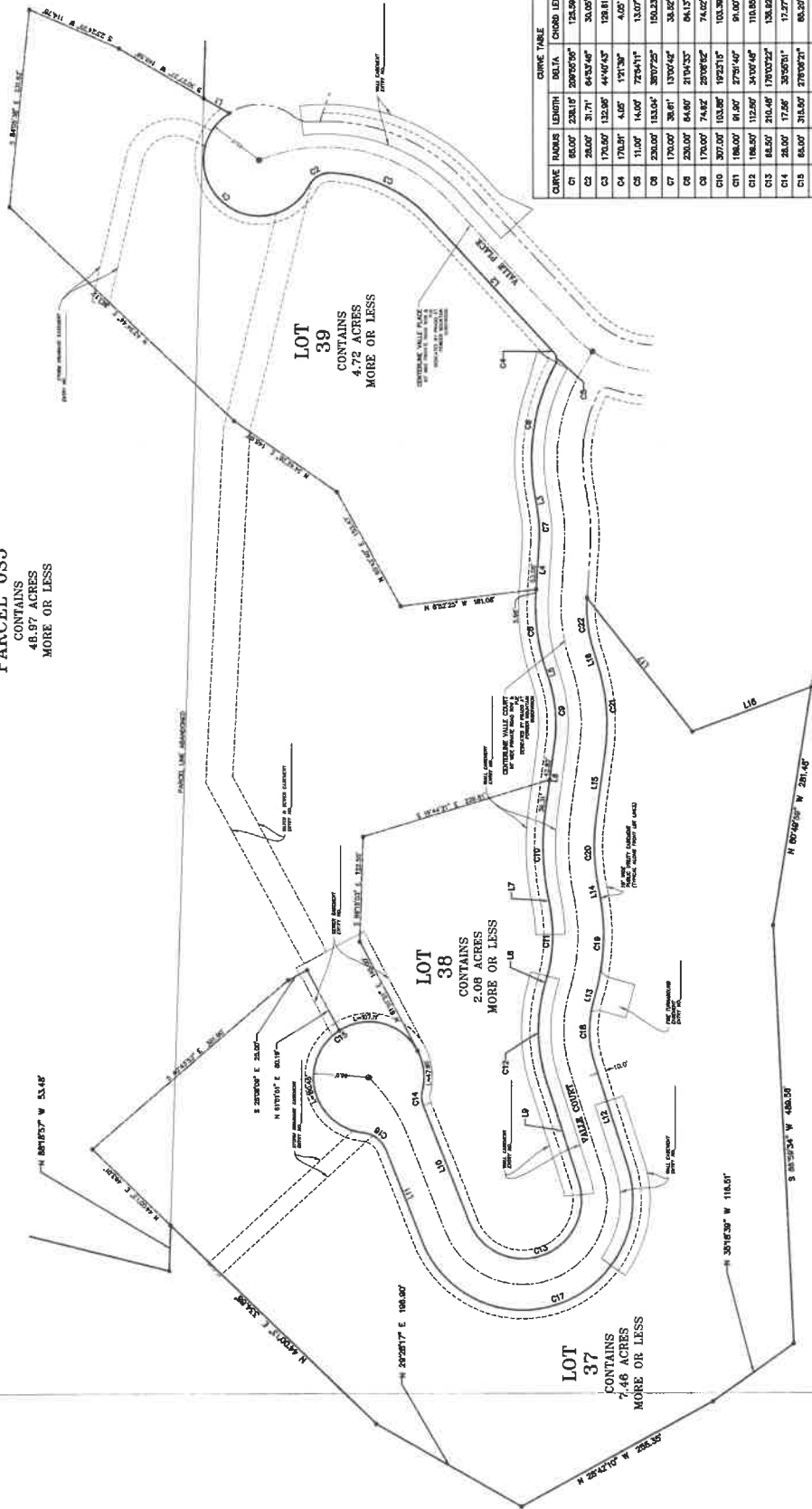
WEBER COUNTY SURVEYOR
 I, **CHADWICK SMITH**, do hereby certify that I have personally examined the above described plat and that the same has been correctly surveyed and monumented on the ground as shown on the attached plat. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah.

WEBER COUNTY PLANNING COMMISSION
 I, **CHADWICK SMITH**, do hereby certify that I have personally examined the above described plat and that the same has been correctly surveyed and monumented on the ground as shown on the attached plat. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah.

WEBER COUNTY RECORDER
 I, **CHADWICK SMITH**, do hereby certify that I have personally examined the above described plat and that the same has been correctly surveyed and monumented on the ground as shown on the attached plat. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah. I have also examined the original field notes and computations and find them to be correct and in accordance with the laws of the State of Utah.

PRADO AT POWDER MOUNTAIN PHASE II

PARCEL OS5
CONTAINS
46.97 ACRES
MORE OR LESS

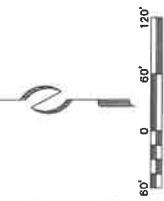


CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	85.00'	238.10'	208°05'00"	124.96'	S 42°51'14" W 34.82'
C2	28.00'	31.71'	84°33'48"	30.05'	S 39°45'01" E
C3	170.00'	123.86'	44°16'43"	108.81'	S 24°52'24" W 24.33'
C4	170.00'	4.05'	1°31'38"	4.05'	S 82°35'35" W
C5	11.00'	14.00'	72°54'11"	13.07'	S 82°15'17" W
C6	230.00'	183.64'	38°07'25"	150.33'	N 82°22'26" W
C7	170.00'	38.81'	13°00'42"	38.82'	S 87°49'12" W 78.12'
C8	200.00'	64.80'	21°04'33"	64.12'	S 87°04'16" W 51.4'
C9	170.00'	74.82'	29°05'02"	74.02'	S 87°04'29" W 103.00'
C10	307.00'	103.86'	19°23'15"	103.39'	S 87°38'14" W 144.83'
C11	180.00'	81.87'	27°01'40"	81.00'	N 87°45'33" W
C12	180.00'	112.86'	34°00'48"	110.80'	S 89°05'53" W
C13	84.50'	210.48'	17°03'52"	138.82'	N 89°48'00" W
C14	28.00'	17.88'	30°56'51"	17.27'	N 89°48'47" E
C15	84.00'	318.50'	27°07'31"	86.39'	N 24°52'29" W
C16	33.00'	38.86'	62°08'42"	34.13'	S 27°02'46" W 17.41'
C17	128.50'	384.85'	17°03'52"	258.86'	S 19°46'50" W 188.82'
C18	128.50'	78.06'	34°00'45"	75.72'	N 89°05'53" E
C19	246.00'	121.06'	27°01'40"	118.88'	S 87°45'33" E
C20	246.00'	63.03'	13°23'15"	62.18'	N 87°38'14" E
C21	246.00'	100.86'	29°05'02"	100.14'	N 87°04'29" E
C22	170.00'	62.43'	21°04'33"	62.18'	N 87°04'16" E
C23	232.00'	86.31'	21°46'52"	87.78'	N 87°14'53" E

LOT DETAILS

LINE HATCH TABLE

Section Line	---
Lot Line	---
Subdivision Boundary Line	---
Right-of-Way Boundary Line	---
Water Right Boundary Line	---
Water Right Boundary Line	---
Water Right Boundary Line	---



LEGEN

- Parcel OS5 (46.97 Acres)
- Parcel OS6 (46.97 Acres)
- Parcel OS7 (46.97 Acres)
- Parcel OS8 (46.97 Acres)
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- Parcel OS49 (46.97 Acres)
- Parcel OS50 (46.97 Acres)

RECORDED
SUBDIVISION
COUNTY OF WEBER,
UTAH
ENTRY NO. _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE: _____

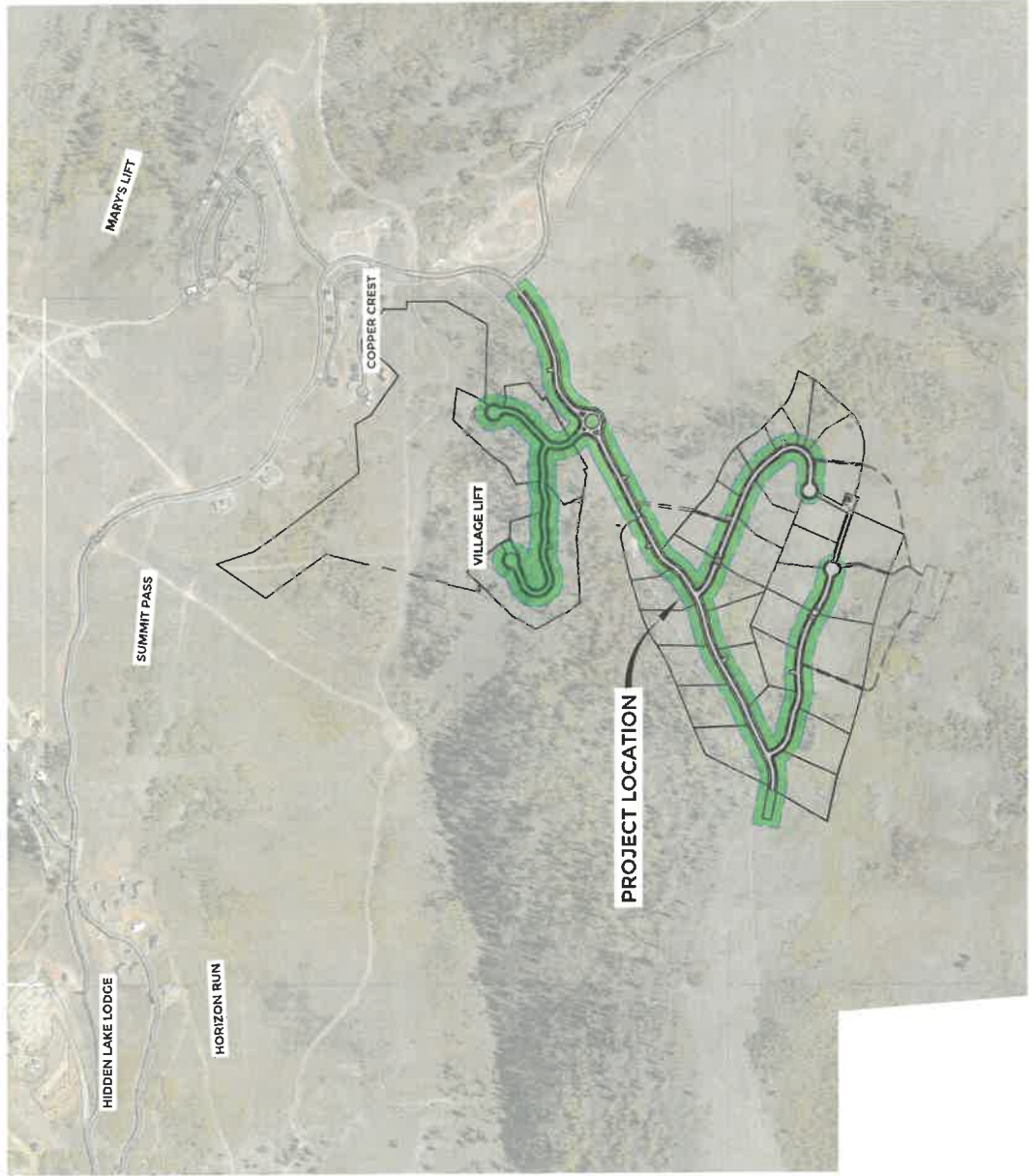
PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
1000 W. 1000 S. SUITE 100
COURT HOUSE PLAZA, SUITE 100
SALT LAKE CITY, UT 84143
PHONE: (801) 466-1111
WWW.ALLTERRA.COM

WEBER COUNTY RECORDER

Exhibit B

PRADO PHASE 1 POWDER MOUNTAIN RESORT

SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH



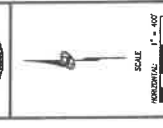
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C002	LOCING AND TYPICAL ROUGHWAY SECTIONS
C003	SURVEY CONTROL
C004	OVERALL PROPERTY PLAN & PROFILE NET MAP
C005	OVERALL WATER & SEWER PLAN
C006	OVERALL WATER & SEWER PLAN
C007	SUMMIT PASS - PLAN & PROFILE
C008	SUMMIT PASS - PLAN & PROFILE
C009	SUMMIT PASS - PLAN & PROFILE
C010	SUMMIT PASS - PLAN & PROFILE
C011	ROAD 2 - PLAN & PROFILE
C012	ROAD 3 - PLAN & PROFILE
C013	ROAD 4 - PLAN & PROFILE
C014	ROAD 5 - PLAN & PROFILE
C015	ROAD 6 - PLAN & PROFILE
C016	ROAD 7 - PLAN & PROFILE
C017	UTILITY PLAN & PROFILE
C018	UTILITY PLAN & PROFILE
C019	UTILITY PLAN & PROFILE
C020	ROAD 4 BRIDGE UTILITY PLAN & PROFILE
C021	ROAD 5 BRIDGE UTILITY PLAN & PROFILE
C022	OVERALL GRADING PLAN AND NET MAP
C401	GRADING PLAN
C402	GRADING PLAN
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C700	GRADING PLAN

SHEET LIST TABLE



DATE:	04.15.2026
TCC JOB NUMBER:	25-220-12

POWDER MOUNTAIN PRADO PHASE 1 COVER SHEET

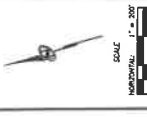


SCALE
1" = 100'
VERTICAL
1" = 100'



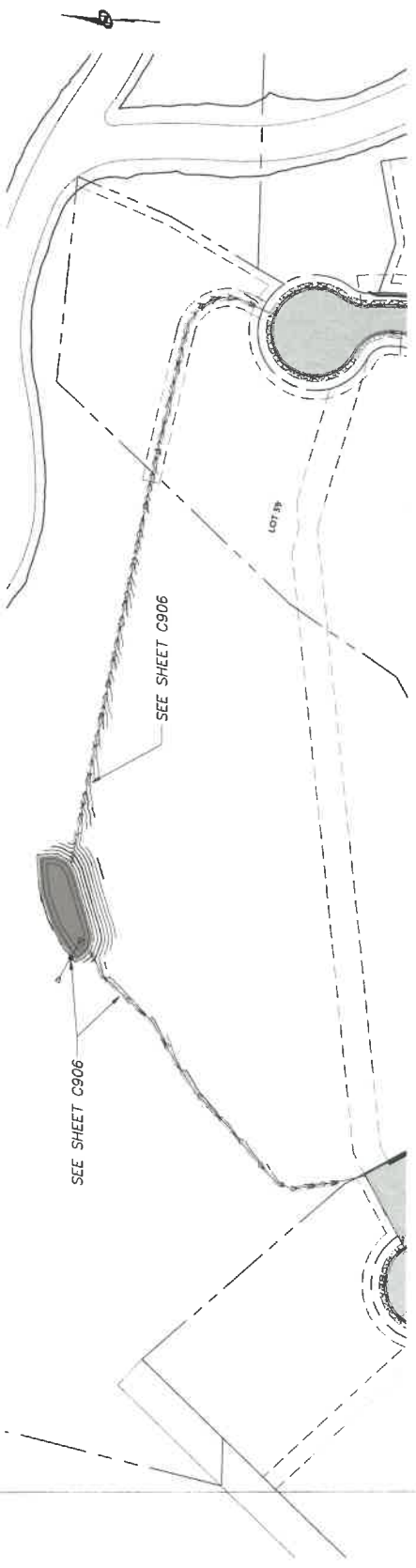
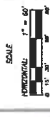
C000

NO.	REV.	DATE	BY	CHKD.

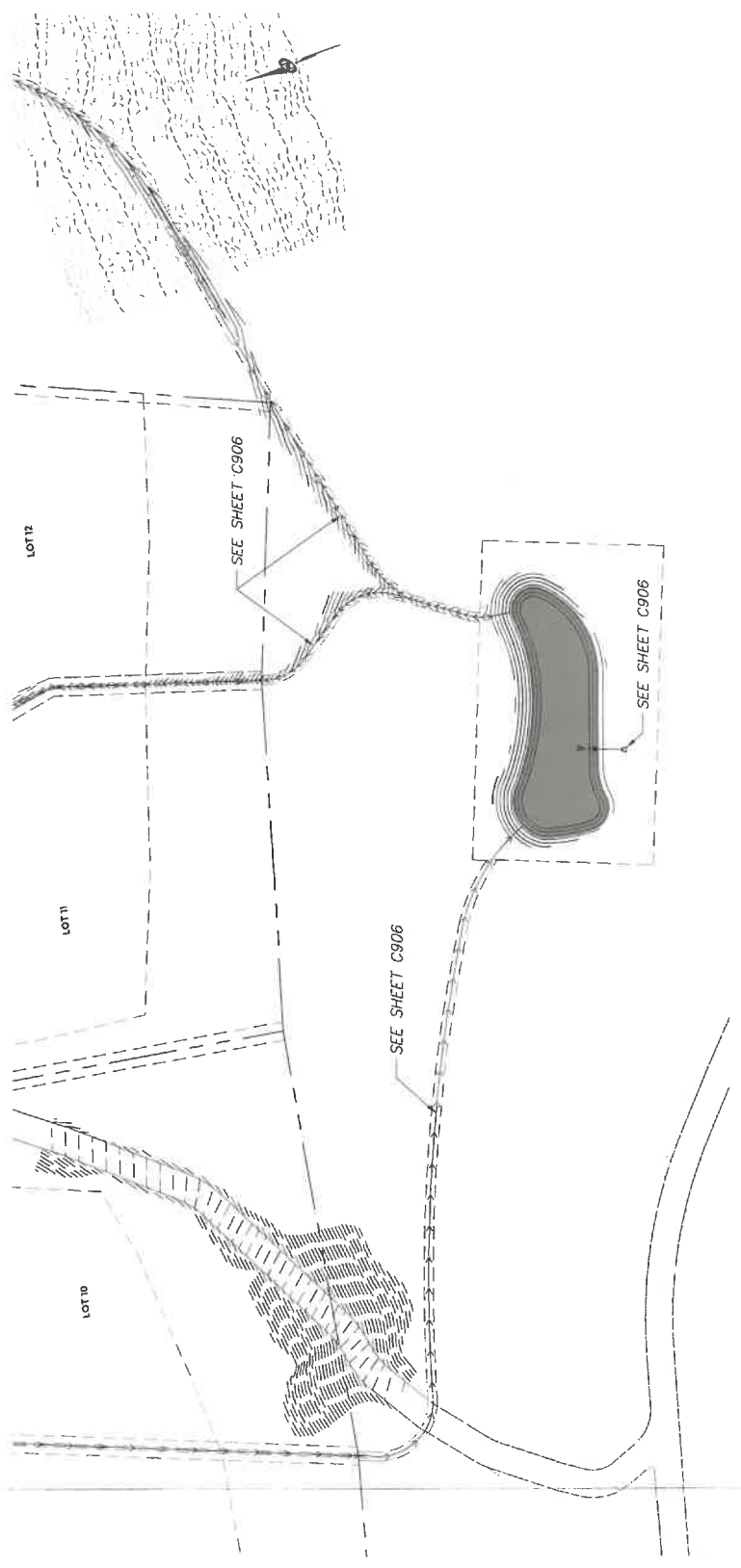


NO.	REV.	DATE	BY	CHK.	DESCRIPTION

**POWDER MOUNTAIN
 PRADO PHASE 1
 GRADING PLAN**



ENCHANTED FOREST DETENTION POND



PRADO DETENTION POND

NO.	REV.	DESCRIPTION

**POWDER MOUNTAIN
 PRADO PHASE 1
 EROSION CONTROL PLAN**



SCALE
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 20'

C500



SCOPE OF WORK:

- ① INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS AND FILTER FABRIC AT EXISTING AND PROPOSED CURB EDGES AS SHOWN ON PLAN.
- ② INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
- ③ INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EROSION CONTROL:

ALL DISTURBED AREAS AND EXPOSED SLOPES THAT WILL REMAIN UNPROTECTED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- A) SPREADING DISTURBED AREAS WITH A TOPDRESSER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE:
 - i. MOUNTAIN BROME 7.50 LB/AC
 - ii. WESTERN WHEATGRASS 5.00 LB/AC
 - iii. DAVID FESCUE 2.50 LB/AC
 - iv. BIG BLUEGRASS 1.25 LB/AC
 - v. BLUEGRASS 1.25 LB/AC
 - vi. BLUEGRASS 1.25 LB/AC
 - vi. MOUNTAIN UPRISE 2.00 LB/AC
 - viii. SWEET WOODRUFF 0.50 LB/AC
 - ix. SWEET WOODRUFF 1.25 LB/AC
 - x. BLUE FLAX 1.25 LB/AC
- B) TRACING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET UPON COMPLETION OF PROJECT. ALL DISTURBED AREAS MUST BE RE-SEEDDED PER METHOD A ABOVE.

LEGEND:

- HYDROSEEDING WITH SEED MIXTURE
- STRAW TRACING
- EROSION CONTROL BLANKET
- CONCRETE BLOCK AND FILTER FABRIC
- EARTH BERM
- ORANGE CONSTRUCTION FENCE

MATCHING INVOICES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION AREAS RECEIVING AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING. ALL EROSION CONTROL BLANKETS MUST BE INSTALLED TO THE SC-150 BLANKET OR APPROVED LOCAL FOLLOWING MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN ORIGINATED PRODUCTS. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.

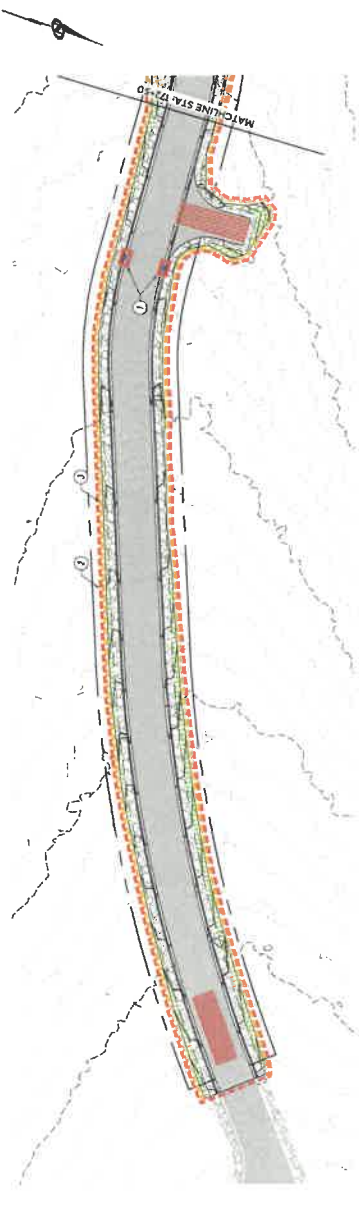
INSTALL 15" X 20" VEHICLE WASH DOWN AREA WITH 1"-2.5" CURB AND 2" SLOPE TO WASH DOWN AREA. SEE PLAN 123. SHEET C001. WATER FOR VEHICLE WASH DOWN. SEE PLAN 123. SHEET C001.

STABILIZED CONSTRUCTION ENTRANCE FOR SITE ADDRESS. IF ALTERNATE ACCESS POINTS ARE IDENTIFIED, THE ENTRANCE SHALL BE IDENTIFIED. CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126. SHEET C001.

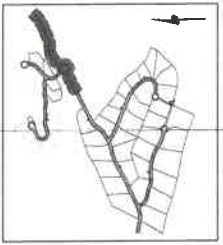
INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER FABRIC / GRATEL OR SILT SOCK AT EXISTING AND PROPOSED CURB EDGES AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3. SHEET C003.

INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123. SHEET C001.

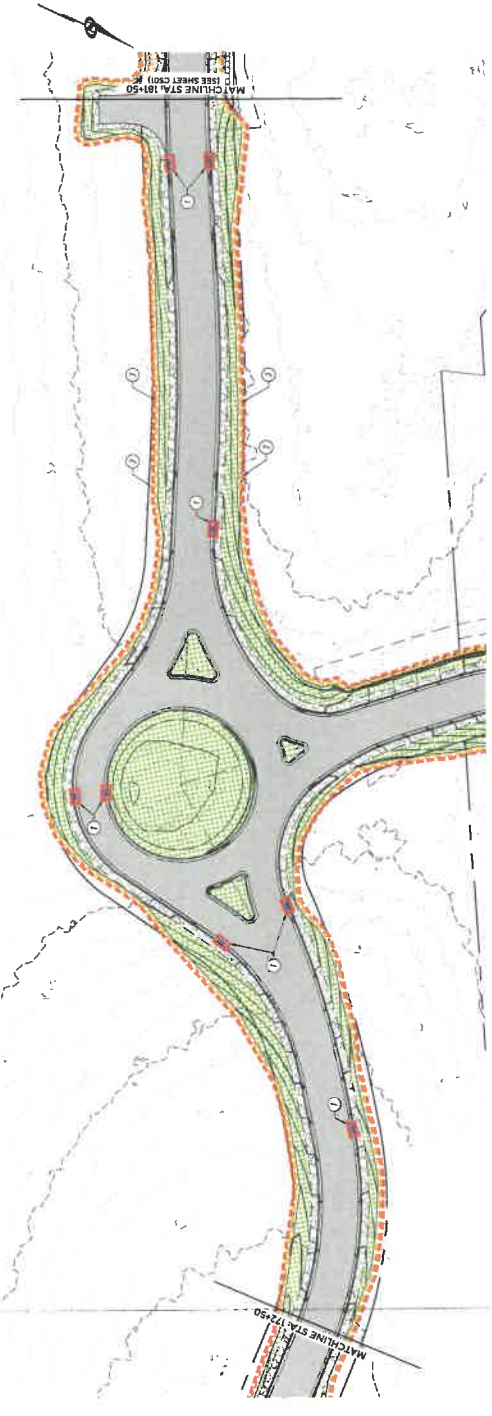
INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



SUMMIT PASS STA 165+40 - 172+50



OVERALL SITE KEY



SUMMIT PASS STA 172+50 - 181+50

NO.	REV.	DESCRIPTION

**POWDER MOUNTAIN
 PRADO PHASE 1
 EROSION CONTROL PLAN**



SCOPE OF WORK:

- 1) INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS AND TRAP PANS AT ALL POINTS WHERE EROSION CONTROL BLANKETS OR MATS ARE PLACED AS SHOWN ON PLAN.
- 2) INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBED AREAS AS SHOWN ON PLAN.
- 3) INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EROSION CONTROL:

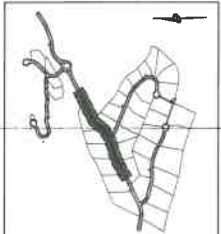
- A) SHOWING DISTURBED AREAS WITH A TRACKER VIA HYDROSEED, USE THE FOLLOWING SEEDING RATES:

1. SLOPER MEADOWGRASS	7.00 LB/AC
2. WESTERN BLUEGRASS	6.25 LB/AC
3. WESTERN HEATGRASS	5.00 LB/AC
4. WESTERN BUCKWHEAT	4.25 LB/AC
5. SAMOYEVIC BLUEGRASS	1.25 LB/AC
6. BIRCH BLUEGRASS	1.25 LB/AC
7. BLUEGRASS	1.25 LB/AC
8. ROCKY MOUNTAIN HONSTEWORM	1.00 LB/AC
9. MOUNTAIN LUPINE	2.00 LB/AC
10. BLUEGRASS	1.25 LB/AC
11. WESTERN HAWKBIT	0.25 LB/AC
12. WESTERN HAWKBIT	1.25 LB/AC

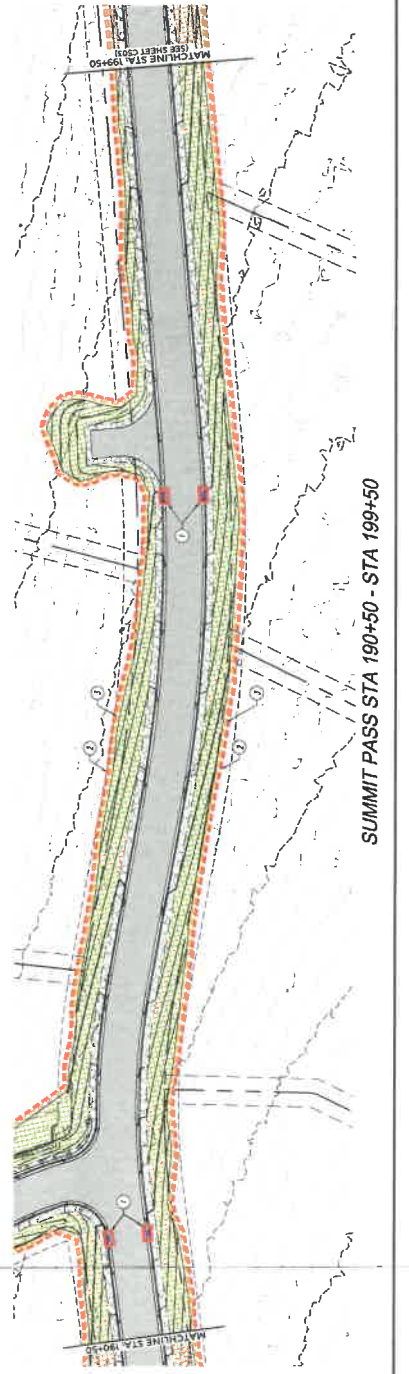
- B) TRACKING STRAP PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEED PER METHOD A ABOVE.

LEGEND:

- 1. HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDING WITH THE FOLLOWING SEEDING RATES:
- 2. EROSION CONTROL BLANKET AFTER THE FINAL GRADING
- 3. 50-50 BLENDED OR APPROVED EQUAL FOLLOW
- 4. WESTERN BLUEGRASS
- 5. WESTERN HEATGRASS
- 6. WESTERN BUCKWHEAT
- 7. SAMOYEVIC BLUEGRASS
- 8. BIRCH BLUEGRASS
- 9. BLUEGRASS
- 10. ROCKY MOUNTAIN HONSTEWORM
- 11. MOUNTAIN LUPINE
- 12. WESTERN HAWKBIT
- 13. WESTERN HAWKBIT
- 14. BLUE FLAX



OVERALL SITE KEY



DATE:	04.15.2026
TCC JOB NUMBER:	ZS-220-12



SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS FILLED WITH GRAVEL OR SILT SAND AT EXISTING AND PROPOSED DRAINAGE POINTS.
2. INSTALL EROSION CONTROL MATS ALONG SLOPE GRABMENT LIMITS OF DISTANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EROSION CONTROL:

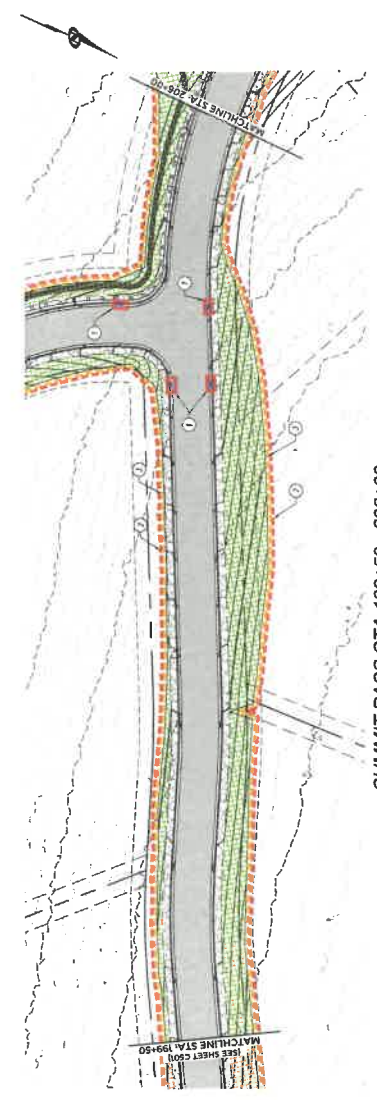
AND/OR EXPOSED SOILS THAT WILL REMAIN UNPROTECTED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OF MORE OF THE FOLLOWING METHODS:

- A) SPRAYING DISTURBED AREAS WITH A TRACKER VIA AIRBORNE USE THE FOLLOWING SEED MIXTURE:
- I. MOUNTAIN BRASS 2.00 LB/AC
 - II. WESTERN MOUNTAIN GRASS 2.00 LB/AC
 - III. GRAND FESCUE 2.00 LB/AC
 - IV. BLUEGRASS 1.25 LB/AC
 - V. BIRD BLUEGRASS 1.25 LB/AC
 - VI. BLUEGRASS 1.25 LB/AC
 - VII. BLUEGRASS 1.25 LB/AC
 - VIII. MOUNTAIN LUPINE 2.00 LB/AC
 - IX. MOUNTAIN LUPINE 2.00 LB/AC
 - X. MOUNTAIN LUPINE 2.00 LB/AC
 - XI. BLUE GRASS 1.25 LB/AC
 - XII. BLUE GRASS 1.25 LB/AC
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

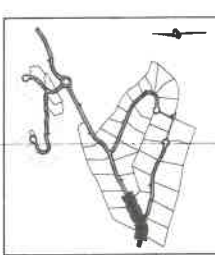
UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEED PER METHOD A ABOVE.

LEGEND:

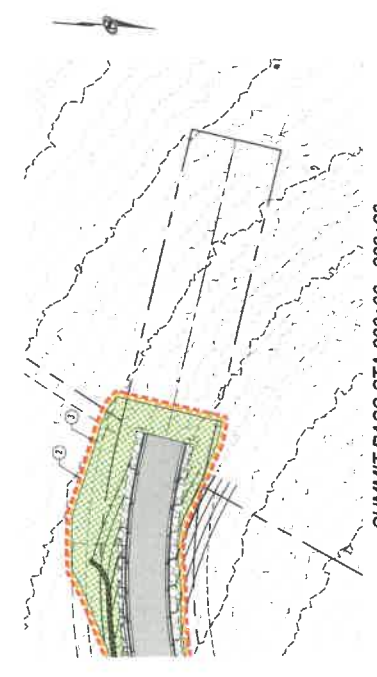
- 1. HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION AREAS RECEIVING AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING. HATCHING SHALL BE APPLIED TO ALL AREAS WITH A SLOPE GREATER THAN 1:1. SEE SHEET 0001 EROSION CONTROL GENERAL NOTES.
- 2. INSTALL 15" X 50" VEHICLE WASH DOWN AREA WITH 1"-2.5" WATER FOR VEHICLE WASH DOWN. SEE PLAN 123. SHEET 0001.
- 3. STABILIZED CONSTRUCTION ENTRANCE FOR SITE ADDRESS/ADDRESS IF ALTERNATE ADDRESS POINTS ARE PROVIDED. SEE PLAN 106. SHEET 0004.
- 4. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SAND AT EXISTING AND PROPOSED DRAINAGE POINTS. SEE PLAN 106. SHEET 0004.
- 5. INSTALL EROSION CONTROL MATS ALONG GRABMENT LIMITS OF DISTANCE AS SHOWN ON PLAN. SEE PLAN 123. SHEET 0001.
- 6. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



SUMMIT PASS STA 199+50 - 206+00

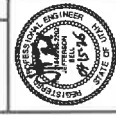


OVERALL SITE KEY



SUMMIT PASS STA 206+00 - 209+28

NO.	REV.	DATE	DESCRIPTION



SCOPE OF WORK:

- 1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - 1) INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
 - 2) INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:
 EXPOSED SLOPES SHALL BE PROTECTED WITH ONE OF THE FOLLOWING METHODS:

- 1) TRACKING STRAP PERPENDICULAR TO SLOPES
- 2) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER BEHIND A REBEL

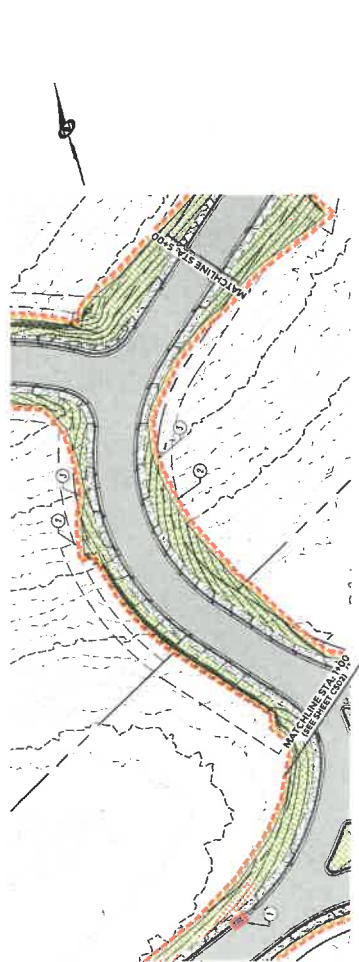
FOLLOWING SEED MIXTURES:

L. MOUNTAIN BRIDGE	7.50 LB/AC
M. SLENDER WHEATGRASS	6.25 LB/AC
N. WESTERN WHEATGRASS	4.00 LB/AC
O. SANDBERG BLUEGRASS	1.50 LB/AC
P. BLUEGRASS	7.25 LB/AC
Q. BLUEGRASS	1.00 LB/AC
R. ROCKY MOUNTAIN PENSTEMMARY	1.00 LB/AC
S. MOUNTAIN LUPINE	2.00 LB/AC
T. WESTERN YARROW	0.25 LB/AC
U. BLUE FLAX	1.25 LB/AC

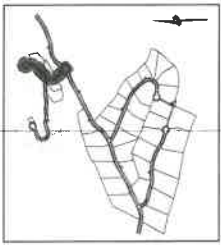
1) TRACKING STRAP PERPENDICULAR TO SLOPES
 2) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER BEHIND A REBEL

LEGEND:

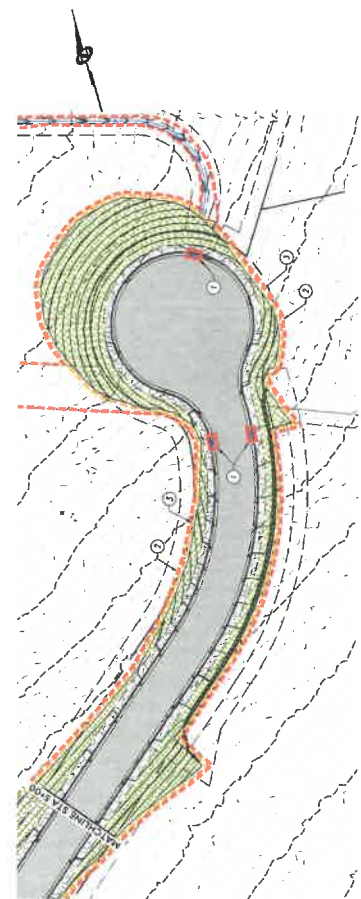
- 1. HOLDING PROFILES ARE TO RECEIVE 4" DISPOSAL AND TO BE COVERED WITH 18" OF TOP SOIL. SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH 18" OF TOP SOIL. SEEDING FOR NATURAL REVEGETATION AND SEEDING ARE TO BE INSTALLED WITH NORTH AMERICAN GREEN 50-100 BLANKET OR APPROVED EQUAL, FOLLOWING THE INSTRUCTIONS ON THE PRODUCT LABEL. SEEDING SHALL BE INSTALLED WITH NORTH AMERICAN GREEN P-100 EROSION CONTROL BLANKET ON ALL SLOPES EXCEPT WHERE NOTED OTHERWISE. SEE SHEET 0001 EROSION CONTROL GENERAL NOTES.
- 2. INSTALL 15" x 50" VEHICLE WASH DOWN AREA MFR 1"-3.5" COMPRESS. APPROPRIATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 126. SHEET 0001.
- 3. STABILIZED CONSTRUCTION ENTRANCE FOR SITE APPROVED BY OWNER. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126. SHEET 0001.
- 4. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3. SHEET 0003.
- 5. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION. DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 124. SHEET 0003.
- 6. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



ROAD 2 STA 1+00 - 5+00



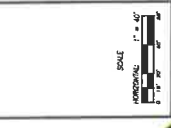
OVERALL SITE KEY



ROAD 2 STA 5+00 - 10+00

DATE:	04.15.2026
TCC JOB NUMBER:	25-220-12

POWDER MOUNTAIN EROSION CONTROL PLAN PRADO PHASE 1



C504

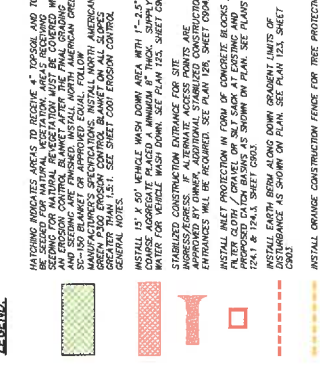
SCOPE OF WORK

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS WITH 18" HIGH CURB AS SHOWN ON PLAN.
2. PROVIDE CATCH BASINS AS SHOWN ON PLAN.
3. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
4. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SOILS

- A) SPRING DISTURBED AREAS WITH A THICKER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE:
- I. FINE FESCUE 1.50 LB/AC
 - II. SCORPION BERMGRASS 6.25 LB/AC
 - III. WESTERN WHEATGRASS 5.00 LB/AC
 - IV. SANDBERG BLUEGRASS 2.50 LB/AC
 - V. BLUEGRASS 1.25 LB/AC
 - VI. BLUEGRASS 1.25 LB/AC
 - VII. ROCKY MOUNTAIN PENNANTGRASS 1.00 LB/AC
 - VIII. MOUNTAIN LUPINE 3.00 LB/AC
 - IX. BLUEGRASS 0.25 LB/AC
 - X. WESTERN MOHAWK 1.25 LB/AC
 - XI. BLUE FLAX 1.25 LB/AC
- B) TRACKING STRAW PERPENDICULAR TO SLOPES.
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET UPON COMPLETION OF PROJECT. ALL DISTURBED AREAS MUST BE RE-SEED PER METHOD A ABOVE.

LEGEND



MATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEED PER INDIVIDUAL SPECIFICATION. AREAS SURROUNDING WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING. 25'-150' BLANKET OR APPROVED EQUAL FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREATER THAN 1.5". SEE SHEET C001 EROSION CONTROL GENERAL NOTES.

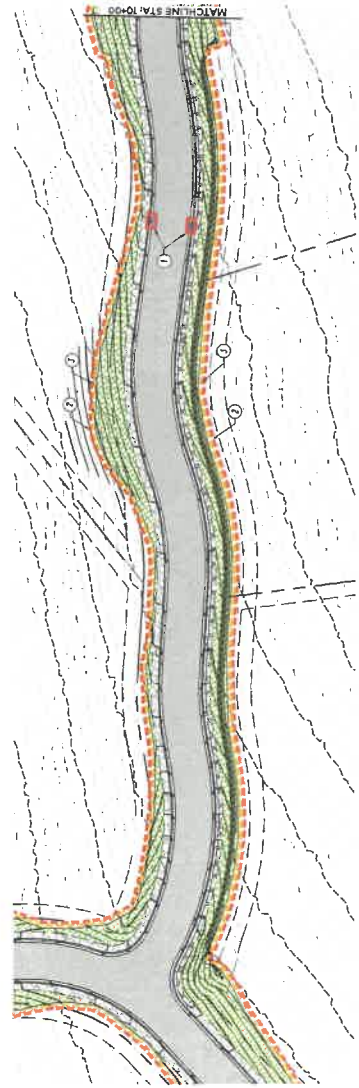
INSTALL 10' 50" VEHICLE WASH DOWN AREA WITH 1'-2.5" WATER FOR VEHICLE WASH DOWN. SEE PLAN 123, SHEET C001.

STABILIZED CONSTRUCTION ENTRANCE FOR SITE ADDRESS 80' DRAINAGE ALTERNATIVE ACCESS POINTS FOR CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 124, SHEET C004.

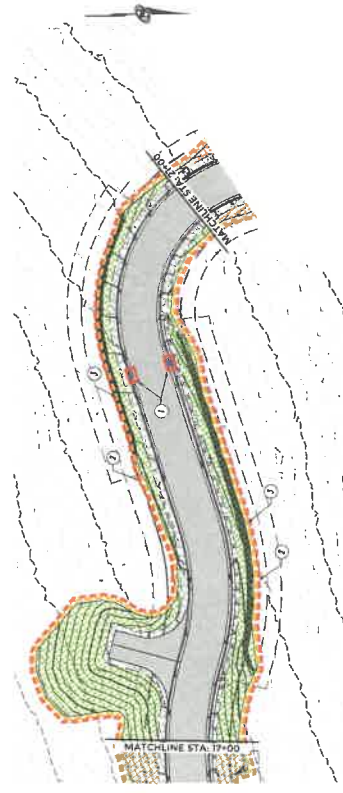
INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / CURB WITH CATCH BASIN OF 3'0" SLOPE AT EENDING AND 12% & 17% SLOPES. SEE PLAN 124, SHEET C004.

INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C003.

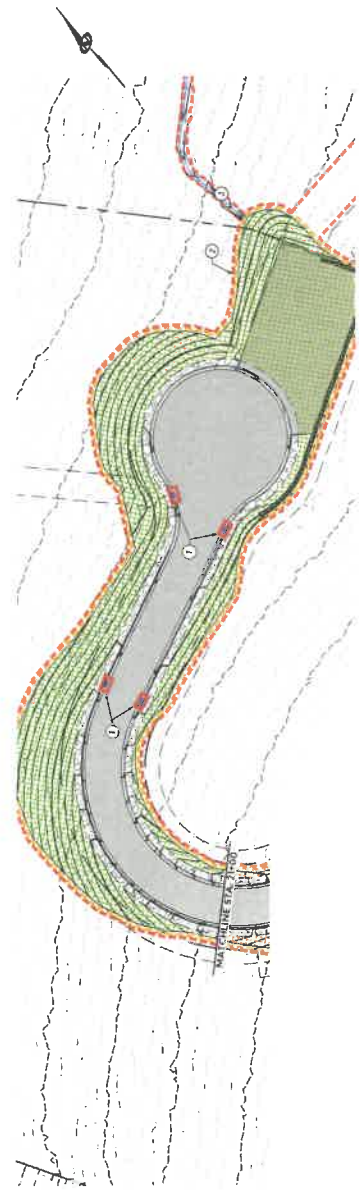
INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



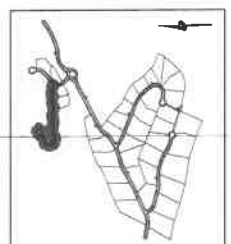
ROAD 3 STA 10+00 - 17+00



ROAD 3 STA 17+00 - 21+00



ROAD 3 STA 21+00 - 25+00



OVERALL SITE KEY

NO.	REV.	DATE	DESCRIPTION

**POWDER MOUNTAIN
 PRADO PHASE 1
 EROSION CONTROL PLAN**



SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / STABILIZED CONSTRUCTION ENTRANCE FOR ALL EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

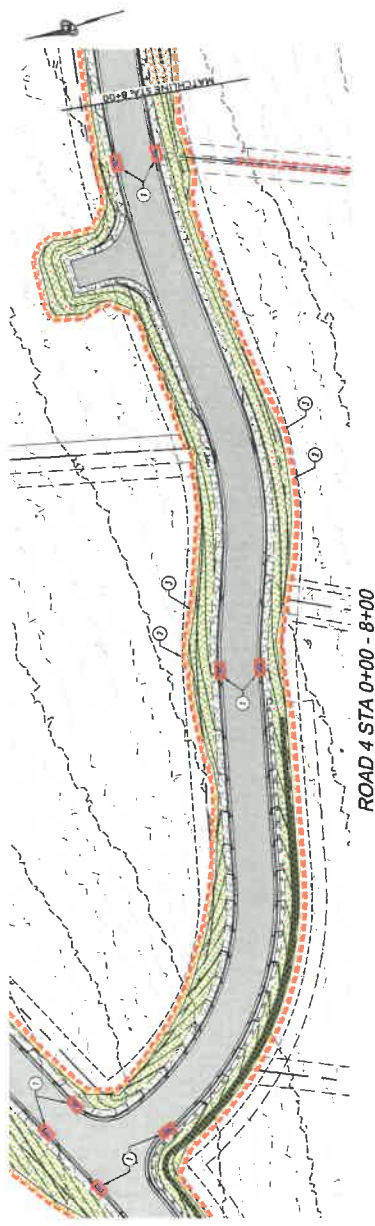
EXPOSED SLOPES:
 ANY DISTURBED AREAS AND/OR EXPOSED SLOPES THAT WILL REMAIN UNPROTECTED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS: RESEED AREAS WITH A THICKENER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURES:

- I. MOUNTAIN BROOK 7.50 LB/AC
- II. WESTERN WHEATGRASS 6.25 LB/AC
- III. WESTERN WHEATGRASS 5.00 LB/AC
- IV. SANDBERG BLUEGRASS 2.25 LB/AC
- V. SANDBERG BLUEGRASS 1.25 LB/AC
- VI. BIG BLUEGRASS 1.25 LB/AC
- VII. ROOBY MOUNTAIN RIVERSTEM 1.00 LB/AC
- VIII. MOUNTAIN LUPINE 2.00 LB/AC
- IX. WESTERN YARROW 0.25 LB/AC
- X. BLUE FLAX 1.25 LB/AC

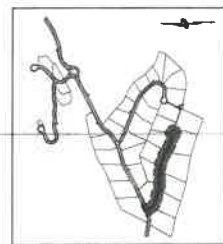
- a) TRACKING STRAW PERPENDICULAR TO SLOPES
- b) INSTALLING A LUSH-HIGH, TEMPORARY EROSION CONTROL BLANKET UPON COMPLETION OF PROJECT. ALL DISTURBED AREAS MUST BE RE-SEED PER SECTION 4. ABOVE.

LEGEND:

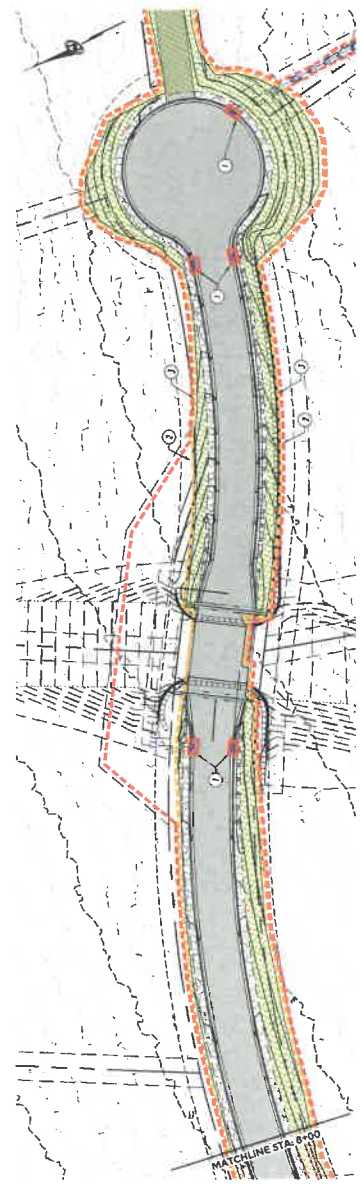
- MATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE RESEED FOR NATURAL REVEGETATION. MUST BE COVERED WITH 100% MULCH OR PROTECTIVE MAT. INSTALL INLET PROTECTION AND SEEDING AND PROTECTIVE MAT. FOLLOW AMERICAN GREEN CONSTRUCTION CONTROL BLANKET ON ALL SLOPES. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- INSTALL 12' X 8' VEHICLE WASH DOWN AREA WITH 1"-3/4" COARSE AGGREGATE PLACED A MINIMUM 9" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C001.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE APPROVED BY OWNER. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C001.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / STABILIZED CONSTRUCTION ENTRANCE FOR ALL EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124 & 124-A, SHEET C001.
- DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C001.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



ROAD 4 STA 0+00 - 8+00



OVERALL SITE KEY



ROAD 4 STA 8+00 - 16+00

DATE:	04/15/2026
TCC JOB NUMBER:	25-220-12

**POWDER MOUNTAIN
EROSION CONTROL PLAN
PRADO PHASE 1**



SCALE
1" = 20'
0' 10' 20' 30' 40' 50'

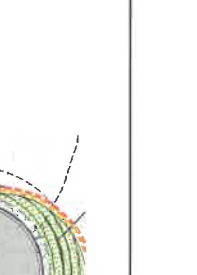
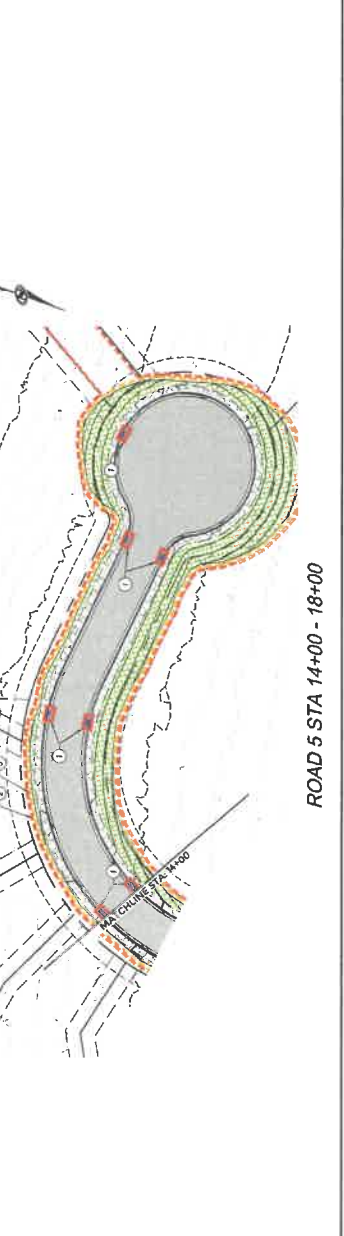
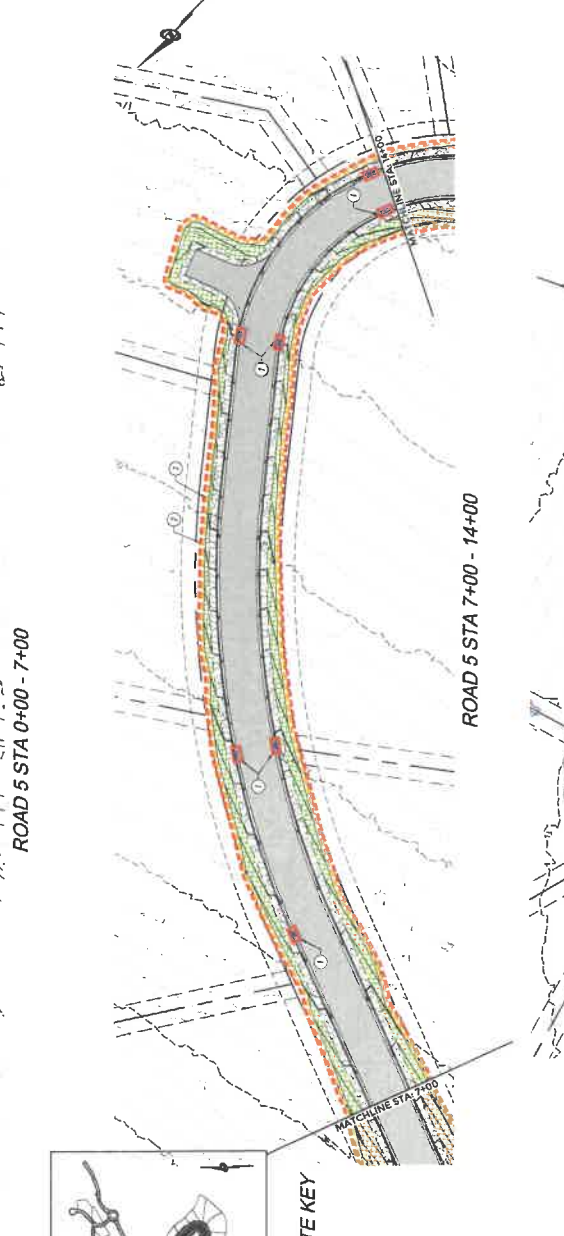
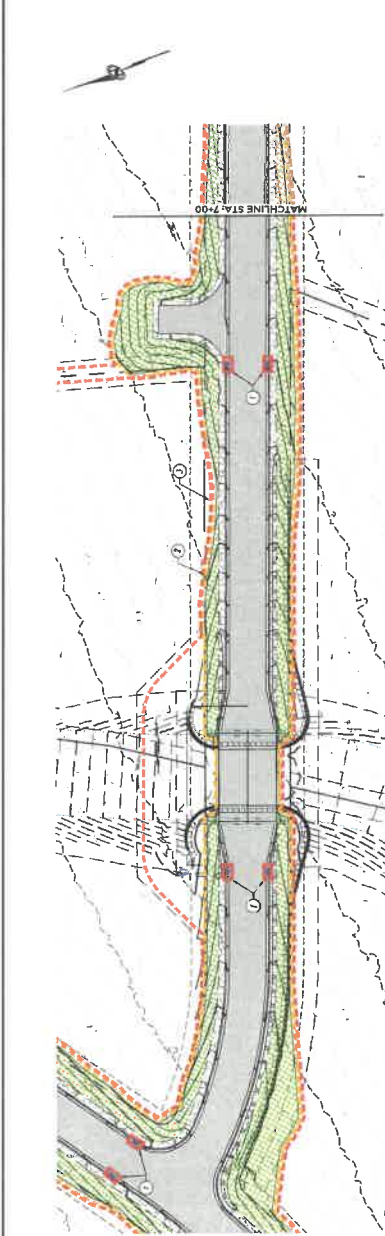
C506



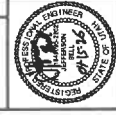
- SCOPE OF WORK:**
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED ROADWAYS AS SHOWN ON PLAN.
 - INSTALL MATING STRIPS AT EXISTING AND PROPOSED ROADWAYS AS SHOWN ON PLAN. GROUNDLINE LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
 - INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.
- EXPOSED SLOPES:**
SLOPES AND/OR EXPOSED SLOPE THAT WILL REMAIN UNPROTECTED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRINKLING DISTURBED AREAS WITH A TACHIFER VIA HYDRASEED. USE THE FOLLOWING SEED MIXTURE:
 - L. MOUNTAIN BROMGRASS 7.50 LB/AC
 - M. WESTERN WHEATGRASS 5.00 LB/AC
 - N. SANDBERG BLUEGRASS 2.50 LB/AC
 - O. BLUEGRASS 1.25 LB/AC
 - P. BLUEBUNCH WHEATGRASS 1.25 LB/AC
 - Q. MOUNTAIN LUPINE 2.00 LB/AC
 - R. MOUNTAIN LUPINE 0.25 LB/AC
 - S. WESTERN HARDTONGUE 1.25 LB/AC
 - T. BLUE FLAX 1.25 LB/AC
 - TRACING STRAIN PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET UPON COMPLETION OF PROJECT. ALL DISTURBED AREAS MUST BE RE-SEED PER METHOD A ABOVE.

LEGEND:

- MATING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING SHALL BE SEEDED FOR NATURAL VEGETATION. MANUFACTURER'S SPECIFICATIONS, INSTALL NORTH AMERICAN ORANGE CONSTRUCTION FENCE WITH A HEIGHT OF NOT LESS THAN 1.5'. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE ACCESS/ACCESS. IF ALTERNATE ACCESS POINTS ARE IDENTIFIED, ACCESS POINTS SHALL BE IDENTIFIED AND ENTRANCES WILL BE REQUIRED. SEE PLAN 125 SHEET C001.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED ROADWAYS AS SHOWN ON PLAN. SEE PLANS 124 & 124.A SHEET C503.
- INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123 SHEET C001.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



NO.	BY	CHK	DATE



SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS AND CHAIN LINK FENCE ALONG DOWN SLOPE AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWRY GRADE LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

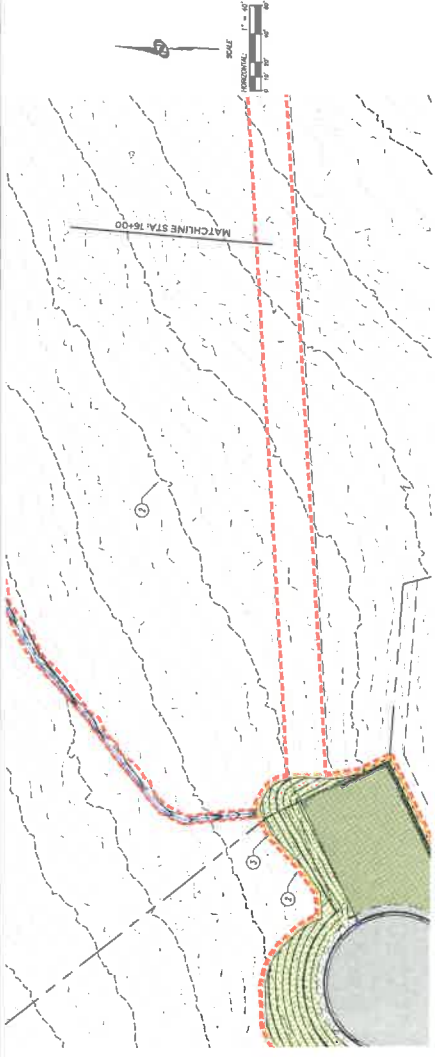
EXPOSED SLOPES:
 ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNDOUGED FOR LONGER THAN 30 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS: RESEEDING, MULCHING, OR HYDROSEEDING. USE THE FOLLOWING SEED MIXTURE:

- | | |
|------------------------------|------------|
| I. MOUNTAIN BROME | 7.50 LB/AC |
| II. SEWER WHEATGRASS | 6.25 LB/AC |
| III. WESTERN WHEATGRASS | 5.00 LB/AC |
| IV. SANSBERG BLUEGRASS | 1.25 LB/AC |
| V. BIG BLUEGRASS | 1.25 LB/AC |
| VI. ROCKY MOUNTAIN PENSTEMON | 1.00 LB/AC |
| VII. SPOKY GALLURGE | 1.00 LB/AC |
| VIII. WESTERN YARROW | 0.25 LB/AC |
| IX. BLUE FLAX | 1.25 LB/AC |

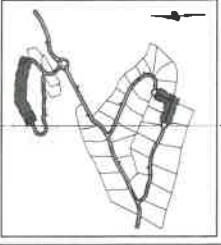
- B) TRAPPING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-BROWN, TEMPORARY EROSION CONTROL BLANKET WITH A COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEED PER METHODS ABOVE.

LEGEND:

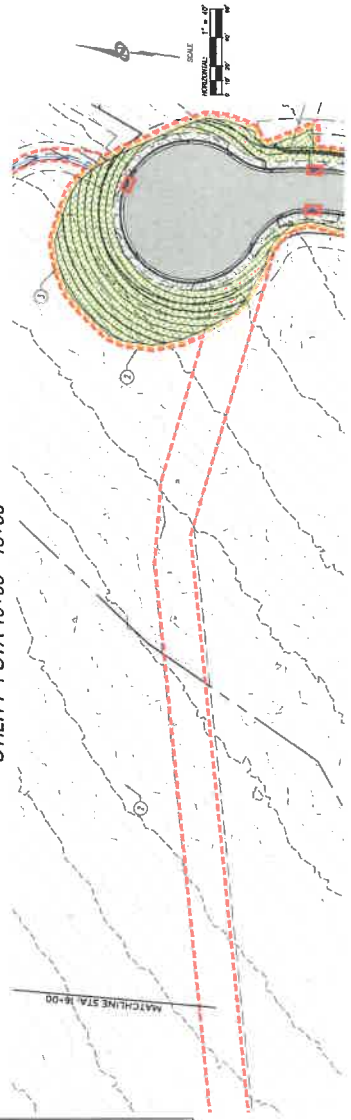
- 1. HATCHING INDICATES AREAS TO RECEIVE MULCH, TOPSOIL, AND TO SEED FOR NATURAL REGENERATION. MULCH MUST BE COVERED WITH 50-100 BLANKET OR APPROVED EQUAL. FOLLOW SLOPE GRADIENTS AND SEEDING RATE. INSTALL NORTH AMERICAN GREEN SLOPE EROSION CONTROL BLANKET ON ALL SLOPES. GENERAL NOTES: S.E.T. SEE SHEET 001 EROSION CONTROL.
- 2. INSTALL 15" X 50" VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN SEE PLAN 12X SHEET 001.
- 3. STABILIZED CONSTRUCTION ENTRANCE FOR SITE USE APPROVED BY OWNER. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 12X SHEET 004.
- 4. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 12X & 12X.3 SHEET 001.
- 5. DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 12X SHEET 003.
- 6. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



UTILITY 1 STA 10+00 - 16+00



OVERALL SITE KEY



UTILITY 1 STA 16+00 - 22+25

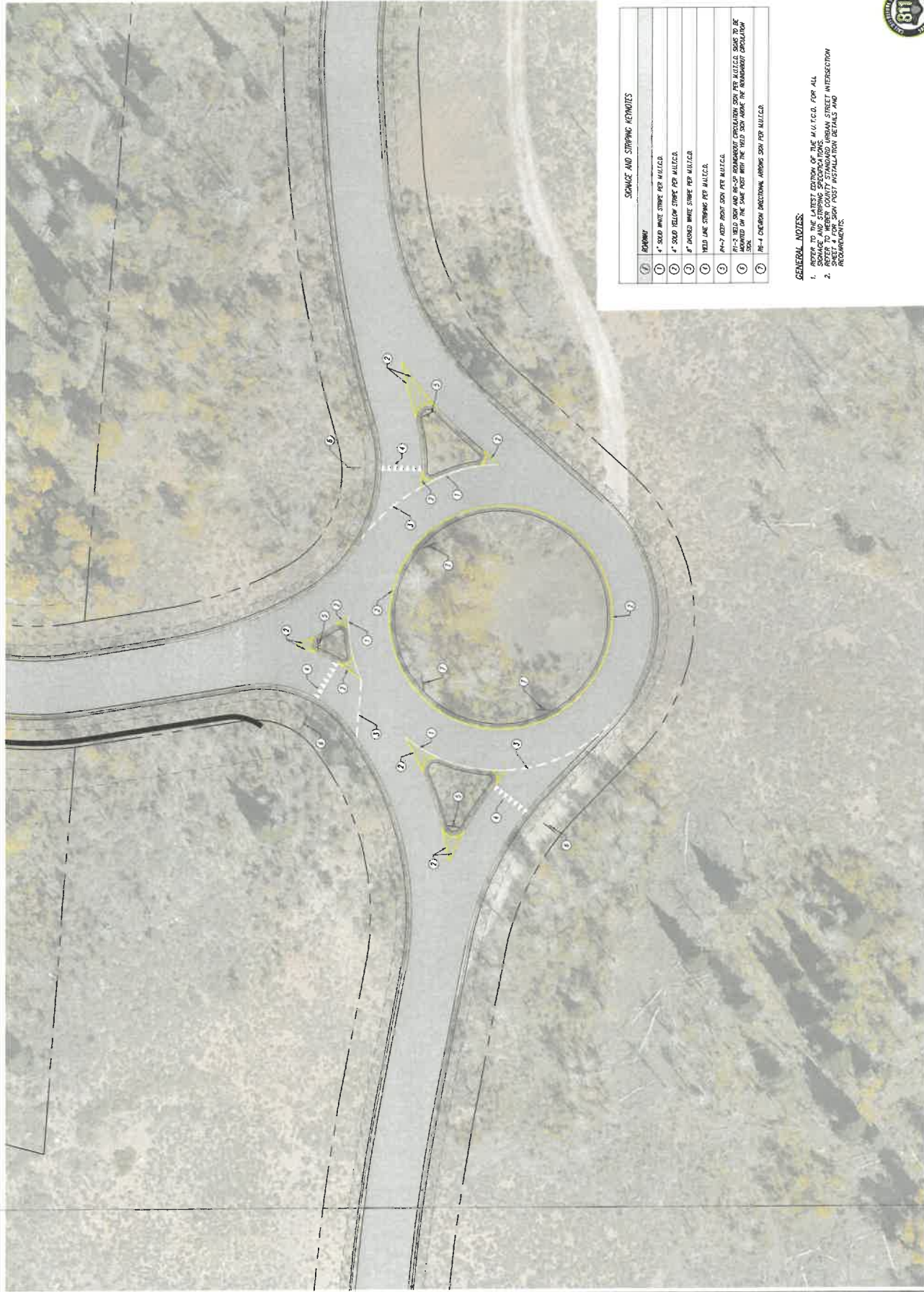


UTILITY 2 STA 9+50 - 18+50

NO.	DATE	BY	CHKD	REVISIONS

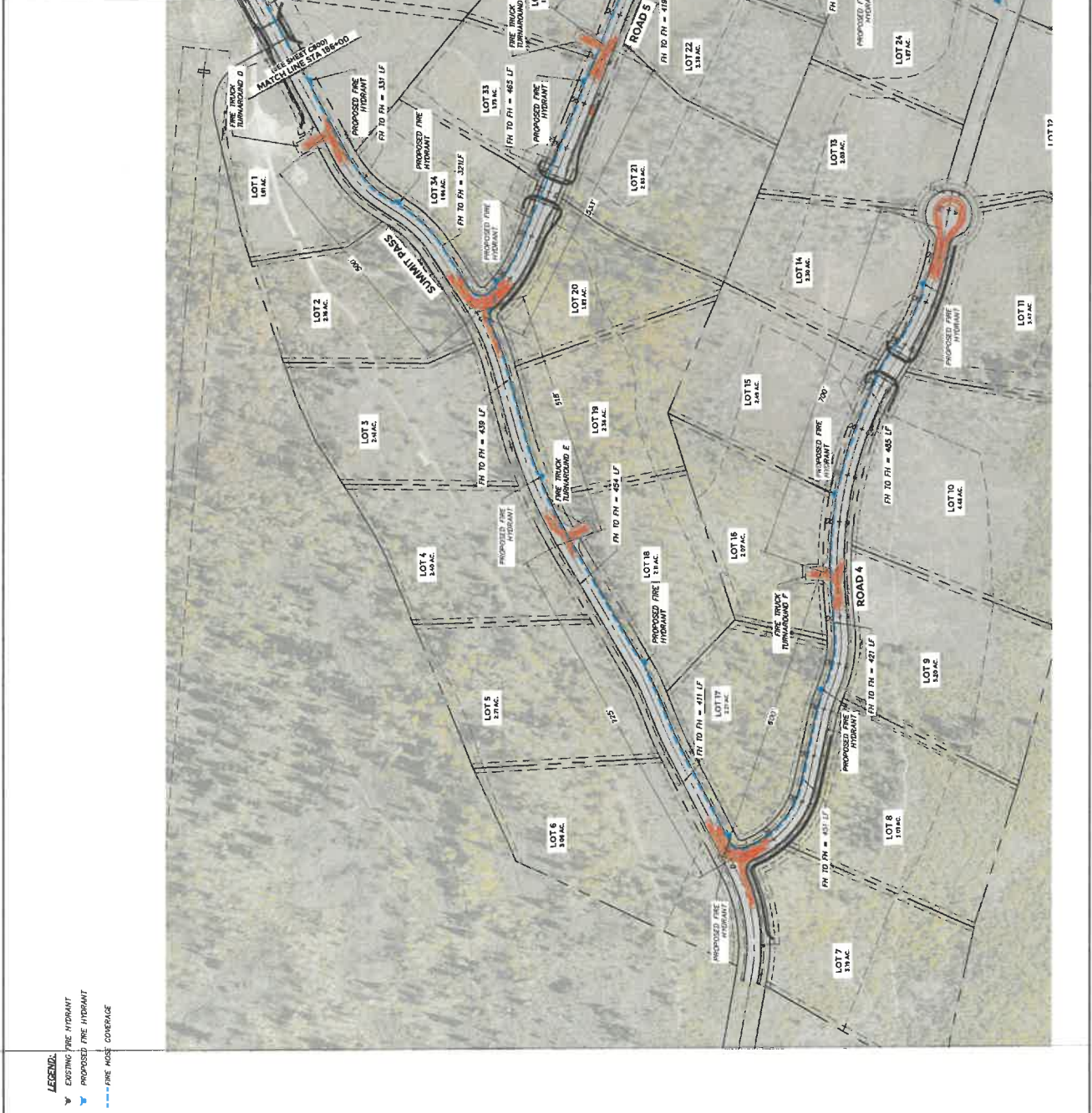
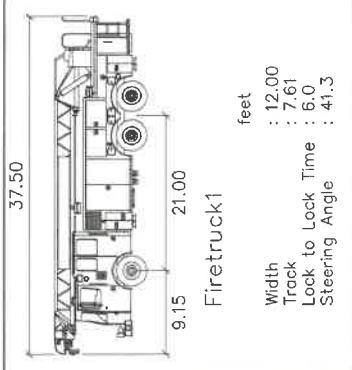
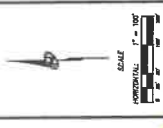


C600



SIGNAGE AND STRIPING REVISIONS	
①	REMOVE
②	4" SOLID WHITE STRIPE PER MILE/C.D.
③	4" SOLID YELLOW STRIPE PER MILE/C.D.
④	4" DASHED WHITE STRIPE PER MILE/C.D.
⑤	4" DASHED WHITE STRIPE PER MILE/C.D.
⑥	4" X 7" RED-ON-RED SIGN PER MILE/C.D.
⑦	4" X 7" RED-ON-RED SIGN PER MILE/C.D. TO BE PLACED AT THE END OF EACH LEG FOR ROUNDABOUT APPROACH AND AT THE END OF EACH LEG FOR ROUNDABOUT DEPARTURE
⑧	4" X 7" CHEVRON ARROWS PER MILE/C.D.

- GENERAL NOTES:**
- REFER TO THE LATEST EDITION OF THE M.U.T.C.D. FOR ALL SIGNAGE AND STRIPING SPECIFICATIONS.
 - SHEET TO BE USED IN CONJUNCTION WITH THE ROUNDABOUT INTERSECTION SHEET AND ALL OTHER PLAN SHEETS FOR THE PROJECT.



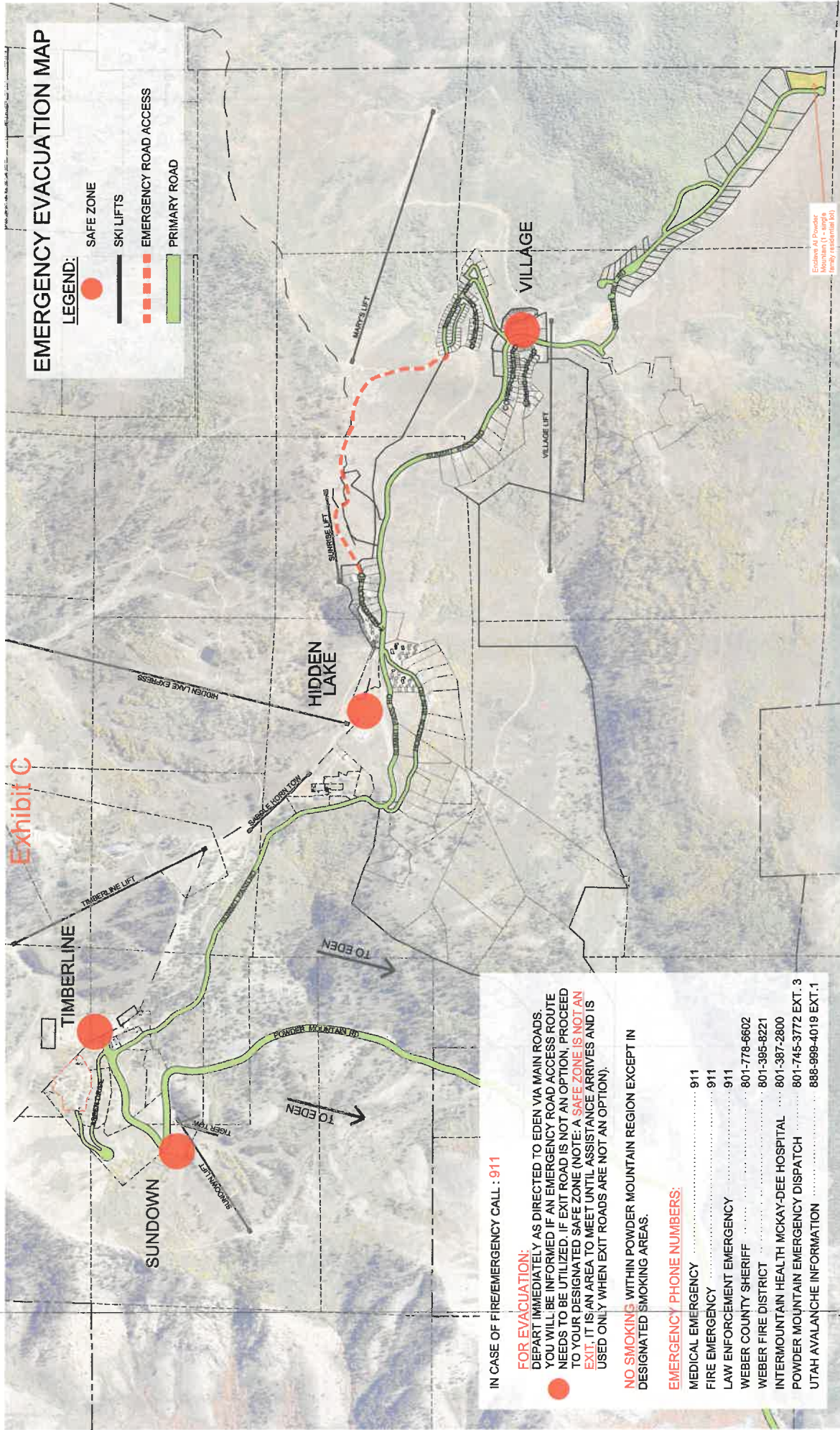
- LEGEND:**
- ▼ EXISTING FIRE HYDRANT
 - ▲ PROPOSED FIRE HYDRANT
 - FIRE HOSE COVERAGE

Exhibit C

EMERGENCY EVACUATION MAP

LEGEND:

- SAFE ZONE
- SKI LIFTS
- EMERGENCY ROAD ACCESS
- PRIMARY ROAD



Excludes All Powder Mountain Lifts except Village Lift (see map for details)

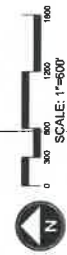
IN CASE OF FIRE/EMERGENCY CALL : 911

FOR EVACUATION:
 DEPART IMMEDIATELY AS DIRECTED TO EDEN VIA MAIN ROADS. YOU WILL BE INFORMED IF AN EMERGENCY ROAD ACCESS ROUTE NEEDS TO BE UTILIZED. IF EXIT ROAD IS NOT AN OPTION, PROCEED TO YOUR DESIGNATED SAFE ZONE (NOTE: A **SAFE ZONE IS NOT AN EXIT**. IT IS AN AREA TO MEET UNTIL ASSISTANCE ARRIVES AND IS USED ONLY WHEN EXIT ROADS ARE NOT AN OPTION).

NO SMOKING WITHIN POWDER MOUNTAIN REGION EXCEPT IN DESIGNATED SMOKING AREAS.

EMERGENCY PHONE NUMBERS:

MEDICAL EMERGENCY	911
FIRE EMERGENCY	911
LAW ENFORCEMENT EMERGENCY	911
WEBER COUNTY SHERIFF	801-778-6602
WEBER FIRE DISTRICT	801-395-8221
INTERMOUNTAIN HEALTH MCKAY-DEE HOSPITAL	801-387-2800
POWDER MOUNTAIN EMERGENCY DISPATCH	801-745-3772 EXT. 3
UTAH AVALANCHE INFORMATION	888-999-4019 EXT. 1



MAP DATE: AUGUST 8, 2024



POWDER MOUNTAIN

DRAFT - Subject: Powder Mountain Emergency Evacuation Plan

As Powder Mountain continues to build-out the DRR-1 master plan, ensuring the safety of all individuals on the mountain during an evacuation situation is essential. The attached emergency evacuation plan outlines clear routes for ingress and egress and assembly points (for refuge). This plan will be regularly reviewed and updated as new conditions develop.

This emergency evacuation plan will be distributed to our operations teams, property owners, and the HOA. Operations and HOA teams will have access to the map online and post hard copy versions in highly visible exit/entry employee locations.

The resort monitors winter weather alerts and forecasts to be prepared for severe storms. The Resort team can initiate appropriate emergency responses and provide guests with clear directions during an emergency. In the event of an impending significant weather event, the resort can communicate with guests and property owners to provide information, guidance, and recommended safety measures. Clear and timely communication will ensure that everyone is well-informed and prepared. Depending on the nature of the significant weather or other emergency event, the resort may implement shelter-in-place protocols or evacuate guests to designated safe areas. Our resort-wide comprehensive plans ensure that all on mountain individuals are moved to secure locations if necessary.



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	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.
Type of Decision:	Administrative
Agenda Date:	Wednesday, April 22, 2026
Applicant:	Wade Rumsey, Ogden 3 LLC
File Number:	ZDA2026-01

Property Information

Approximate Address:	3701 West 1800 South
Zoning:	Residential R1-15
Existing Land Use:	Residential
Proposed Land Use:	Residential
Development Name:	Winston Park Subdivision
Township, Range, Section:	T6N, R2W, Section 28

Adjacent Land Use

North:	Residential	South:	Large Lot Residential
East:	Large Lot Residential	West:	Residential

Staff Information

Report Presenter:	Felix Lleverino
Phone Number:	801-399-8767
Report Reviewer:	CE

Applicable Ordinances/Agreements

Title 104, Chapter 12 Residential Zones R1-10
Winston Park Development Agreement Entry # 3347179

Development History

The development agreement associated with the Winston Park Zoning Map Amendment was recorded on November 12, 2024.

The subdivision plat for the phases of Winston Park were recorded on:

Phase 1: July 12, 2022

Phase 2: December 11, 2026

Summary and Background

Applicant is requesting approval of minor changes to the Winston Park Development Agreement. Section 9.9.5 contains details about the patio home design, restricting 50 percent of the homes to one step entering the home, and the remaining 50 percent of the homes are limited to a maximum of one step entering the home. The owner is requesting to remove the restriction pertaining to stairs within the home for a bonus room in the attic and/or stairs in the garage for extra storage space within the home. This amendment will affect the home floor plans for only phase 3 of the Winston Park Subdivision, which is yet to be platted.

The Planning Division recommends approval of minor changes to the development agreement after gaining direction from Commissioner Harvey for support and the County Attorney for applicability and procedure. The proposal is considered a minor change and is reasonably consistent with the intent of the development agreement.

Analysis

General Plan: This proposal is not contrary to the goals of the Weber County General Plan.

Additional requirements: The attached amendment to the development agreement shall be signed by the Weber County Planning Director and the owner of the property, and then shall be recorded in the Weber County Recorder's Office.

Staff Recommendation

Staff recommends approval of the proposed minor amendments to the development agreement.

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

1. Minor changes such as this may be reviewed and approved by the county staff.
2. The proposed changes generally conform to the site development standards of the residential zone and the surrounding zoning districts.
3. The minor changes are not contrary to the Weber County General Plan.

Exhibits

Exhibit A: Amendment to the Development Agreement, see next page

AMENDMENT
to the
DEVELOPMENT AGREEMENT
between
WEBER COUNTY
and
OGDEN 3, LLC

THIS AMENDMENT is between **WEBER COUNTY**, a body corporate and politic of the State of Utah (“County”) and **OGDEN 3, LLC** (“Developer”). County and Developer may be referred to jointly as the “Parties.”

RECITALS

WHEREAS, County and Developer or Developer’s predecessors in interest entered into a development agreement (“Agreement”) governing a residential development within unincorporated Weber County with the legal description as provided in Exhibit A; and

WHEREAS, Sections 10.2 and 10.2.3 of the Agreement allow County staff to review and approve certain minor changes, enlargements, or adjustments to the development; and

WHEREAS, Developer has asked for a minor change to the language governing the design of the patio homes within Winston Park Subdivision Phase 3; and

WHEREAS, County is in favor of the minor changes requested by the Developer and finds that the proposed changes would not materially affect the County’s original intent, findings, or conditions on the development project as originally proposed; and

THEREFORE, in exchange for valuable consideration, including the mutual covenants contained in this Amendment, the Parties covenant and agree as follows:

1. Section 9.9.5 shall be replaced to read as follows:

9.9.5 One Story Buildings. Each patio home shall be no greater than one story. At least 50 percent shall be designed so that there are no steps entering ~~or within~~ the unit. The rest may have up to one step. ~~The phase 3 units are allowed interior stairs for a bonus room in the attic and extra storage space in the garage.~~

2. All other terms and conditions of the Agreement not specifically referenced herein shall remain in full force and effect.

Weber County Planning Director

DATE: _____

State of Utah)
)ss.
County of Weber)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of _____, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its members or its articles of organization; and said person acknowledged to me that said limited liability company executed the same.

My Commission Expires:

Notary Public, residing in

Owner

By: _____

Print Name: _____

Title: _____

DATE: _____

Owner Acknowledgment

State of Utah)

)ss.

County of Weber)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of _____, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its members or its articles of organization; and said person acknowledged to me that said limited liability company executed the same.

My Commission Expires:

Notary Public, residing in

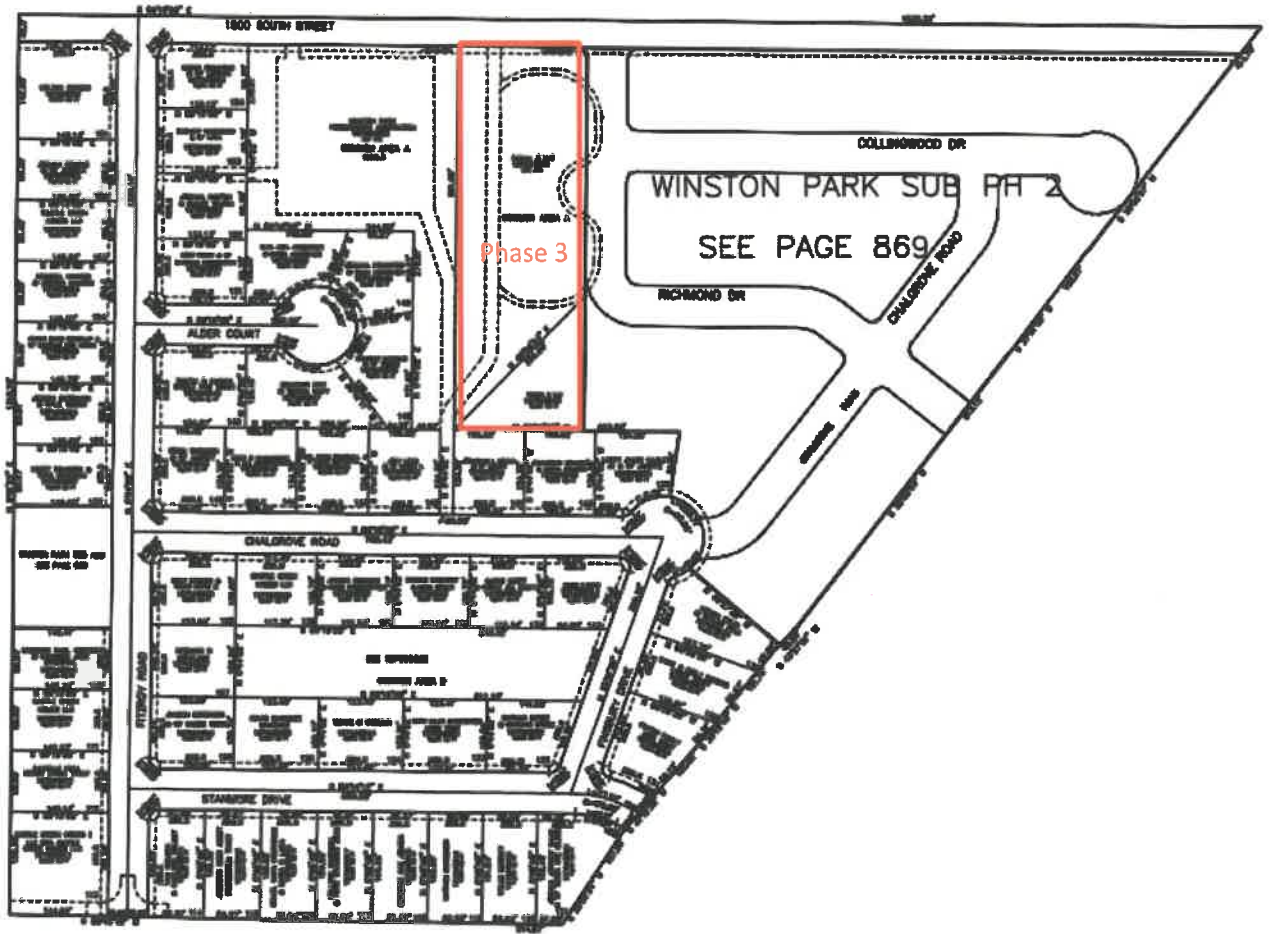
EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER SECTION LINE 182.77 FEET AND SOUTH 00°48'10" WEST 40.18 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 38°02'07" WEST 364.48 FEET; THENCE SOUTH 37°51'05" WEST 188.07 FEET; THENCE SOUTH 38°06'04" WEST 513.12 FEET; THENCE SOUTH 43°27'51" WEST 42.80 FEET; THENCE SOUTH 39°10'43" WEST 40.86 FEET; THENCE NORTH 69°58'25" WEST 167.70 FEET; THENCE NORTH 20°01'35" EAST 77.72 FEET; THENCE NORTHEASTERLY 13.91 FEET ALONG A THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 46°35'29" EAST 13.42 FEET; THENCE NORTHWESTERLY 161.21 FEET ALONG THE ARC OF A 60.00 FOOT REVERSE CURVE TO THE LEFT, CHORD BEARS NORTH 03°48'52" WEST 116.91 FEET; THENCE NORTH 09°12'52" EAST 96.05 FEET; THENCE NORTH 89°15'08" WEST 397.47 FEET; THENCE NORTH 00°44'52" EAST 289.69 FEET; THENCE NORTH 89°15'08" WEST 244.80 FEET; THENCE NORTH 00°44'52" EAST 272.01 FEET; THENCE SOUTH 89°15'08" EAST 1460.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 16.458 ACRES, MORE OR LESS





Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Agenda Item: 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.

Agenda Date: Wednesday, April 22, 2026

Application Type: Subdivision, administrative

Applicant: Trevor Bennett

File Number: LVA021225

Property Information

Approximate Address: 2750 S 4300 W, Ogden, 84401

Project Area: 2.563 acres

Zoning: A-1

Existing Land Use: Agricultural/Residential

Proposed Land Use: Residential

Parcel ID: 15-090-0001

Adjacent Land Use

North: Residential	South: Agricultural
East: Agricultural/Residential	West: 4300 West St

Staff Information

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

Report Reviewer: FL

Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 2, Agricultural Zones
- Title 106 (Subdivisions)

Background and Summary

An application for subdivision was accepted on 6/19/2024. The application was deemed complete and accepted in for review 2/12/2025. The applicant is requesting final approval of Allen P Berrett & Judy G Berrett Trust Subdivision consisting of 2 lots. The proposal complies with the county land use code and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.

Analysis

General Plan: The Future Land Use map for Western Weber County shows this property being utilized for rural residential lots. Currently, this subdivision is located in the A-1 Zone. This request fits within the goals and policies of the Western Weber General Plan.

Zoning: The subject property is located in the A1 zone. Chapter 104-2 gives the following purpose and intent of the A1 zones:

The A1 zone is both an agricultural and a low-density rural residential zone. The purpose is to designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern; set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and direct orderly low-density residential development in a continuing rural environment.

Lot area, frontage/width and yard regulations: A lot-averaged subdivision in the A-1 zone requires that the area of all lots in the subdivision average out to a minimum of 40,000 square feet of area, and the widths average out to a minimum of 150', per the A-1 Zoning standards. Lot 1 is 57,089 square feet and 100.38' wide along 4300 West Street. Lot 2 is 39,526 square feet and 257.87' wide along 4300 West Street. The average area is 48,308 square feet. The average width is 179.13'. The proposed subdivision meets the minimum requirements for a lot-average subdivision in the A-1 Zone. Per connectivity requirements, Weber County Planning requires a 10' wide pathway easement along the Wilson Canal that runs along the S/SE boundary.

Common and Open Space: No open spaces are proposed within this project.

Culinary water and sanitary sewage disposal: A preliminary will-serve letter has been provided by Taylor West Weber Water for culinary water. A final will-serve shall be provided prior to recording the final plat. An updated feasibility letter from Weber-Morgan Health Department shall be submitted prior to recording the final plat. The submitted letter expired 12/2025.

Public street infrastructure: ROW dedication along the entire frontage of the subdivision on 4300 West of a half width (40') will be required, from center of road. A deferral agreement for ROW improvements shall be recorded with the final plat.

Review Agencies: This subdivision has been recommended for approval by review agencies including the County Engineering Division, and the County Surveyor. Weber Fire District needs to recommend approval prior to recording the final plat. The applicant will be required to comply with review agency comments.

Exhibit A - Application

Allen P Berrett and Judy G Berrett Trust Subdivisions

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

Address: 2750 South 4300 West, Ogden, UT, 84401
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: Trevor Bennett
Created On: 7/20/2023

Project Status: Accepted
Status Date: 11/21/2025
File Number: LVA021225
Project Manager: Tammy Aydelotte

[Application](#)[Documents 46](#)[Comments 16](#)[Reviews 20](#)[Followers 11](#)[History](#)[Reminder 0](#)[Payments 2](#)[Area Fees](#)[Internal 0](#)

Application

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

Project Description

Division of current lot of land in Taylor and the building of a new home on the newly divided, 1 acre lot.

Property Address

2750 South 4300 West
Ogden, UT, 84401

Property Owner

Allen Berrett

Representative

Trevor Bennett

Accessory Dwelling Unit

False

Current Zoning

A-1

Subdivision Name

Allen P Berrett and Judy G Berrett Trust Subdivision

Number of new lots being created

1

Number of lots affected

2

Number of lots approved

0

Lot Number

2

Lot Size

1 acre

Frontage

270 ft

Culinary Water Authority

Taylor-West Weber Water District

Secondary Water Provider

Hooper Irrigation Company

Sanitary Sewer Authority

Not Applicable

Nearest Hydrant Address

2683 S 4300 W Ogden, UT 84401

Signed By

Representative, Trevor Bennett

Parcel Number

[X Remove](#) 15090001



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

11/4/2015 JR

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that Preliminary Will Serve has been given and the Taylor West Weber Water District ("the District") has the capacity to provide only culinary water for 1 lot on a 2 lot subdivision known as Allen P Berrett and Judy G Berrett Trust Subdivision. Lot #1 is currently being served by the District and the District will continue to serve lot #1. Lot #2 will need to comply with the current District standards and fees. The property is located at 2750 S. 4300 W. Taylor, UT (unincorporated Weber County). The District currently has a 10" water line on 4300 W. The District has enough water capacity to serve this proposed lot. The fire marshal must review the plans and determine where or if fire hydrants are needed. Taylor West Weber Water specifications and standards must be followed in all installation procedures. The lot will need to be connected to Hooper Irrigation for outdoor water use.

Requirements that need to be met for culinary water service:

- Plan review fee and recording fee= \$200 per lot
- Plan review and acceptance from Taylor West Weber Water District Engineer.
- Water rights impact fee=\$7,842
- Secondary Water= Must have pressurized secondary water from Hooper Irrigation for Final Will Serve a receipt from Hooper Irrigation will need to be provided to the District.
- Impact fee=\$6,756.00. This fee includes the cost of the meter.
- Construction water fee \$100 for the use of water during construction of the home.
- Connection fee \$2,900 the district will install the water line.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.
- If a fire hydrant(s) are needed an additional fee for a fire hydrant installation will be assessed.

This is for preliminary approval only. Final approval shall not be permitted until approval is given by the District. Because fees may change this letter expires six months after it has been issued. Expires 5/4/2016

JR

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers".

Ryan Rogers – Manager

Taylor West Weber Water District

June 4, 2024



Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Trevor Bennett
2750 S. 4300 W., Ogden UT, 84401
Parcel #15-090-0001
Soil log #15576

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Taylor West Warren Improvement District, an approved water system. A letter from the water supplier is required prior to issuance of a permit.

DESIGN REQUIREMENTS

Documented ground water tables not to exceeding 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.35 gal./sq. ft./day as required for the fine sandy loam, massive structure soil horizon.


Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal subdivision review; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

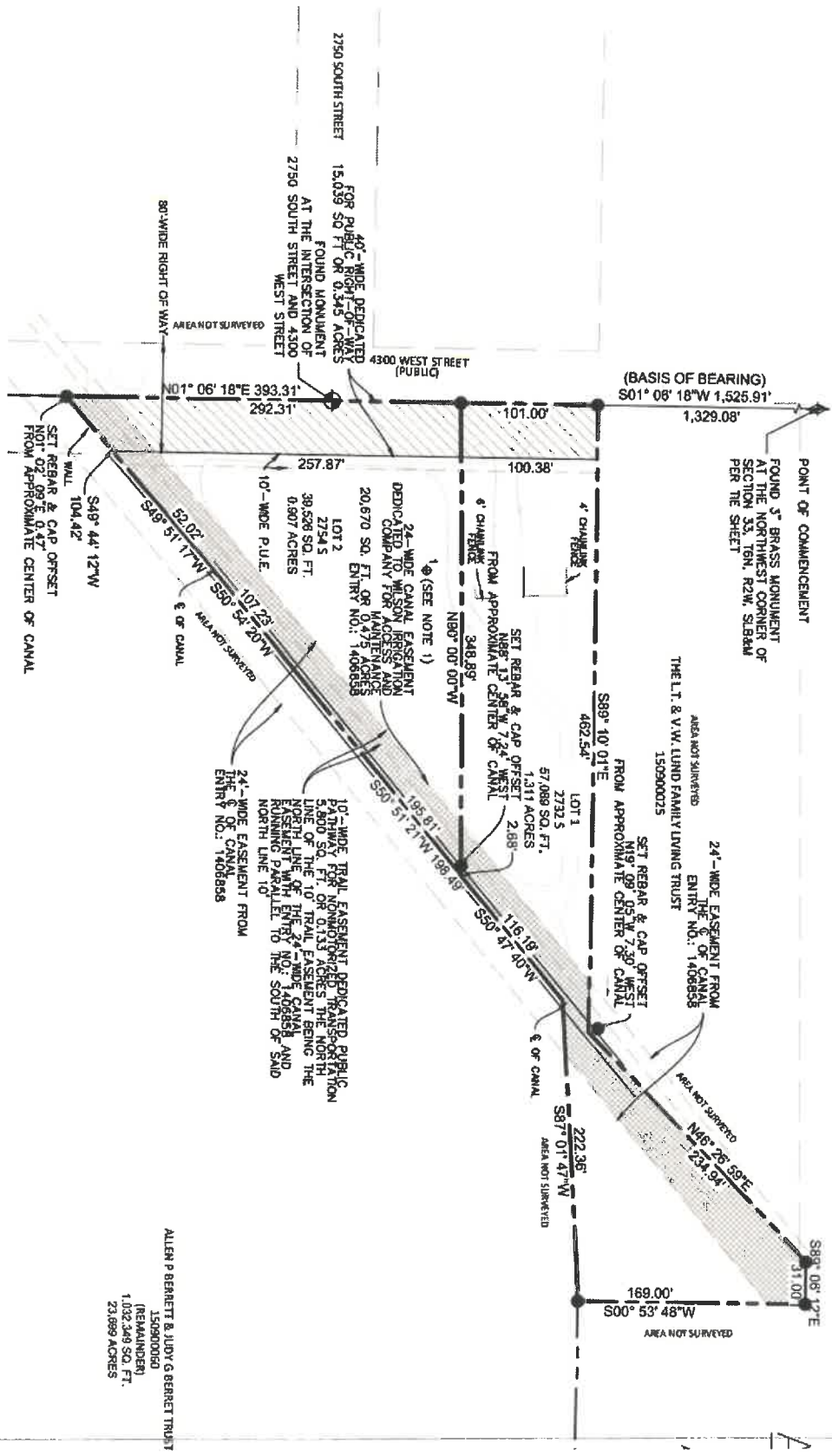
Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Pedro Lozano, LEHS III
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone 801-399-7100 | fax 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org



ALLEN P. BERRETT & JUDY G. BERRETT TRUST
 15990000
 (REMAINDER)
 1,032,249 SQ. FT.
 23,089 ACRES



Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request: 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.

Type of Decision: Administrative

Agenda Date: Wednesday, April 22, 2026

Applicant: Erik Anderson

File Number: UVE091125

Property Information

Approximate Address: 9050 Shelter Hill Rd, Eden, UT, 84310

Project Area: 8.795 Acres

Zoning: Ogden Valley Destination and Recreation Resort Zone DRR-1

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 23-012-0201, 23-012-0034

Township, Range, Section: T7N, R2E, Section 9 SW Qtr

Adjacent Land Use

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

Staff Information

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

Report Reviewer: FL

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Summary and Background

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

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

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

The development report as of August 20, 2025, from the Powder Mountain group indicates that 267 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Analysis

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

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

“The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to

preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single-family residential dwelling. This subdivision has been designed for individual ownership of the lots, private roadways maintained by the Powder Mountain Owners' Association.

Natural Hazards Overlay Zone: The proposed subdivision is located in a geologic hazards study area. A site-specific Geotechnical Investigation, performed by AGECEC, and dated July 25, 2025 (Project No. 1250365) has been submitted with this application which provides foundation design, grading, groundwater drainage, fill and compaction, and retaining wall requirements that must be followed to ensure longevity and safety. See Page 14 for Preconstruction Meeting Requirements.

A site-specific Geologic Hazard Assessment from AGECEC, dated July 25, 2025 (Project number 1250365) is included with the subdivision plan. The report directs the developer to obtain a geotechnical study. Which has been accomplished.

A notice of geologic study recorded on title and a plat note are required that will provide notice that the geologic and geotechnical report is on file with Weber County Planning Division

Emergency Evacuation: In the event of an emergency, Powder Mountain Resort has created an Emergency Evacuation Map and narrative with their application, as requested by Planning staff. This document is available upon request.

Additional design standards and requirements: Shelter Hill road is a private roadway. The Brim Trail, a public trail, currently runs through Lot 40 of this subdivision. The applicant/developer will need to show where this section of the Brim Trail will be relocated, prior to any new development applications in this area. The maintenance of all private roadways is under the responsibility of the HOA. Parking along these 60' wide private roadways will be discouraged by the Weber Fire District during winter; however, there are no concerns regarding parking when roadways are clear and dry.

The Section 5.8 of the development agreement requires a minimum of 30% of the total acreage to be designated as open space. The cumulative open space platted throughout Powder Mountain amounts to 71 percent with the total land inside recorded conservation easement at 877 acres.

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County. The service letter is considered sufficient for final subdivision approval.

Review Agencies: The Weber County Engineering requests approval from Powder Mountain Water and Sewer District, and a cost estimate for Road Parcel A. A second access off the mountain will be considered with every development application. While this is not a requirement for approval of this subdivision at this time, the subject of a second access off the mountain will continue to be mentioned with each application submitted by Powder Mountain. The Weber Fire District has deemed this proposal acceptable based on acceptable road widths, turn-around, and fire hydrants. The Weber Surveyor's Office is still awaiting some corrections on the proposed final plat. A condition of approval has been included to ensure that all applicable review agencies' requirements will be met prior to moving forward for final approval.

Staff Recommendation

Staff recommends final approval of the Enclave at Powder Mountain Phase 1 Subdivision with the following conditions:

1. A proposed re-location for the section of the Brim Trail that is interrupted by this subdivision shall be submitted prior to submitting further development applications in this area.
2. The cost for subdivision improvements shall be escrowed with Weber County, prior to recording the final plat.
3. All county review agency requirements are satisfied before the final subdivision plat is recorded.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application
- B. Final plat
- C. Powder Mountain Water and Sewer Capacity Assessment Letter

Location Map 1



Exhibit A - Application

Enclave At Powder Mountain Subdivision

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

Address: P.O. Box 1119, Eden, UT, 84310
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Small Subdivision
Created By: Erik Anderson
Created On: 8/13/2025

Project Status: Accepted
Status Date: 9/11/2025
File Number: UVE091125
Project Manager: [Tammy Aydelotte](#)

[Application](#)[Documents](#) 33[Comments](#) 0[Reviews](#) 14[Followers](#) 19[History](#)[Reminder](#) 0[Payments](#) 1[Area Fees](#)[Internal](#) 0

Application

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

Project Description

The Enclave Subdivision Plat includes 1 single family residential lot and a road parcel.

Property Address

P.O. Box 1119
Eden, UT, 84310

Property Owner

Brooke Hontz

Representative

Erik Anderson

Accessory Dwelling Unit

False

Current Zoning

DRR-1

Subdivision Name

Enclave At Powder Mountain

Number of new lots being created

1

Number of lots affected

0

Number of lots approved

0

Lot Number

1

Lot Size

2.976 AC

Frontage

307'

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

5375 E. Sheller Hill Rd.

Signed By

Representative, Erik Anderson

Parcel Number

[Remove](#) 230120201



**POWDER MOUNTAIN WATER AND
SEWER IMPROVEMENT DISTRICT**

Date: July 7, 2025

Powder Haven
3923 N. Wolf Creek Drive
Eden, Utah 84310

Ogden Valley Township Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: Commitment to provide culinary water and sanitary sewer services for the Enclave neighborhood

CAPACITY ASSESSMENT LETTER

This capacity assessment letter is issued by the Powder Mountain Water and Sewer Improvement District (the "District"), in connection to a certain real estate project proposed to be developed by

The District confirms that it has adequate capacity to provide water and sewer services to serve one (1) Equivalent Residential Units ("ERUs") in connection with the Enclave plat, requested by Powder Haven.

Building permits shall not be issued without final approval by the district. Final approval is subject to meeting all applicable requirements of the district and payment of all applicable fees.

The district's commitment set forth in this letter is effective as of the date of this letter.

**POWDER MOUNTAIN WATER AND
SEWER IMPROVEMENT DISTRICT**

By: _____


Robert Bingham-Chairman

