



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**February 11, 2026
2:00pm**

1. **Minutes: September 17, 2025 and September 25, 2025**

2. **Administrative Items**

2.1 UVC111325: Request for final subdivision approval of Chalets at Powder Mountain Phase 1, consisting of four lots and private road dedication. This proposed subdivision is located in the DRR-1 Zone and located at approximately 8700 Shelter Hill Road, Eden, UT, 84310.

Staff Presenter: Tammy Aydelotte

2.2 UV0010726: Request for final approval of Overlook at Powder Mountain Phase 1, Amending Lot 23. The purpose of this request is to add area to the existing lot 23, to allow for a propane tank. Located at approximately 8594 E Meridian Ave., Eden, UT 84310 in the DRR-1 Zone.

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*

Minutes of September 17, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Tiffany Snider, Secretary

1. Administrative Items

1. Administrative Items

1.1 LVH021225: Consideration and action on a request for final approval of the H&H Subdivision consisting of 2 lots. Staff Presenter: Felix Lleverino

Tammy Aydelotte presented this item in Felix Lleverino's stead.

She noted that The applicant, Mr. Brent Hipwell, is requesting final approval of a two-lot subdivision located at approximately 453 North 3600 West. The two lots total 2.76 acres and are located in the A-2 Zone.

Tammy explained that the subdivision has been reviewed extensively with regard to road standards, terminal road design, secondary egress, and substandard street issues. Felix has confirmed that all such items have been addressed or will be addressed through the conditions of approval outlined in the staff report.

She also noted that the minimum lot area and width requirements in the A-2 Zone are 40,000 square feet and 150 feet, respectively, and that both proposed lots meet or exceed these standards.

Finally, she stated that culinary water will be provided by Taylor-West Weber Water District, and a preliminary will-serve letter has been submitted.

Brent Hipwell stated that both lots have water. He also notes that they were trying to create a 3 lot subdivision but it was too hectic with the dead end road.

Tammy Aydelotte states that the will serve letter states that it serves one lot, but it doesn't say which one. She adds that there is a home on one of the two lots. Concerning Hooper Irrigation and the future agreement that Taylor West Weber put together staff has an exhibit of it. The applicant agrees that when Hooper Irrigation comes over they will tie in and they have water shares to escrow.

Tammy explained that 3600 West is classified as a substandard street, and therefore Section 108-7-19 of the Land Use Code applies. The applicant will be responsible for the improvement of their own street frontage. The County Engineer has the authority and discretion to determine which improvements must be installed immediately and which may be deferred to a later time. A condition of approval in the staff report requires that a cost estimate for those improvements be provided to County Engineering prior to the recording of the final plat.

Regarding secondary egress, Tammy stated that the proposed development aligns with the Future Streets and Transit Map. There is an active development to the east, and the intent is that secondary access will eventually connect through that development, as well as through another development to the north that is still in process.

She noted that feasibility for septic has been reviewed and discussed with the applicant to confirm that septic systems can be accommodated for both lots.

Tammy also mentioned that the subdivision includes a temporary terminal street, and that staff is in the process of coordinating with Mr. Valentine's development to extend 3600 West in the future.

ADMINISTRATIVE REVIEW

Staff Recommendation: Approval of the two-lot subdivision, subject to the following conditions prior to recording the final subdivision plat:

1. A cost estimate shall be prepared by the developer and submitted to the County Engineer for approval.
2. The owner shall pay a roughly proportionate share to bring the street closer to compliance with County standards, as directed in Section 108-7-19.
3. The owner is financially responsible for improvements to their own street frontage, which may be satisfied through installation of improvements, escrow funds deposited with the County, or a deferral agreement, as directed in Section 108-7-19.
4. If a deferral agreement is accepted by the County, the agreement shall be recorded with the final Mylar.
5. All requirements from the Taylor-West Weber Water District, if applicable, shall be satisfied prior to recording the final subdivision.

Brent and Jill Hipwell state that they have some questions about the cost estimate. Brent asks if they can hire a contractor to do it. Director Grover states that they can but it will need to be approved by the Engineering. Director Grover states that they will need to chat with Engineering about it.

Director Grover states that he has one concern, he states that 3600 is a substandard road but it does allow for connection if the applicant pays the rough proportionate share that brings it into grade. He adds that he would like the applicant to be aware of that cost prior to final approval. He adds that he would recommend Engineering to provide a cost estimate to help determine the potential financial impact. He mentions that he would prefer to table this item until such information is received. Director Grover notes that right now there is 13 lots on that road and only 2 more are allowed.

Jill Hipwell states that she thought the max was 30.

Director Grover asks Tammy Aydelotte. Tammy states that they are currently at 15 and that the Fire district may extend to 30. She adds that this development is what puts it at the threshold. Director Grover agrees Heritage a neighboring development would have to sprinkler the homes or provide the second access. He states that this puts them in a bit of a quandary because if this is approved they will be on the hook for that amount. He notes that he would like to see Engineering provide an estimate.

Jill Hipwell states that whether that is done now or later she will still have to pay the proportionate fee. She asks how it works.

Director Grover explains that if they have paid the element then they are good to go, but they won't get reimbursed. And if Heritage goes in first but they don't have the pioneering agreement then Jill would not have to pay the amount.

Jill Hipwell states that this put them in a mix, because if Heritage goes in before her lots, if they don't have a pioneering agreement it will affect the secondary access.

Director Grover states that eventually the secondary access will go in. He asks how quick they are wanting to develop this item.

Jill Hipwell states that she feels that this is something they have been hearing for four years. They have sold a lot. She notes that they were part of the 15-30 homes and it didn't sense that a substandard road that connected to somewhere could have as many homes as they wanted. Terakee farms went in the Fire District would allow it. She notes that she is confused how the Fire District will allow it but the code doesn't.

Rick Grover states that he will approve it as long as they are aware of condition number 2. Before they can record that needs to be put in an escrow. Whatever the amount is it needs to be figured out not only in front of the property but the proportionate share for 3600.

Rick Grover states that he would like to recommend approval based on the staff recommendations:

ADMINISTRATIVE REVIEW

Staff recommends that final plat approval of the H&H Subdivision, a two lot residential subdivision of land. The Staff's recommendation adds the following conditions that are required before recording the subdivision plat:

1. A cost estimate shall be prepared by the developer and submitted to the County Engineer for approval.
2. The owner shall pay a roughly proportionate share to bring the street closer to compliance with County Standards, as directed in Section 108-7-19 (c).
3. The owner is financially responsible for the improvements to their own street frontage. Which may be in the form of installation of improvements, escrow funds deposited with the county, and a deferral agreement, as directed in Section 108-7-19 (c) (2).
4. If a deferral agreement is accepted by the County then the agreement shall be recorded with the final Mylar.
5. All requirements from the Taylor Wester Weber Water District are satisfied before recording the final subdivision plat.

This recommendation is based on the following findings:

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

Adjourn 4:18 pm

Respectfully Submitted,
Marta Borchert

Minutes of September 25, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:30 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Tiffany Snider, Secretary

1. Administrative Items

1.1 DR 2025-08: Consideration and action on design review application for a booster pump building to move water to a 500,000 gallon water storage tank, for both culinary and fire suppression purposes, at the Cobabe Ranch development, located at 2800 N Wolf Creek Drive, Eden, Utah, 84310 Staff Presenter: Tammy Aydelotte

Tammy Aydelotte states that this is a public utility substation located within the Cobabe Ranch Development specifically Cobabe Ranch ph 1 this is under the development agreement that was recorded earlier this year. The language in the development agreement waives the conditional use process for this. Weber Fire has required a 500,000 gallon storage tanks. Tammy Aydelotte states that this is for a booster pump station it is located in the middle of Cobabe Ranch on the Western Boundary. She notes that there are two applications within this boundary. This is for the booster pump to move water so that these homes can be serviced with both culinary and fire suppression. Planning doesn't have any additional recommendations other than they need to meet all review agency requirements. It is based on the findings outlined in the staff report that it conforms to the Ogden Valley general plan. It conforms to the executed development agreement dated 9/11/2023 as well as one dated earlier this year. This is necessary to the development of this subdivision and Planning doesn't have any issues with this and recommends approval.

Rick Grover asks if there are any service provider comments. Tammy states that there are not.

Rick Grover states that recommends approval of DR 2025-09, a design review application for a booster pump station to move water to a 500,000-gallon water storage tank within the same development (Cobabe Ranch Development). This recommendation for approval is subject to all review agency requirements. This recommendation is based on the following findings:

1. the existing use conforms to the Ogden Valley General Plan.
2. This proposed use and application conform to the executed development agreement (entry# 3297522 dated 9/11/2023).
3. The existing use will not cause harm to the natural surroundings.
4. The existing use, if conditions are imposed, will comply with applicable County ordinances.
5. The existing use, if conditions are imposed, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

1.2 DR 2025-09: Consideration and action on design review application for a 500,000 gallon water storage tank, for both culinary and fire suppression purposes, at the Cobabe Ranch development, located at 2800 N Wolf Creek Drive, Eden, Utah, 84310 Staff Presenter: Tammy Aydelotte

Tammy Aydelotte states that this will service the same development this is located in the North East corner just below big horn drive. The conditional use process is waived with the development agreement that was recorded. They meet minimum, setbacks for their site plan they exceed the minimum setbacks by quite a bit. Planning does not have any additional comments. Planning recommends approval based on the conditions and findings in the staff report.

Rick Grover recommends approval of DR 2025-09, a design review application for an underground water storage tank to service the Cobabe Ranch Development. This recommendation for approval is subject to all review agency requirements. This recommendation is based on the following findings:

1. The existing use conforms to the Ogden Valley General Plan.
2. This proposed use and application conform to the executed development agreement (entry# 3297522 dated 9/11/2023).
3. The existing use will not cause harm to the natural surroundings.

ADMINISTRATIVE REVIEW

4. The existing use, if conditions are imposed, will comply with applicable County ordinances. 5. The existing use, if conditions are imposed, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Adjourn 3:35 pm
Respectfully Submitted,
Marta Borchert

DRAFT



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for final subdivision approval of Chalets at Powder Mountain Phase 1, consisting of four lots and private road dedication. This proposed subdivision is located in the DRR-1 Zone and located at approximately 8700 Shelter Hill Road, Eden, UT, 84310.
Type of Decision:	Administrative
Agenda Date:	Wednesday, February 11, 2026
Applicant:	Summit Mountain Holding Group, LLC
File Number:	UVC111325

Property Information

Approximate Address:	8700 Shelter Hill Road, Eden, UT, 84310
Project Area:	2.3455 total acres
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	23-012-0201
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:	Shelter Hill Rd

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 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.

9/24/2024 – Preliminary approval granted by Ogden Valley Planning Commission.

9/24/2024 – Approval granted for minor changes to the concept area development plans where this project is located.

The applicant is proposing four lots whose areas range from 24,000-30,500 square feet. Extensions of private roadway include two private culs-de-sac. The Planning Division recommends final subdivision approval of Chalets at Powder Mountain Phase 1. The proposed subdivision is in the DRR-1 zone and will consist of a total of four single-family lots.

As of the date of this staff report, the required development report has not been submitted. This is a requirement of the recorded development agreement. The development report accounts for the number of lots in progress and those that have been platted/recorded, as well as the number of building permits that have been submitted under the master development agreement. This is listed as a condition of approval, prior to the subdivision being recorded or a written decision being issued.

Analysis

Improvements Required: Weber County Engineering and the Weber Fire District have approved a 60' wide private right-of-way within this development area. The proposed roadway widths do not conflict with any requirements in the recorded development agreement. The applicant will submit escrow funds for all required improvements. The submitted cost estimate has been approved by Weber County Engineering.

Culinary water and sanitary sewage disposal: Powder Mountain has already supplied a capacity assessment letter from Powder Mountain Water and Sewer Improvement District. Proof of a connection fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Additional Development Standards: Trails and associated trail easements are to remain open and available to the public. This proposed subdivision shall not disrupt the public trail access.

Review Agencies: Weber County Engineering, the Weber County Surveyor, and Weber Fire District have all reviewed and approved the final plat.

Staff Recommendation

Staff recommends final approval of the Chalets at Powder Mountain Phase 1, consisting of four lots and dedicated private roadway. This recommendation for approval is subject to any conditions outlined in this staff report, and all review agency requirements and is based on the following additional conditions:

1. A development report shall be submitted prior to written approval or recording of the subdivision. This report shall detail the number of lots in process, the number of platted/recorded lots, and the number of building permits submitted under the recorded development agreement.
2. A "Natural Hazards Disclosure" document shall be recorded with the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the recorded development agreement and subsequent amendments.
2. The proposed subdivision conforms to the applicable parts of the Ogden Valley General Plan.
3. 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. Proposed Final Plat
- C. Capacity Assessment/Will-Serve Letter

Location Map 1

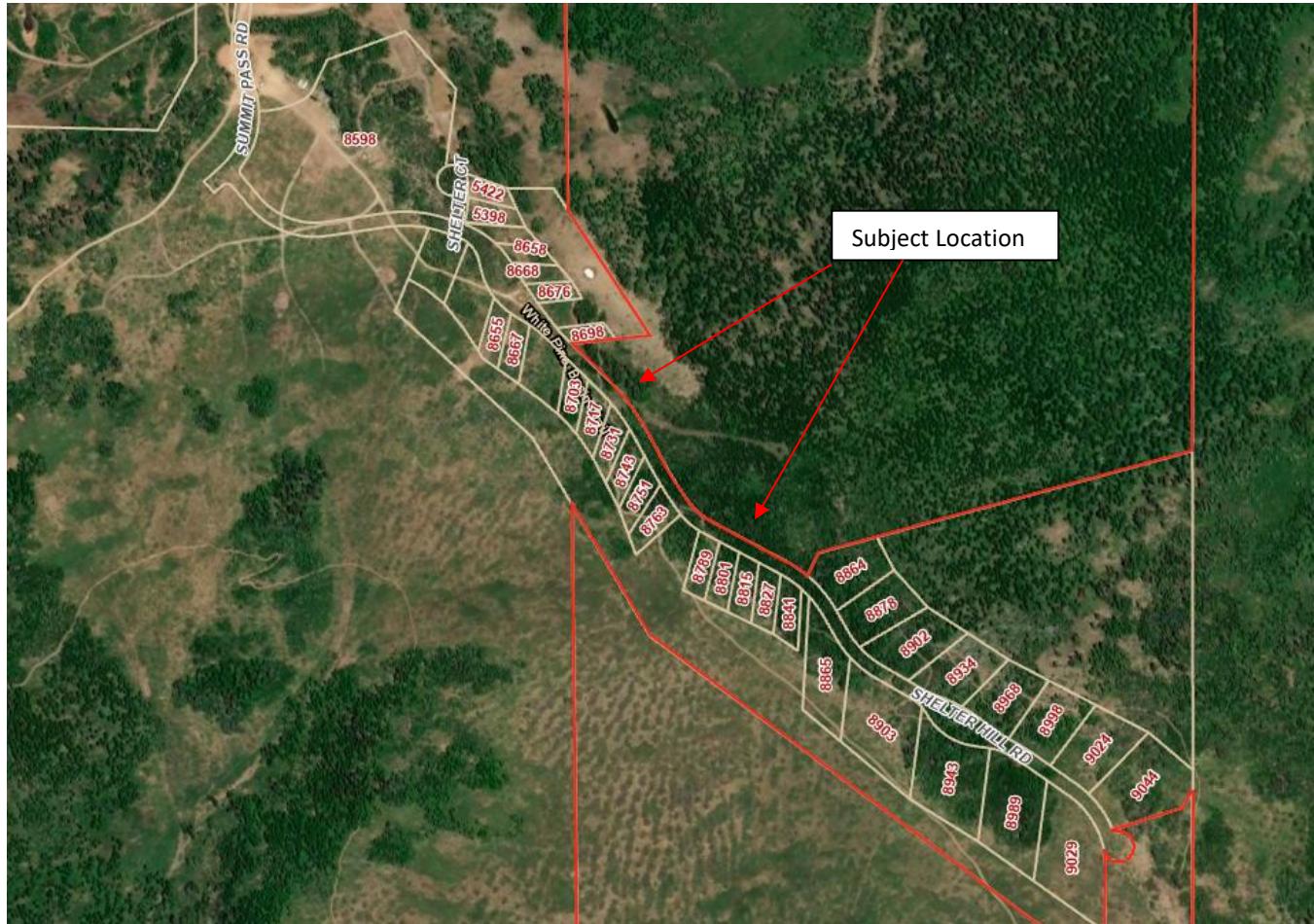


Exhibit A-Application

Chalets 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: 10/23/2025

Project Status: Accepted
Status Date: 11/13/2025
File Number: UVC111325
Project Manager: [Tammy Aydelotte](#)

[Application](#)[Documents 25](#)[Comments 0](#)[Reviews 10](#)[Followers 19](#)[History](#)[Reminder 0](#)[Payments 1](#)[Area Fees](#)[Internal 0](#)

Application

[+ Add Building](#)[+ Add Parcel](#)[Edit Application](#)[+ Add a Contractor](#)[Print](#)[Building Permit](#)

Project Description

The Chalets At Shelter Hill Subdivision Plat includes 4 single family residential lot and two road parcels.

Property Address

P.O. Box 1119
Eden, UT, 84310

Property Owner

Brooke Hontz
435 640 - 1941

bhontz@powder.org

Representative

Erik Anderson
208-290 - 2159

eanderson@powder.org

Accessory Dwelling Unit

False

Current Zoning

DRR-1

Subdivision Name

Chalets At Powder Mountain

Number of new lots being created

4

Number of lots affected

0

Number of lots approved

0

Lot Number

4

Lot Size

Varies

Frontage

Varies

Culinary Water Authority

Powder Mountain Water and Sewer District

Secondary Water Provider

Not Applicable

Sanitary Sewer Authority

Powder Mountain Water and Sewer Improvement District

Nearest Hydrant Address

3923 N Wolf Creek Dr.

Signed By

Representative, Erik Anderson

Parcel Number

[X Remove](#) 230120201

Exhibit B-Proposed Final Plat



October 24, 2025

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 Chalets at Powder Mountain neighborhood Parcel #23-012-0201

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 Powder Haven

The District confirms that it has adequate capacity to provide water and sewer services to serve four (4) Equivalent Residential Units ("ERUs") in connection with the Chalets at Powder Mountain 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



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for final subdivision approval of Overlook at Powder Mountain Phase 1 Amending Lot 23. This proposed subdivision is in the DRR-1 Zone and located at approximately 8594 E Meridian Ave., Eden, UT, 84310.
Type of Decision:	Administrative
Agenda Date:	Wednesday, February 11, 2026
Applicant:	Summit Mountain Holding Group, LLC
File Number:	UV0010726

Property Information

Approximate Address:	8594 E Meridian Ave., Eden, UT, 84310
Project Area:	5405.78 Square Feet
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	Vacant Residential
Proposed Land Use:	Residential
Parcel ID:	23-159-0023, 23-012-0191
Township, Range, Section:	T7N, R2E, Section 54

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	West:	Shelter Hill Rd

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 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.

8/7/2019 – Overlook at Powder Mountain Phase 1 recorded.

The applicant is proposing to amend the lot boundaries of the existing Lot 23 in the Overlook at Powder Mountain Phase 1 Subdivision to include a propane tank easement that lies just outside of the west side lot boundary. The lot area will increase from 4,181 square feet to 5405.78 square feet.

This proposal will not create any new lots nor extend/create any new roadways.

Analysis

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

Zoning: The subject property is 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."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Chapter 106 and the standards in the DRR-1 zone in LUC Chapter 104 Title 29. The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision, with the recommended conditions, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

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 structure. The proposed development will not create additional lots, nor extend or create new roadways.

The following development standards will be reviewed upon submittal for land use approval for a single-family dwelling unit:

- Front yard setback: 0 feet
- Side yard setback: 5 feet
- Rear yard setback: 10 feet
- Average building height: 35 feet

Based on the proposed lot configuration, the proposed lot meets the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: The proposed subdivision is in a Zone "X" as determined by FEMA to be within the 500-year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

Geotechnical and geologic hazard investigations have taken place by IGES for the proposed subdivision in accordance with the Natural Hazard Areas as outlined in LUC Chapter 108 Title 22. The site-specific investigation for the original subdivision lots are in the IGES report Project # 01628-027 dated February 12, 2019. Specific recommendations have been made for the development of the Overlook site and it is being made a condition of approval that IGES staff is onsite to verify compliance with the recommendations and a verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately meets the recommendations in the geologic report.

A condition of approval that a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Powder Mountain has already supplied a capacity assessment letter from Powder Mountain Water and Sewer Improvement District. Proof of a connection 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: Weber County Engineering, the Weber County Surveyor, and Weber Fire District have all reviewed and approved the final plat.

Staff Recommendation

Staff recommends final approval of the Overlook at Powder Mountain Phase 1, 1st Amendment (amending lot 23). This recommendation for approval is subject to any conditions outlined in this staff report, and all review agency requirements and is based on the following additional conditions:

1. IGES staff will be onsite to verify compliance with the recommendations, and a verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately meets the recommendations in the geologic report.
2. A "Natural Hazards Disclosure" document shall be recorded with the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the recorded development agreement and subsequent amendments.
2. The proposed subdivision conforms to the applicable parts of the Ogden Valley General Plan.
3. 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. Proposed Final Plat
- C. Capacity Assessment/Will-Serve Letter

Location Map 1

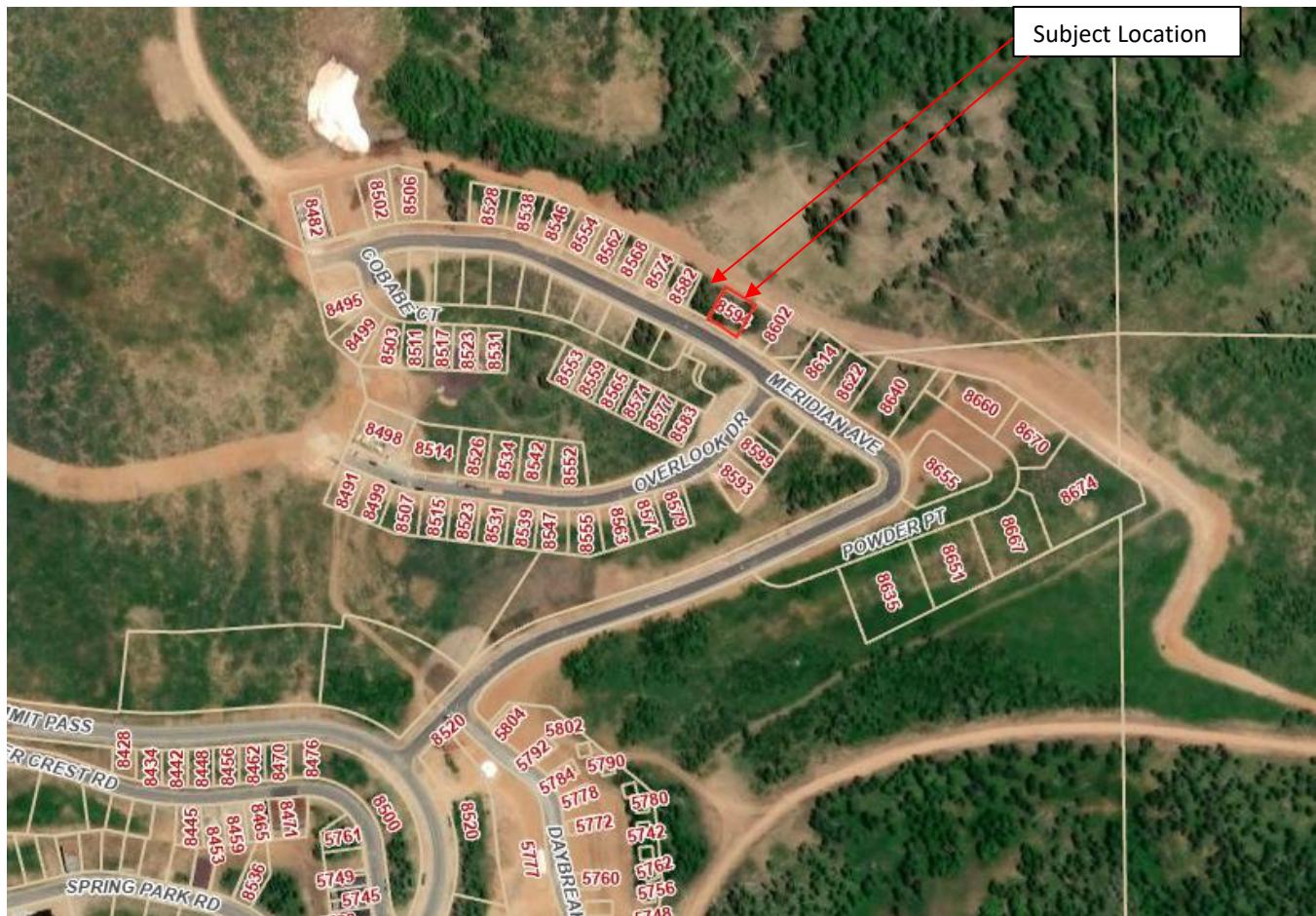


Exhibit A-Application

Overlook At Powder Mountain Phase 1, Amending Lot 23

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

Address: 8594 E MERIDIAN AVE, Eden, UT, 84310
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Small Subdivision
Created By: Erik Anderson
Created On: 12/12/2025

Project Status: Accepted
Status Date: 1/7/2026
File Number: UVO010726
Project Manager: Tammy Aydelotte

[Application](#)[Documents 7](#)[Comments 1](#)[Reviews 8](#)[Followers 17](#)[History](#)[Reminder 0](#)[Payments 1](#)[Area Fees](#)[Internal 0](#)

Application

[+ Add Building](#)[+ Add Parcel](#)[Edit Application](#)[+ Add a Contractor](#)[Print](#)[Building Permit](#)

Project Description

Overlook At Powder Mountain Phase 1, Amending Lot 23

Property Address 8594 E MERIDIAN AVE
Eden, UT, 84310

Property Owner Brooke Hontz
435 640 - 1941

bhontz@powder.org

Representative Erik Anderson
208-290 - 2159

eanderson@powder.org

Accessory Dwelling Unit False

Current Zoning DRR-1

Subdivision Name Overlook At Powder Mountain Phase 1, Amending Lot 23

Number of new lots being created 0

Number of lots affected 0

Number of lots approved 0

Lot Number 23

Lot Size 5,405.78 Sq. Ft.

Frontage 90

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 8594 E MERIDIAN AVE

Signed By Representative, Erik Anderson

Parcel Number

[X Remove](#) 231590023[X Remove](#) 230120191

Exhibit C-Capacity Assessment/Will-Serve Letter



February 28, 2019

Mr. Don Guerra
Summit Mountain Holding Group, L.L.C.
SMHG Phase II LLC
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 Bobcat Ridge neighborhood Phase I and the Overlook neighborhood Phases I & 2 at Summit Powder Mountain

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 projects proposed to be developed by SMHG Phase II, LLC, a Delaware limited liability company ("SMHG Phase II"), known as Bobcat Ridge at Powder Mountain Phase 1 ("Bobcat Ridge Phase 1"), Overlook at Powder Mountain Phase 1 ("Overlook Phase 1") and Overlook at Powder Mountain Phase 2 ("Overlook Phase 2") (collectively the "Project").

The District confirms that it is has adequate capacity to provide water and sewer services to serve 26 Equivalent Residential Units ("ERUs") in connection with the Bobcat Ridge Phase 1 neighborhood plat, 23 ERUs in connection with the Overlook Phase 1 neighborhood plat and 17 ERUs in connection with the Overlook Phase 2 neighborhood plat, for a total Project requirement of 66 ERUs as requested by SMHG Phase II.

Building permits shall not be issued without final approval by the District. Final approval is subject to SMHG Phase II 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: Bob Behrendt
Bob Behrendt
Board Vice Chair