

Minutes of June 24, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:30 p.m.

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

1. Minutes: October 30, 2025, November 19, 2025, November 25, 2025, April 8, 2026, April 22, 2026, May 6, 2026, May 15, 2026, May 20, 2026. The minutes for October 30, 2025; November 19, 2025; November 25, 2025; April 8, 2026; April 22, 2026; May 6, 2026; May 15, 2026; and May 20, 2026 were reviewed and approved.

2. Administrative Items

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

Staff Presenter: Felix Lleverino

Felix Lleverino presented the request for final approval of the Lina Hill Subdivision, a two-lot subdivision located in the Uinta Highlands area and accessed from Woodland Drive. He explained that the property is located within the RE-20 Zone and consists of approximately two acres. The applicants currently reside on the property and are proposing to subdivide the undeveloped eastern portion into a separate lot.

Mr. Lleverino stated that Planning and Engineering reviewed the proposal with particular attention to site topography and geologic conditions. Because the property lies within a geologic study area identified on the County geologic hazard maps, a geologic reconnaissance study was required and completed by an approved geologist. The recommendations from the report have been incorporated into the staff analysis.

He reviewed the recommended conditions of approval, including a development agreement for future curb, gutter, and sidewalk improvements along Woodland Drive, utility connection requirements in accordance with County Engineering and the Uinta Highlands Improvement District, preparation and recording of a natural hazard notice, and inclusion of a plat note informing future property owners that additional geologic investigation may be required at the time of construction.

The applicant stated that one condition referenced future improvements on Bybee Drive and requested clarification because the property fronts Woodland Drive. The applicant also asked about utility connection requirements, noting that they intended to sell the lot as vacant land and did not plan to install utilities. Mr. Lleverino explained that if utility service can be provided through laterals connected to existing mains, additional improvements may not be required. However, if extension of major utility infrastructure is necessary, Engineering may require financial guarantees or escrow. He suggested modifying the condition to clarify that utility improvements would be required only if applicable.

Director Grover asked whether the applicant's surveyor had identified any utility concerns. The applicant indicated that no concerns had been identified. Director Grover explained that subdivision approval is typically the stage at which required public improvements are addressed and noted that Engineering would need to verify utility requirements before recording the plat.

The applicant also asked about next steps following approval and whether project information would be available through the Frontier system for their surveyor and engineer. Staff confirmed that project information would be available and that staff would continue coordinating through the approval process.

Staff recommended approval of the Lina Hill Subdivision subject to the following conditions prior to recording the final subdivision plat:

1. Execution of a development agreement for future curb, gutter, and sidewalk improvements along Woodland Drive.

ADMINISTRATIVE REVIEW

2. Utility connection plans and any required financial guarantees, if applicable, as required by County Engineering and the Uinta Highlands Improvement District.
3. Preparation and recording of a natural hazard notice.
4. Inclusion of a plat note in compliance with Section 108-22-4 regarding geologic hazards and future geologic investigation requirements.

Director Grover stated that he did not identify any issues with the proposal. He approved the application subject to Conditions 1 through 4, with Condition 1 corrected to reference Woodland Drive rather than Bybee Drive and Condition 2 modified to clarify that utility connection plans and financial guarantees are required only if applicable. The approval was based upon the findings outlined in the staff report.

The item was approved.

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

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for design review approval of a shared driveway and ski-under bridge within the Powder Mountain development area. She explained that the proposal spans portions of Summit Eden Phase 1A and Horizon Run Ranches at Powder Mountain Phase 1. A previously recorded public utility and access easement was established to accommodate a shared access because of the approximately sixty-foot change in elevation between Horizon Run Road and the development area below.

Ms. Aydelotte explained that the proposal includes construction of a shared driveway, water and sewer infrastructure, retaining walls, and a bridge crossing over an existing ski easement. Engineering staff continue to coordinate with Powder Mountain and Summit Group representatives to ensure that all safety and design requirements are satisfied.

She stated that the property is located within the DRR-1 Zone and that the proposal is consistent with prior approvals and recorded easements. Staff found no conflicts with existing approvals and recommended approval subject to all review agency requirements and the findings outlined in the staff report.

Director Grover stated that he did not identify any issues with the proposal and approved the request subject to all review agency requirements being satisfied and the findings outlined in the staff report.

The item was approved.

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

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for design review approval of the proposed Sundown Lodge within the Powder Mountain Resort. She explained that the project would replace the existing lodge and temporary sprung structure. The existing lodge will remain in operation until the replacement facility receives final approval and is ready for occupancy.

Ms. Aydelotte stated that the lodge will serve the public and that the proposed services and amenities are substantially consistent with those currently provided at the site. Staff reviewed site improvements, disturbed areas, water and wastewater service, access, and circulation.

ADMINISTRATIVE REVIEW

She noted that parking was a primary consideration during staff review. At Planning's request, the applicant submitted a detailed shuttle transportation plan describing routes, stops, operating hours, and shuttle types. Planning staff reviewed the plan and determined that it adequately addresses anticipated parking demand and supports the applicant's goal of minimizing on-mountain vehicle parking.

Ms. Aydelotte reported that Engineering and Fire District staff had reviewed the proposal. Although several minor issues remain under review, neither agency identified significant concerns. She further stated that access and circulation improvements would result in a more organized site layout than currently exists.

Regarding landscaping, Ms. Aydelotte explained that the applicant intends to preserve native vegetation wherever possible and restore disturbed areas using native seed mixes consistent with Powder Mountain's existing revegetation practices. She also noted that the Mid-Mountain Concept Area Plan was amended earlier in the year to clarify permitted uses and facilitate redevelopment of the area. Staff determined that the proposed lodge complies with the amended plan and applicable development agreement requirements.

Ms. Aydelotte stated that a detailed signage plan had not yet been provided and requested that a signage plan be submitted prior to approval of the associated land use permit. She also noted that any future site modifications or expansions would require a design review amendment.

Staff Recommended approval subject to the conditions and findings outlined in the staff report, including submission of a detailed signage plan prior to issuance of a land use permit and requiring a design review amendment for future site changes or expansions.

Director Grover stated that he had reviewed the proposal and found no issues. He approved the request subject to the conditions and findings outlined in the staff report.

The item was approved.

Adjournment 2:51 pm
Respectfully Submitted,
Marta Borchert