

## CACHE COUNTY COUNCIL

SANDI GOODLANDER, CHAIR  
KATHRYN A. BEUS, VICE CHAIR  
DAVID L. ERICKSON  
KEEGAN GARRITY  
NOLAN P. GUNNELL  
MARK R. HURD  
BARBARA Y. TIDWELL



Cache  
County  
1857

199 NORTH MAIN STREET  
LOGAN, UT 84321  
435-755-1840  
[www.cachecounty.gov](http://www.cachecounty.gov)

**PUBLIC NOTICE** is hereby given that the County Council of Cache County, Utah will hold a **WORKSHOP** at **3:30 p.m.** in the Cache County Sheriff's Complex, 1225 West 200 North, Logan, UT 84321, **Tuesday, May 13, 2025** pursuant to the provisions of Utah Code Ann. 52-4-201(2).

**PUBLIC NOTICE** is hereby given that the County Council of Cache County, Utah will hold a **REGULAR COUNCIL MEETING** at **5:00 p.m.** in the Cache County Historic Courthouse Council Chambers, 199 North Main Street, Logan, Utah 84321, **Tuesday, May 13, 2025**.

Council meetings are live streamed on the Cache County YouTube channel at:  
<https://www.youtube.com/@cachecounty1996>

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## **CACHE COUNTY COUNCIL AGENDA**

**REVISED**

### **WORKSHOP – 3:30 p.m.**

1. **Call To Order**
2. **Annual Emergency Governance Training**  
– Will Lusk, Cache County Emergency Manager

### **COUNCIL MEETING – 5:00 p.m.**

1. **Call To Order**
2. **Opening** – Council Member Sandi Goodlander
  - a. Presentation of Colors/Pledge  
– Cache County Sheriff Honor Guard
3. **Review and Approval of Agenda**
4. **Review and Approval of Minutes** (April 22, 2025 meeting)
5. **Report of the County Executive**
  - a. Appointments:
  - b. Other Items:
    - i. *Joint Council-Executive Proclamation on Law Enforcement Week and Peace Officers Day*
6. **Items of Special Interest**
  - a. Law Enforcement Week / Peace Officers' Memorial Day  
– Cache County Sheriff's Office
  - b. 911 Fund Presentation/Discussion  
– Logan City

In compliance with the Americans with Disabilities Act (ADA), individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Janeen Allen at 755-1850 at least three working days prior to the meeting.

- c. Drainage District Board of Trustees Appointments – Drainage Districts #3, #4, #5, #6
  - i. Applicant Introductions

## **7. Board of Equalization**

- a. Exclusive Use Exemption-Planned Parenthood (Charitable)  
– Taylor Sorenson, County Attorney & Dianna Schaeffer, Tax Administration Supervisor

## **8. Public Hearings – 5:30 p.m. (estimated)**

- a. **Resolution 2025-15 – Francis Agriculture Protection Area**
  - i. A request to establish a new Agriculture Protection Area consisting of 64.12 acres in the Agricultural (A10) Zone. Project location listed as “North of the Logan-Cache Regional Airport”.
- b. **Resolution 2025-17 – Powder Mountain Development Agreement – Ski Lift**
  - i. A request by the applicant to enter into a Development Agreement with Cache County to construct a new ski lift at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.
- c. **Resolution 2025-18 – Powder Mountain Development Agreement – Maintenance Shop**
  - i. A request by the applicant to enter into a Development Agreement with Cache County to construct a new maintenance building at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.
- d. **Resolution 2025-19 – Powder Mountain Development Agreement – Trail System and Art Park**
  - i. A request by the applicant to enter into a Development Agreement with Cache County to construct a hiking and biking trail system and associated art park at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.
- e. **Ordinance 2025-16 – Yonk Homestead Rezone**
  - i. A request to rezone a portion, approximately 80.00 acres, of a parcel which is located at 8000 W. 600 N., Petersboro, from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone.

## **9. Initial Proposals for Consideration of Action**

- a. **Consideration and Approval of RAPZ Board Recommendations**
- b. **Resolution 2025-15 – Francis Agriculture Protection Area**
  - i. A request to establish a new Agriculture Protection Area consisting of 64.12 acres in the Agricultural (A10) Zone.
- c. **Resolution 2025-17 – Powder Mountain Development Agreement – Ski Lift**
  - i. A request by the applicant to enter into a Development Agreement with Cache County to construct a new ski lift at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.

- d. **Resolution 2025-18 – Powder Mountain Development Agreement – Maintenance Shop**
  - i. A request by the applicant to enter into a Development Agreement with Cache County to construct a new maintenance building at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.
- e. **Resolution 2025-19 – Powder Mountain Development Agreement – Trail System and Art Park**
  - i. A request by the applicant to enter into a Development Agreement with Cache County to construct a hiking and biking trail system and associated art park at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.
- f. **Ordinance 2025-16 – Yonk Homestead Rezone**
  - i. A request to rezone a portion, approximately 80.00 acres, of a parcel which is located at 8000 W. 600 N., Petersboro, from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone.
- g. **Ordinance 2025-22 – Fire Code Amendments for Residential Developments**
- h. **Ordinance 2025-23 – Establishing the Cache County Fire Department Board of Appeals**

#### 10. Other Business

- a. Cache County Gravel Pit Access Update (Parcel ID: 08-044-0014)
- b. Selection of Replacement UAC Board Member to Represent Cache County
- c. Introduction to incoming Fire Chief Brady George
- d. America 250 in Cache County
- e. **Law Enforcement Week** **Sunday, May 11, 2025 – Saturday, May 17, 2025**
- f. **Peace Officers Memorial Day** **Thursday, May 15, 2025**
- g. **Memorial Day** **Monday, May 26, 2025**

#### 11. Council Member Reports

12. **Executive Session – Utah Code 52-4-205(1)(d)** – Discussion of the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state.

#### 13. Adjourn

- Next Scheduled Council Meeting: May 27, 2025 at 5:00 p.m.

  
Sandi Goodlander, Council Chair

## CACHE COUNTY COUNCIL

**April 22, 2025 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.**

*In accordance with the requirements of Utah Code Annotated Section 52-4-203, the County Clerk records in the minutes the names of all persons who appear and speak at a County Council meeting and the substance "in brief" of their comments. Such statements may include opinions or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.*

**MEMBERS PRESENT:** Chair Sandi Goodlander, Vice-Chair Kathryn Beus, Councilmember David Erickson, Councilmember Keegan Garrity, Councilmember Nolan Gunnell, Councilmember Mark Hurd.

**MEMBERS EXCUSED:** Councilmember Barbara Tidwell

**STAFF PRESENT:**

**OTHER ATTENDANCE:**

### Council Meeting

1. **Call to Order 5:00p.m. – [0:10](#)** Chair Sandi Goodlander welcomed everyone.
2. **Opening Remarks and Pledge of Allegiance – [0:21](#)** Councilmember David Erickson opened with a prayer.
3. **Review and Approval of amended Agenda [2:00](#)**  
**Action:** Motion made by Councilmember Nolan Gunnell to approve the amended agenda; seconded by Vice Chair Kathryn Beus.  
**Motion passes.**  
**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0  
**Absent:** Barbara Tidwell
4. **Review and Approval of Minutes April 8, 2025 [2:12](#)**  
**Action:** Motion made by Councilmember Nolan Gunnell to approve the minutes; seconded by Councilmember David Erickson  
**Motion passes.**  
**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0  
**Absent:** Barbara Tidwell
5. **Report of the County Executive [2:41](#)**
  - A. **Appointment/Discussion**  
Executive Zook recommended Brady George as new fire chief to take Rod Hammer's place after his retirement in June 2025. Chair Goodlander asked if he was present at the meeting. Executive Zook answered Brady had prior commitments.  
**Action:** [6:46](#) Motion made by Councilmember Kathryn Beus to approve appointment of Brady George; seconded by Councilmember David Erickson.  
**Motion passes.**  
**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd  
**Nay:** 0  
**Absent:** Barbara Tidwell
  - B. **Other Items: [7:23](#)** Executive Zook thanked the four new members of the Fire Board and Vice Chair Kathryn Beus as Chair of Fire Board for their willingness to step into those roles. He added thanks to Congressman Moore and Ag leaders he met with earlier that day for listening to the needs of the County. He concluded with the annual RAPZ committee

meeting and reported they received 98 applications for grant funds which would be put before council for approval prior to distribution.

## 6. Items of Special Interest

- A. [11:06](#) Bear River Health Department Annual Report – Estee Hunt and Jordan Mathis, Bear River Health Department  
Jordan spoke to Council on the report of the Bear River Health Department outcomes along with their core values and strategy. [16:58](#) Estee described the remaining parts of their strategic plan and included 7 coalitions that were formed to prevent substance use. She spoke about the governing youth council and their involvement in the help of passing HB-128. Estee ended that as a district Cache is low in the state for income and 13.1% in poverty compared to other places in Utah. She explained the services provided over the past year and highlighted increases for specific areas. [23:22](#) Vice Chair Kathryn Beus asked if local vaccination rate is tracked for the general population. [23:55](#) Jordan answered yes that data is pulled from the Utah Immunization Database where providers can optionally report. [25:34](#) Councilmember Nolan Gunnell asked what happens to those who are unsuccessful with drug court. Jordan answered he believed those individuals would go back into the court system. [26:17](#) Chair Goodlander observed Councilmember Barbara Tidwell excused from the meeting.
- B. [26:26](#) Community Attitudes & Perceptions about Homelessness in Cache County – Jess Lucero et al., Utah State University  
[27:06](#) Macey Thompson introduced the group and their representation of the social work department at USU along with the presented the findings summary of the survey given to the County about homelessness. [30:06](#) Cole Larson and Macey presented the current data of homelessness in Cache Valley. [38:06](#) Councilmember Nolan Gunnell asked how many respondents they had and how broad the survey went. Macey answered 357 collectively and added the data presented was only for Cache County. [38:48](#) Councilmember Keegan Garrity asked for clarification of women being disproportionately represented. (Audience) answered 60% responses were women. [39:26](#) Executive Zook added he had heard feedback from the public because of the resources being given to the homeless if that will in fact increase the numbers. Macey answered this question is outside the scope of their study but gave her opinion as a student the problem lies in the community here. [40:59](#) Cole echoed the sentiment and said more research needs to be done. [41:45](#) Chair Goodlander gave positive reinforcement for the thought put into this project. [41:59](#) Councilmember Mark Hurd asked if those who supported the resource center were qualified that this would include raised taxes. Macey read the question verbatim and explained the data showed support. Chair Goodlander and Councilmember Keegan Garrity thanked Jess for her work in the community.

## 7. Board of Equalization

### a. Exclusive Use Exemptions 9 Charitable, Educational, Religious)

**Action:** [44:10](#) Motion made by Vice Chair Kathryn Beus to enter Board of Equalization; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

[44:41](#) Dianna Schaeffer began to read through the applications for approval and denial. [46:00](#) Chair Goodlander asked if they could be voted on in whole. Dianna continued. [48:57](#) Chair Goodlander asked if Planned Parenthood was included in Councilmember David Erickson's motion. Councilmember David Erickson said no. [49:18](#)

**Action:** [48:36](#) Motion made by Councilmember David Erickson to approve Common Ground, Utah Festival Opera, Whittier Center and deny Eagles, and USA Project Valor; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

[49:21](#) Chair Goodlander asked if the recommendation from Dianna was to approve Planned Parenthood. Dianna answered they had received in the past. [50:07](#) Dianna asked how to proceed with a vote tie. Council discussed. Chair Goodlander referred to Policy Analyst Andrew Erickson for instruction. [51:03](#) Andrew informed Council the motion failed and someone would need to deny recommendation or the item would remain pending. [51:49](#) No motion.

**Action:** [49:34](#) Motion made by Vice Chair Kathryn Beus to approve Planned Parenthood; seconded by Councilmember Keegan Garrity.

**Motion fails. Pending.**

**Aye:** 3 Kathryn Beus, Sandi Goodlander, Keegan Garrity

**Nay:** 3 David Erickson, Nolan Gunnell, Mark Hurd

**Absent:** Barbara Tidwell

[51:57](#) Dianna explained the remaining applications for low income housing with recommendation for approval. [54:12](#) Vice Chair Kathryn Beus clarified if these had been approved in the past. Dianna answered Aspen and Spring Hollow were added the past two years, the rest had before.

**Action:** Motion made by Vice Chair Kathryn Beus to approve Aspen Court, Carlton Way, Providence Place, Spring Hollow; seconded by Councilmember Keegan Garrity.

**Motion passes.**

**Aye:** 6 Kathryn Beus, Sandi Goodlander, Keegan Garrity, David Erickson, Nolan Gunnell, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

[55:17](#) Dianna listed the applications under Medical for tax relief all with recommendation for approval.

**Action:** [57:17](#) Motion made by Councilmember David Erickson to approve Common Nursing Services, HealthWest, IHC, Sunshine Terrace, and RMC; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 Kathryn Beus, Sandi Goodlander, Keegan Garrity, David Erickson, Nolan Gunnell, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

[57:48](#) Dianna read the education application for Bear River Head start recommended for approval.

**Action:** Motion made by Councilmember David Erickson to approve; seconded by Vice Chair Kathryn Beus.

**Motion passes.**

**Aye:** 6 Kathryn Beus, Sandi Goodlander, Keegan Garrity, David Erickson, Nolan Gunnell, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

[58:09](#) Dianna read the final application for religious and recommended for approval. [58:43](#) Vice Chair asked what happened next if Council denied a request. Dianna answered it can be appealed. [59:20](#) Councilmember Keegan Garrity asked if the decision could be tabled until later. Chair Goodlander echoed and asked if there was a deadline. Dianna answered May 1. [59:48](#) Councilmember Keegan Garrity said he understood if the obligation is met by the applicant it should be out of Council's hands. Vice Chair Kathryn Beus commented abortions can't be performed here, only birth control provided.

**Action:** [58:23](#) Motion made by Vice Chair Kathryn Beus to approve Logan Church of Christ, Mount Logan Baptist, Prince of Peace Lutheran; seconded by Councilmember Mark Hurd

**Motion passes.**

**Aye:** 6 Kathryn Beus, Sandi Goodlander, Keegan Garrity, David Erickson, Nolan Gunnell, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**Action:** [1:00:09](#) Motion made by Councilmember Nolan Gunnell to move out of Board of Equalization; seconded by Councilmember David Erickson

**Motion passes.**

**Aye:** 6 Kathryn Beus, Sandi Goodlander, Keegan Garrity, David Erickson, Nolan Gunnell, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

## 8. Public Hearings

### A. Set Public hearing for May 13, 2025:

#### Resolution 2025-15 – Francis Agriculture Protection Area

A Request to establish a new Agriculture Protection area consisting of 64.12 acres in the Agricultural (A10) Zone.

#### Ordinance 2025-16 – Yonk Homestead Rezone

A Request to rezone a portion, approximately 80.0 acres, of a parcel which is located at 8000 W. 600 N. Petersboro, from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone).

#### Ordinance 2025-17 – Powder Mountain Development Agreement – Ski Lift

A request by the applicant to enter into a development Agreement with Cache County to construct a new ski lift at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required by the Resort Recreation (RR) Zone.

#### Ordinance 2025-18 – Powder Mountain Development Agreement – Maintenance Shop

A request by the applicant to enter into a Development Agreement with Cache County to construct a new maintenance building at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required by the Resort Recreation (RR) Zone.

#### Ordinance 2025-19 Powder Mountain Development – Trail System and Art Park

A request by the applicant to enter into a development Agreement with Cache County to construct a hiking and biking trail system and associated art park at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.

**Action:** [1:00:33](#) Motion made by Vice Chair Kathryn Beus to approve public hearing; seconded by Councilmember David Erickson.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

## 9. Pending Action

### A. Resolution 2025-12 – Amending the Cache County Personnel Policy and Procedure Manual Section I.I

**Discussion:** [1:01:19](#) Andrew Erickson asked attorney Taylor Sorenson if he had any comments. [1:01:51](#) Taylor answered no. Andrew explained the Resolution authorizes non-substantive changes to the manual. Attorney Taylor clarified what those changes could be.

**Action:** Motion made by Vice Chair Kathryn Beus to approve Resolution; seconded by Councilmember David Erickson.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**B. *Resolution 2025-13 Providing Round One Approval to the Northern Bonneville Shoreline Trail Phase 1a Trail Segment Open Space Application***

**Discussion:** [1:03:42](#) Brandon began with a question to Council if more information was needed from what he had told them in a previous council meeting. [1:04:29](#) Councilmember Mark Hurd said he was able to check with Landis about his concerns of right of ways in the cities that this would not have an impact.

**Action:** Motion made by Councilmember Mark Hurd to approve Resolution; seconded by Councilmember Keegan Garrity.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**10. Initial Proposals for Consideration of Action**

**A. *Local Authority Consent for a Single Event Permit- Prodigy Brewing Application***

**Discussion:** [1:06:58](#) Andrew read the application for Prodigy.

**Action:** Motion made by Councilmember Keegan Garrity to suspend rules and approve single use permit; seconded by Vice Chair Kathryn Beus

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**B. *Resolution 2025-14- Providing consent to Smithfield City to approve the Lawyer Family Properties LLC Annexation***

**Discussion:** [1:09:46](#) Angie Zetterquist explained the application with recommendation for approval. [1:12:53](#) Councilmember Nolan Gunnell asked what approving this annexation with an unincorporated peninsula how that will rule later down the road. Keegan Garrity echoed the question. Vice Chair Kathryn Beus said she understood it as a case by case basis to ensure there is resolve. [1:13:42](#) Taylor added Council can use their best judgement.

**Action:** [1:12:45](#) Motion made by Councilmember David Erickson to suspend rules and approve Annexation; seconded by Councilmember Mark Hurd

**Motion fails.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**C. *Resolution 2025-16 – County Administrative Code Contract Process and Management Policy***

**Discussion:** [1:14:55](#) Andrew read the summary of policy. Taylor added this has been in the works to ensure compliance. [1:18:00](#) Councilmember Nolan Gunnell clarified Resolution 1.2.3 and asked if the official had anything to do with the county council budget or if that was solely with the clerk. Taylor answered department and office head shall certify funds are available. [1:19:42](#) Councilmember Keegan Garrity asked how many contracts are seen in an average year. County Clerk Bryson Behm answered over a hundred. Keegan asked if that can be delegated from the Executive to the Department Heads. [1:20:26](#) Executive Zook said he has delegated in the past. Councilmember Mark Hurd added at O&P the bulk of the discussion was it had to be documented the Executive has authorized the individual to review and sign

contracts. Attorney Taylor Sorenson added the intent was to allow for flexibility while control and accountability were still enforced. Andrew said he researched and found the Salt Lake County Mayor delegated her signature authorization in specific instances. Councilmember Mark Hurd said this was recommended for approval. [1:22:30](#) Councilmember David Erickson said this didn't happen overnight, and commented it was well written.

**Action:** [1:22:43](#) Motion made by Councilmember Mark Hurd to suspend rules and approve Resolution; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**D. Ordinance 2025-14 – An Ordinance Creating and Defining the Cache County Surveying Department and Establishing the Position of Director of Surveying.**

**a. Note: Forwarded to County Council with recommendation of discussion.**

**i. 1) Version from O&P as Recommended for discussion**

**ii. 2) Version from staff with suggested modifications**

**Discussion:** [1:23:15](#) Andrew provided a quick summary of the Ordinance and two versions to discuss. [1:26:03](#) David Erickson asked if O&P had seen the changes. Andrew answered not yet. He continued to explain the proposal for an in house surveyor with the recommendation of an eventual approval of a surveying department. [1:29:41](#) Councilmember David Erickson commented there was another option O&P had sent that they do not create a department and instead hire a surveyor. Andrew answered it was an option to hire a surveyor engineer under the public works department, however as a department head council would have a say in the appointment made to that department. [1:30:51](#) Councilmember Mark Hurd asked if the differences in the versions is the redline detail. Andrew responded with the differences. [1:33:04](#) Councilmember Nolan Gunnell asked what a single person department would look like. Chair Goodlander deferred to Attorney Taylor Sorenson. [1:33:27](#) Taylor said it's up the councils discretion. Nolan asked if that costs more for salary. Discussion between council that a department of one can be held to the same scope as a department with several. [1:35:57](#) Councilmember Keegan Garrity asked what cost comparison had been done. Vice Chair Kathryn Beus answered the County needed someone here. Keegan followed with the question how the inefficiencies were showing. County Clerk Bryson Behm answered mainly annexations because they get bottlenecked waiting. [1:37:50](#) Keegan asked what percentage of departments were utilizing the surveyor services. Bryson answered his department would be minimal for annexations or infrastructure financing districts compared to the recorder's office or development services. [1:38:28](#) Councilmember David Erickson said this process would need a team vs one person. Andrew stated to Keegan it is in his right as part of Council to ask Andrew what usage percentage of services are across departments. Keegan asked if the Recorder could speak. [1:40:16](#) County Recorder Tennille Johnson said it would be helpful to have someone she could consult with about legal descriptions to make the best decisions for the property owner. Keegan asked what the process is now. Tennille answered Jeff (last name?) helped. [1:41:53](#) County Engineer and Public Works Director Matt Philips told council he had been asking for a surveyor the past two years. He said the need is for office work with review of annexations and review subdivision plats. He added development services and public works are the departments who use this the most and the county needs someone with a PLS license. [1:45:01](#) Councilmember Keegan Garrity asked where Matt preferred this position be seated. Matt answered the least expensive and quickest would be under Public Works in the engineering staff. Chair Goodlander clarified on top of the office work someone would need to be contracted for field work. Matt answered yes. [1:49:17](#) Keegan asked what reasons Matt felt why this decision has been met with opposition. Matt answered the County has been financially conservative. [1:50:50](#) Councilmember Nolan Gunnell asked Council what ramifications can happen with hiring a surveyor underneath another department and to make the decision for a department later. Councilmember Mark Hurd said there are a lot of factors to consider. [1:51:46](#) Discussion held among council and staff about organic act. [1:55:28](#) Jeff Nielsen Deputy County Surveyor gave his opinion of support for the need of a surveyor. [2:00:57](#) Executive Zook asked what this type of position would be paid. Jeff answered \$150,000. [2:03:26](#) Mark summarized the three options. Councilmember Nolan Gunnell said he was not in favor of a department head proposal. [2:04:27](#) Councilmember David Erickson said he believed everyone could work together and be available for services to be done. Councilmember Keegan Garrity asked if there would be a conflict of interest to cross departments. Council discussed. Executive Zook stated the bottom line question

fell to whether they created a department or passed a budget amendment. Councilmember Keegan Garrity commented the next question is where to find the budget for this position. [2:07:33](#) Vice Chair Kathryn Beus stated to Council the department of one would still be under the order from Council. Council and Executive Zook discussed. [2:10:59](#) Councilmember Mark Hurd agreed with Vice Chair Kathryn Beus neutrality is best accomplished through a department head structure. Executive Zook said any issues should come to him. [2:13:04](#) Finance Director Wes Bingham suggested a slow step into a full department and to contract out instead of hiring staff that may not be needed after work slowed. Councilmember Mark Hurd agreed. Chair Goodlander summarized this item would continue. [2:15:13](#) Councilmember David Erickson asked if this Ordinance would come back as a one department head, or a budget hearing for amendment. Councilmember Mark Hurd asked who would call for a budget opening. Council discussed process of hiring a new surveyor. Councilmember David Erickson confirmed agenda for O&P had this item on it.

**Action:** None

**E. Ordinance 2025-15 – An Ordinance Amending the Cache County Contract Code Under Cache County Code 3.16.070.**

**Discussion:** [2:18:07](#) Andrew Erickson described the Ordinance changes. [2:19:44](#) Attorney Taylor Sorenson elaborated this placed provisions for long term projects that may have costs that exceed the contract. Chair Goodlander asked if that would affect the relationship with vendors. Taylor answered legislative clauses are pretty common. Councilmember David Erickson voiced his favor.

**Action:** Motion made by Councilmember David Erickson to suspend rules and approve Ordinance 2025-15; seconded by Councilmember Nolan Gunnell.

**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

**Absent:** Barbara Tidwell

**11. Other Business**

**A. Exercising Advice and Consent on Nominations – Government Conduct Review Committee**

[2:24:03](#) Chair Goodlander proposed Councilmember Barbara Tidwell serve along with another Council member as backup to start the formation of the committee.

**B. UAC Board of Directors Meeting** April 30, 2025 – St. George

[2:25:39](#)

**C. UAC Management Conference** April 30-May 2, 2025 – St. George

[2:25:42](#)

**D. Health Days Parade** May 10, 2025 @ ~9:30 a.m. – Smithfield

[2:25:45](#)

**E. Emergency Management Training** May 13, 2025 @ 3:30 p.m. – Sheriff's Complex

[2:26:32](#)

**12. Councilmember Reports**

**David Erickson** – [2:29:54](#) David reported some minor turbulence with RAPZ and Fire Board but would be worked out.

**Sandi Goodlander** – [2:31:45](#) Sandi reported on her attendance to the audit committee, emergency training, BRAG conference, BRHD needs assessment, and meeting with Blake Moore.

**Keegan Garrity** – [2:28:21](#) Keegan reported he attended audit committee and airport authority meeting. He jokingly urged Council to ride their bikes to Council meeting to bike to work week.

**Barbara Tidwell** – Absent

**Kathryn Beus** – [2:29:35](#) Kathryn reported she met with RAPZ committee and Fire Board.

**Nolan Gunnell** – None

**Mark Hurd** – [2:30:12](#) Mark reported he attended the audit committee, and gave notice of a contract to come for the library.

**Action:** Motion made by Councilmember Nolan Gunnell to close Council Meeting; seconded by Vice Chair Kathryn Beus.  
**Motion passes.**

**Aye:** 6 David Erickson, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Keegan Garrity, Mark Hurd

**Nay:** 0

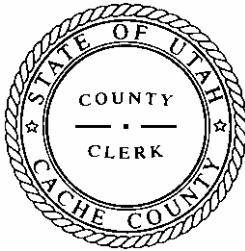
**Adjourn:** 7:30 PM [2:32:36](#)

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**APPROVAL: Sandi Goodlander, Chair**  
**Cache County Council**

---

**ATTEST: Bryson Behm, Clerk**  
**Cache County Council**



# PROCLAMATION

**WHEREAS,** the Congress and President of the United States have designated May 15, 2025 as Peace Officers Memorial Day, and the week of May 11– 17, 2025 as National Law Enforcement Week; and

**WHEREAS,** the members of the Cache County Sheriff's Office play an essential role in safeguarding the rights and freedoms of Cache County; and

**WHEREAS,** it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

**WHEREAS,** the men and women of the Cache County Sheriff's Office unceasingly provide a vital public service;

**NOW THEREFORE,** in recognition of all law enforcement officers and in particular the men and women in the Cache County Sheriff's Office, be it resolved that the Cache County Council and the Cache County Executive, County of Cache, State of Utah, hereby proclaim the week of May 11 through May 17, 2025 as

## LAW ENFORCEMENT WEEK

**AND** call upon all citizens of Cache County and all patriotic, civic and educational organizations to observe this week with appropriate ceremonies and observances in which all of our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens,

**AND** Thursday, May 15, 2025 as

## PEACE OFFICERS MEMORIAL DAY

**AND** further call upon all citizens of Cache County to honor those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

In witness thereof, as Chair of the County Council and County Executive, we have hereunto set our hand this 13th day of May, 2025.

CACHE COUNTY

Attest:

\_\_\_\_\_  
Sandi Goodlander, Cache County Council Chair

\_\_\_\_\_  
Bryson Behm, Cache County Clerk

\_\_\_\_\_  
David Zook, Cache County Executive

## **Drainage District Board of Trustees Appointment Vacancies**

### **District #3**

- All three board seats are open for appointments
  - Seats were formerly held by Cleve Gibbons, Burke Pitcher, and Perry Earley

### **District #4**

- Two of the three board seats are open for appointments
  - Seats were formerly held by Adam Johnson and Robert Barlow

### **District #5**

- All three board seats are open for appointments
  - Seats were formerly held by Kade Tarbet, Brad Wiser, and Jeff Hall

### **District #6**

- Three of the five board seats are open for appointments
  - Seats were formerly held by Dennis Jackson, Brandon Allen, and Jolynne Lyon



## Office of the County Auditor

179 NORTH MAIN, SUITE 112  
LOGAN, UTAH 84321  
Tel: 435.755.1706

TO: Cache County Council  
FROM: Dianna Schaeffer, Tax Administration Supervisor  
DATE: May 13, 2025  
SUBJECT: Continuation of Tax Exemption Application – 2025

---

**Affidavit:** **Planned Parenthood Association of Utah** –They are requesting exemption of personal property only located at 550 N Main St. 117 Logan, UT. Contact: Nana Ewusi-Emmin 385-355-1804

This application has been reviewed. This 501(c)(3) organization serves charitable purposes. All personal property is used by the organization to provide subsidized family planning services and education to low-income clients.

### **FINDINGS OF FACT - UCA 59-2-1101**

The board finds this organization serves charitable purposes and that the personal property affidavit as submitted be granted a tax exemption status for 2025.

### **DETERMINATION**

\_\_\_\_\_APPROVED      \_\_\_\_\_DENIED      \_\_\_\_\_TABLED      \_\_\_\_\_INTENT TO DENY

\_\_\_\_\_  
Cache County Council Chair

\_\_\_\_\_  
Date

Attested:

\_\_\_\_\_  
Cache County Clerk

# Annual Statement for Continued Property Tax Exemption

UCA §59-2-1101 and 1102  
Form PT-21  
PT-021.ai Rev. 2/03

This statement should be used annually to apply for continued exemption from property tax.

## General Information

Name of organization applying (must be record owner of property)

Planned Parenthood Association of Utah

Address

654 South 900 East

Current tax year

2024

City

Salt Lake City

State

UT

Zip code

84102

Tax year of original exemption

1975

Contact person / authorized representative

Nana Ewusi-Emmim

Telephone number

385-355-1804

Property location, including county

550 North Main, #117 Logan UT 84321

Parcel, account or serial number

BU-27-2025

## Questions

1. Has there been any change in the use of this property since January 1 of last year? ..... ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

2. Does any person or organization conduct business for profit on the property listed above? ..... ☐ Yes ☒ No

If yes, describe the use and give the name and address of the property user: \_\_\_\_\_

3. Does any organization use the real property listed above and pay a fee greater than the cost of maintenance and utilities? ..... ☐ Yes ☒ No

If yes, describe the use and give the name and address of the property user: \_\_\_\_\_

4. Is any personal property at this location being leased or rented from someone else? ..... ☐ Yes ☒ No

If yes, list the name and address of the owner and the type, make, model and serial number of the property: \_\_\_\_\_

## Certification

I certify that all the information hereon, including any accompanying statements or documents, is true, correct and complete to the best of my knowledge and belief.

*N Ewusi-Emmim*

Signature of owner of record  
or owner's authorized representative

Controller

Position with organization

02/26/2024

Date

# Annual Statement for Exemption Real Property Schedule A

UCA §59-2-1101 and 1102  
Form PT-021A  
Cache County

Complete a separate Schedule A for each parcel of real property under consideration

## Property Owner

Full name of the owner of record	EIN, SSN, or other tax ID number	
Address	Telephone	
City	State	Zip

## Property Information and Description

Property Location	Property parcel number
Brief description of parcel	Date the property was acquired
	Acreage: <input type="checkbox"/> Actual <input type="checkbox"/> Approximate

List separately and describe each building or physical structure on the property


## Use of Property

- Complete this first question separately for each building or structure, use additional sheets as necessary.
  - Building or structure \_\_\_\_\_
  - Activities or functions this building or structure is used for \_\_\_\_\_
  - Percentage of building or structure used for this purpose .....
  - Approximate hours per month building or structure is used for this purpose .....
  - Date use for this purpose began .....
- Have all activities/functions listed in 1 continued without interruption since first starting? \_\_\_ Yes \_\_\_ No  
If no, explain any interim or non-use: \_\_\_\_\_
- Is there any use of the property, buildings or structures other than described in 1 above? \_\_\_ Yes \_\_\_ No  
If yes, describe: \_\_\_\_\_
- Is all or part of the property, buildings or structures rented or leased? \_\_\_ Yes \_\_\_ No  
If yes, answer the following.
  - Name of person or entity renting or leasing the property \_\_\_\_\_
  - Describe the portion that is rented or leased .....
  - Amount of rent or other compensation received .....
  - How is the rent or compensation determined? .....

## Attachments Attach the following items

- A copy of the legal description of the real property under consideration.
- A current photograph of the real property under consideration.

**Annual Statement for Exemption  
Personal Property Schedule B**

UCA §59-2-1101 and 1102  
Form PT-021B  
Cache County

**Property Owner**

Property owner	Planned Parenthood Association of Utah	EIN, SSN, or other tax ID number	87-0288909
Address	654 South 900 East	Telephone	385-355-1804
City	Salt Lake City	State	UT
		Zip	84102

**Property Information and Description**

Property Location	550 North Main, #117 Logan, UT 84321	Personal property account number (if any)	BU-27-2025
Briefly describe the personal property under consideration for exemption			

List the original acquisition cost and year acquired.

	Year Acquired	Acquisition Cost
Furniture and fixtures .....		\$
Commercial and industrial equipment .....		\$
Mobile homes .....		\$
Other personal property ..... SEE ATTACHMENT		\$
Estimated current value for items with unknown acquisition cost .....		\$

List all motor vehicles under consideration for exemption, including passenger cars, trucks and vans; motorcycles; campers, motor homes, travel trailers and other RVs; boats and watercraft; aircraft; and medium or heavy duty trucks.

License Plate No.	Type of Vehicle	Year	Make	Model	VIN/HIN	Location

**Use of Property**

- Is the personal property used at a given parcel of real property? ☒ Yes ☐ No  
If yes, indicate the property parcel number or address: BU-27-2025  
If no, where is the property usually located? \_\_\_\_\_
- Describe in detail all activities and functions that the property is used for, and the date the use began.  
To provide subsidized family planning services & education to low income individuals. All use began the first date of service
- Have all activities and functions in 2 continued without interruption since the use began? ☒ Yes ☐ No  
If no, explain any interim or non use: \_\_\_\_\_

(continued on reverse)

- No If no, indicate when property was or will be acquired:

- If yes, complete the following schedule.

[illegible]

# Schedule B

		Cost	Depreciation	Book Value	
222 Logan	8/23/2005	5,522.00	5,522.00	0.00	
461 Logan	2/25/2010	579.56	579.00	0.56	Laptop
239 Logan	1/18/2006	805.00	805.00	0.00	
262 Logan	9/22/2006	589.00	589.00	0.00	
135 Logan	3/1/2000	500.00	500.00	0.00	
36 Logan	10/1/2001	1,298.00	1,298.00	0.00	
1010 Logan	10/19/2023	1,466.59	245.00	1,221.59	Microscope
860 Logan	5/11/2018	949.83	491.00	458.83	Mckesson Exam
926 Logan	4/7/2021	28,854.00	6,491.00	22,363.00	LE Ultrasound
159 Logan	2/1/1977	527.50	527.00	0.50	Exam Table
160 Logan	11/1/1977	603.80	603.00	0.80	Exam Table
177 Logan	1/1/1994	2,526.00	2,526.00	0.00	
1022 Logan	10/3/2023	3,232.45	512.00	2,720.45	Patient Exam Table
1060 Logan	11/21/2024	1,191.25	139.00	1,052.25	AED
180 Logan	10/1/1991	10,624.30	10624	0.30	
1021 Logan	11/20/2023	1,289.00	204.00	1,085.00	ADA toilet

\* Some of these items might be EXEMPT

# Annual Statement for Exemption Benefactors Schedule C

UCA §59-2-1101 and 1102  
Form PT-21C  
Cache County

## Property Owner

Name of organization applying	Planned Parenthood Association of Utah	Property parcel or account number	BU-27-2025
Contact person	Kat Boyd	Telephone	385-355-1598
Property location	550 North Main, #117 Logan, UT 84321		

## Financial Information

1. Does the use of the property in any way create funds, revenue, products or services that are sold or given away? ☒ Yes ☐ No  
If yes, state the amount and describe in detail: \$ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. If you answered Yes in question 1, what portion of funds, revenue, products or services:
- a. Are used directly for the purposes for which exemption is claimed?  100 %  
Describe the individuals or organizations receiving benefits, and how they are selected: Low income and/or uninsured clients are provided family planned services on an as need basis. PPAU does not discriminate based on inability to pay, race, gender, or religious affiliation. In 2024, around \$359,970.92 in financial assistance was provided *Gift to community*
- b. Are used indirectly for the purposes for which exemption is claimed?  %  
Describe the individuals or organizations receiving benefits, and how they are selected: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Are given to any shareholder or individuals or are distributed from the use of the property  %  
Explain in detail: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Does anyone receive compensation in wages, goods, services or other benefits, for services rendered with respect to the property? ☒ Yes ☐ No  
If yes, attach the following information for each individual:
- a. Total compensation received in detail, e.g., money, goods, living quarters, services or other benefits.
- b. How the compensation is determined.
- c. Explanation of the services performed, including duties and working hours.
- d. Relationship of the individual to the owner, user or operator of the property, and whether the individual is a trustee, director, shareholder, lessor, member, employee or contributor of the owner.

(continued on reverse)

**Attachments** Attach the following documentation

1. Copies of any financial statements, income statements, profit and loss statements or other records that accurately reflect the use of the described property, including the source of all funds, the amount received from each source, and the use of such funds for the most recent fiscal year available.
2. All information requested in question 3, above.
3. If the use of the property did not create any funds, revenue, products or services that are sold or given away, but did result in a benefit to any individual or organization, attach detailed documentation indicating the following:
  - a. All individuals or organizations benefited.
  - b. The amount of benefit received by each.
  - c. How such individuals or organizations were selected.

\* See attachments \*

**Certification**

I certify that all statements and information on this sheet are true and correct to the best of my knowledge, and that I will notify the Board of Equalization if any of the information should change. I further certify that I have authority to sign this document.

Name (printed) <b>Nana Ewusi-Emmim</b>	Position or capacity <b>Controller</b>
Signature <b>x</b> <i>N Ewusi-Emmim</i>	Date signed <b>02/26/2024</b>

# Schedule C

## PPAU

### Statement of Activities - All Funds

January 01, 2024 to December 31, 2024

Location: Logan

PPAU

Logan

#### Change In Net Assets

Operating Revenue	
Grant Revenues	
Grant Revenue - Governmental	113,551.60
Total Grant Revenues	113,551.60
Contributions - Patients	2,884.95
Contributions - Donors	10,000.00
Program Support	0.00
Earned Revenue	158,193.55
Third Party Revenue	127,856.21
Investment Income	0.00
Total Operating Revenue	412,486.31
Expenditures	
Wages and Benefits	354,241.10
Clinic Expenses	
7290 - Outside Lab Fees	45,776.68
7350 - Clinic Licensing Fees	18.00
7370 - Billing Services	0.00
7600 - Contraception - Oral	11,216.72
7604 - Contraception - Other	47,599.57
7100 - Continuing Education	634.50
7610 - Pharmacy Supplies	5,439.97
7620 - Medical Supplies	18,542.28
Total Clinic Expenses	129,227.72
General and Administrative Expenses	
Marketing and Promotion	0.00
Amortization Expense	0.00
Contract Labor	0.00
Credit Card and Other Service Charges	3,663.67
Depreciation	0.00
Contracts	19,439.80
Dues and Subscriptions	0.00
Insurance and Liability	15,591.84
Investment Fees	0.00
Miscellaneous Expense	0.00
Incentives/Gifts	50.63
Office Supplies	4,557.72
Food	1,540.62
Printing and Postage	4,378.96
Professional Fees	216.00
Rent	14,688.00
Repairs and Maintenance	10,979.63
Security	488.80
Telephone	5,724.18
Travel Expenses	7,887.80
Utilities	0.00
Total General and Administrative Expenses	89,207.65
Total Expenditures	572,676.47
Change In Net Assets	(160,190.16)

Created on : 02/26/2025 12:27 PM PST



## Hold a Public Hearing

### Resolution 2025-15 – Francis Agriculture Protection Area

**Agenda request submitted by:** Angie Zetterquist, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** May 13<sup>th</sup>, 2025

**Agenda Item Language:** Hold a public hearing on May 13<sup>th</sup>, 2025, for Resolution 2025-15 Francis Agriculture Protection Area – A request to establish a new Agriculture Protection Area consisting of 64.12 acres in the Agricultural (A10) Zone.

**Action:** Planning Commission – Recommendation of Approval (4-yea; 0-nay)

**Background:** A request to establish a new Agriculture Protection Area, consisting of 64.12 acres, north of the Logan-Cache Airport, in the Agricultural (A10) Zone (Parcels 04-024-0006, 04-026-0001, -0004).

**Fiscal Impact:** N/A

**Public Hearing Required:** Agriculture Protection Area requests require a public hearing before the County Planning Commission and Cache County Council. The Planning Commission held a public hearing on April 3<sup>rd</sup>, 2025, and their recommendation to County Council to approve the Agriculture Protection Area was made on April 3<sup>rd</sup>, 2025.

An additional hearing is required with the Cache County Council under the requirements of the State Code.

**County Staff Presenter:** Angie Zetterquist, Interim Director of Development Services

**Presentation Time:** 5 minutes.

**County Staff Point of Contact:** Aaron Thaxton, Permit Technician

**Legal Review:** N/A

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**Amending the Cache County Zoning Map by establishing 64.12 acres of Agriculture Protection Area in the Agricultural (A10) zone.**

Hold a public hearing on May 13<sup>th</sup>, 2025.

If approved, the request will take effect 15 days from the date of approval.

Approval (4-yea; 0-nay).

Public hearing held on April 3<sup>rd</sup>, 2025

Conclusion: Based on the findings of fact noted [in the staff report], the Seneca Francis Agriculture Protection Area is hereby recommended for approval to the County Council as follows:

1. The subject property is consistent with the purpose of an Agriculture Protection Zone:
  - a. "To provide legal protection for agricultural land uses and activities."
2. This request meets the following criteria for an Agriculture Protection Area.
  - a. The proposed area is greater than 5 acres.
  - b. The land is currently being used for agriculture production.
  - c. The land is zoned for agricultural use.
  - d. The land is viable for agricultural production.
  - e. The nature of existing land is cattle grazing and crop production.

# Angie Zetterquist

# Aaron Thaxton

Amending the Cache County Zoning Map by establishing a new Agriculture Protection Area on 64.12 acres of land in the agriculture zone (A10).

## Staff Report to Planning Commission.

**Staff Report: Francis Agriculture Protection Area**

3 April 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Seneca Francis**Parcel ID#:** 04-024-0006, 04-026-0004, -0001**Staff Determination:** Approval**Type of Action:** Legislative**Land Use Authority:** Cache County Council**Project Location***Reviewed by Aaron Thaxton***Project Location:**

North of the Logan – Cache Regional Airport

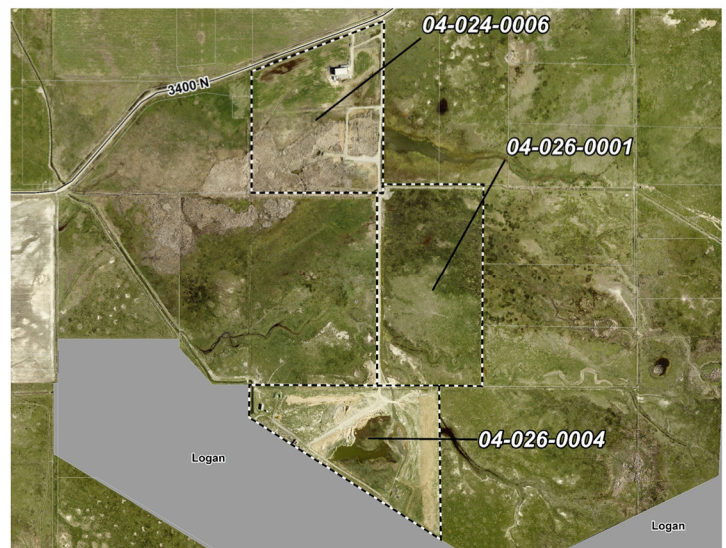
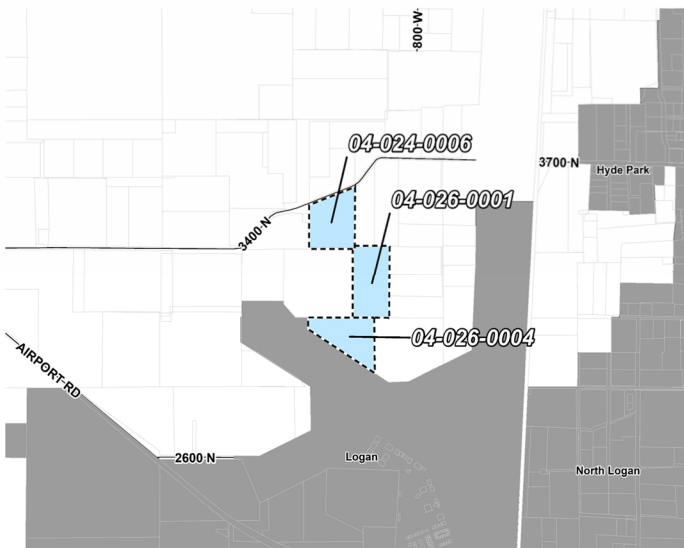
**Current Zoning:** Agricultural (A10)**Acres:** 64.142**Surrounding Uses:**

North – Agricultural

South – City Jurisdiction

East – Agricultural/City Jurisdiction

West – Agricultural

**Project Purpose**

The Cache County Development Services Office has forwarded an application to the Planning Commission for a review and recommendation to the County Council regarding the request to establish a new Agriculture Protection Area. The new Agriculture Protection Area consists of 3 parcels and 64.12 Acres. The 3 parcels have remained in the same configuration since 2006. All parcels are zoned A10 and are located north of the Logan-Cache Airport.

## Findings of Fact

---

1. Portions of 3400 N border the Francis Agriculture Protection Area on parcel 04-024-0006. Parcels 04-026-0001 and 0004 have no frontage along a county road.
2. As per State Code §17-41-305 and County Code §2.70, the following criteria have been reviewed and addressed:
  - a. *Is the area proposed greater than 5 acres in size?* Yes.
  - b. *Is the land currently being used for agriculture production?* Yes.
  - c. *Is the land zoned for agricultural use?* Yes.
  - d. *Is the land viable for agriculture production?* Yes.
  - e. *What is the extent and nature of the existing or proposed farm improvements?* Cattle grazing and crop production.
  - f. *What are the anticipated trends in the agricultural and technological conditions?* This is agricultural property, has functioned as such in the past, and will likely continue to function in that manner into the future.
3. Notice to surrounding property owners has been provided as per State and County Code. At this time, one public comment regarding this proposal has been received by the Development Services Office.
4. Notice to the Agriculture Advisory Board has been provided as per State and County Code. The advisory board has 45 days to submit a written report and their recommendation will be presented to the County Council at the duly noticed public hearing to review the proposal.

## Conditions

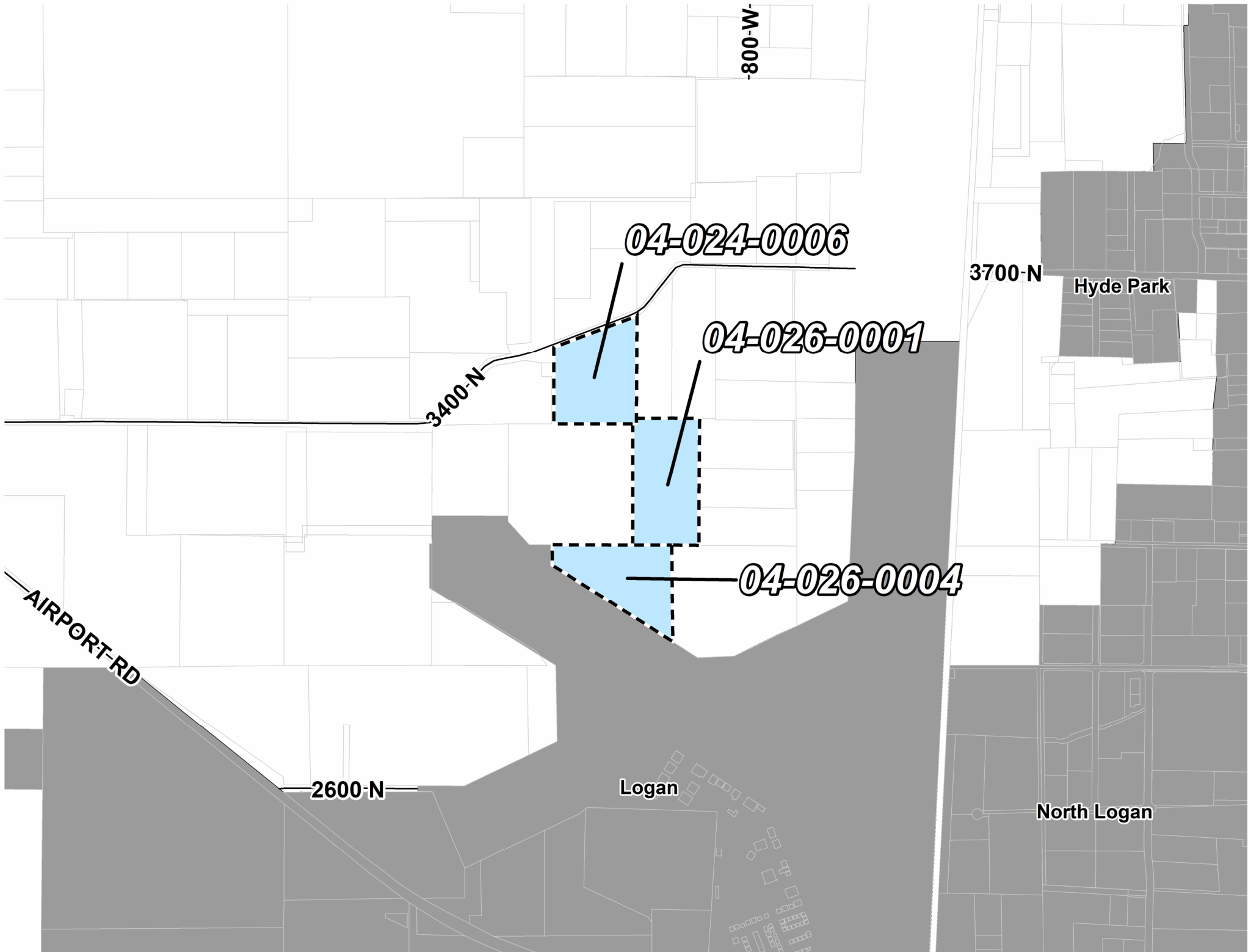
---

1. The Francis Agriculture Protection Area must continue to be used for agricultural purposes. If any new structure is proposed for development, applicant must receive a Zoning Clearance from the Development Services Department.

## Conclusions

---

1. The proposed Francis Agriculture Protection Area has been reviews in conformance with, and meets the requirements and criteria of, § 17-41-305 of Utah State Code and §2.70 of the Cache County Code and is hereby recommended for approval. This conclusion is based on the findings of fact and conditions.



800-W

04-024-0006

3700-N

Hyde Park

04-026-0001

3400-N

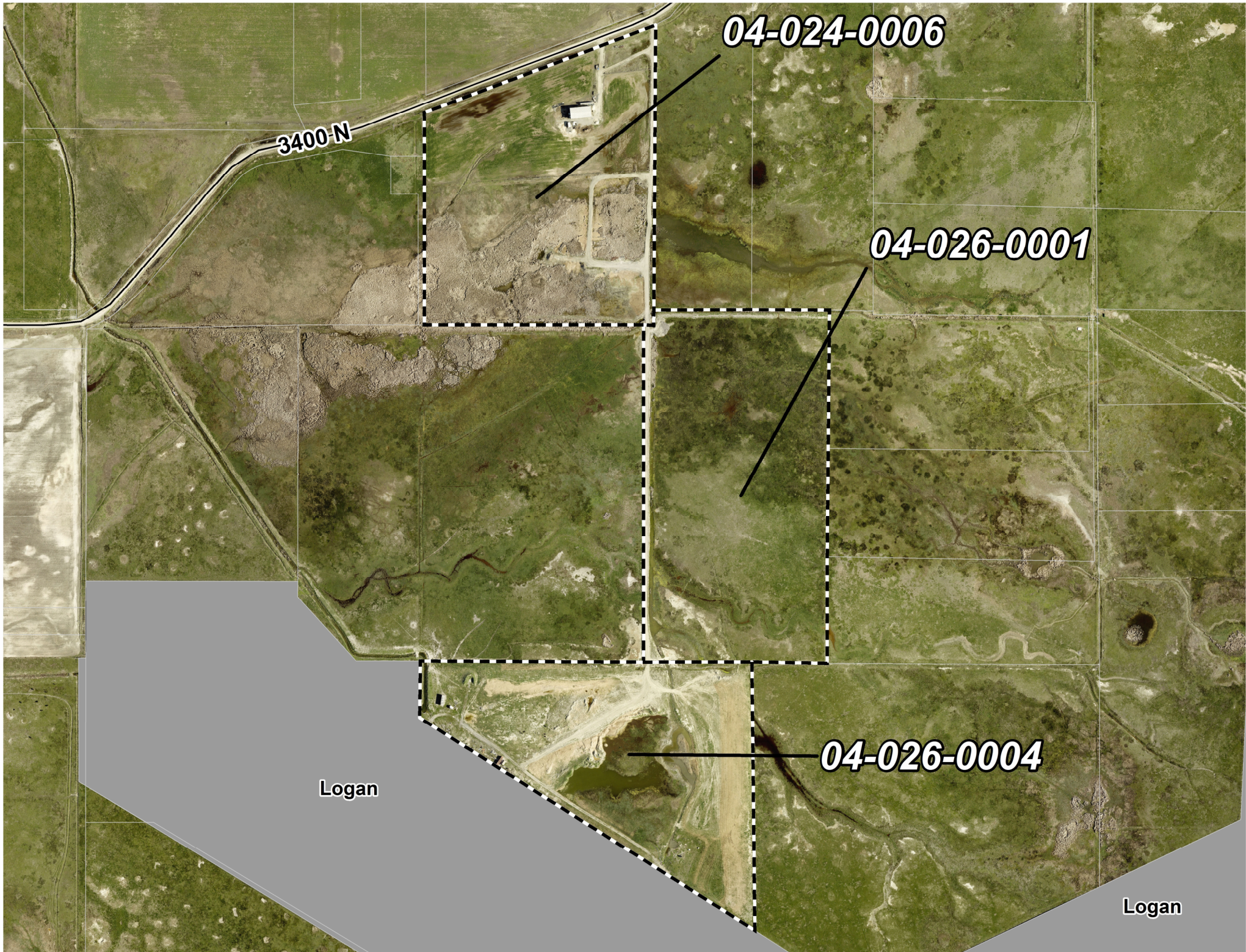
04-026-0004

AIRPORT RD

2600-N

Logan

North Logan



3400 N

**04-024-0006**

**04-026-0001**

**04-026-0004**

Logan

Logan



## Hold a Public Hearing

### Resolution 2025-17 – Development Agreement – Lift

**Agenda request submitted by:** Angie Zetterquist, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** May 13<sup>th</sup>, 2025

#### **Agenda Item Language:**

Hold a public hearing for Resolution 2025-17 Development Agreement – Lift – A request by the applicant to enter into a Development Agreement with Cache County to construct a new ski lift at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.

**Action:** Planning Commission – Recommendation of Approval (3-yea; 1-nay)

**Background:** A request by the applicant to enter into a Development Agreement with Cache County to construct a new ski lift at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.

**Fiscal Impact:** N/A

**Public Hearing Required:** Development Agreement requests require a public hearing before the County Planning Commission (PC). This hearing was held on April 3<sup>rd</sup>, 2025, and their recommendation to approve the Development Agreement was made on April 3<sup>rd</sup>, 2025.

An additional public hearing is required under the requirements of the State Code. See Exhibit B for additional information.

**County Staff Presenter:** Angie Zetterquist, Interim Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A

1 **Resolution 2025-17**  
2 **Development Agreement – Lift**

3  
4 **County Council action**

5 Hold a public hearing on May 13<sup>th</sup>, 2025.  
6

7 **Planning Commission action**

8 Approval (3-yea; 1-nay).

9 Public hearing held on April 3<sup>rd</sup>, 2025

10 Conclusion: Based on the conclusions and findings of fact noted [in the staff report], Development  
11 Agreement – Lift is hereby recommended for approval to the County Council  
12

13 **Staff Report review by Interim Director**

14 Angie Zetterquist  
15

16 **Staff Report by County Planner**

17 Conner Smith  
18

19 **General Description**

20 A request by the applicant to enter into a Development Agreement with Cache County to  
21 construct a new ski lift at the Powder Mountain Resort prior to submitting and getting approval  
22 of a Master Plan as required in the Resort Recreation (RR) Zone.  
23

24 **Additional review materials included as part of Exhibit A**

25 Development Agreement – Lift  
26

27 **Additional review materials included as part of Exhibit B**

28 Staff Report to Planning Commission – revised

**DEVELOPMENT AGREEMENT – LIFT**

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

**R E C I T A L S**

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in maintaining the ski lift construction schedule, which includes the installation and operation of one new ski lift (Lift A) in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the ski lift on Exhibit B; and

**WHEREAS**, the property is zoned Resort Recreation (RR) and Forest Recreation 40 (FR40), which requires prior to the development of any RR & FR40 zoned property compliance with the standards of RR Zone & FR40 zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone and FR40 Zone, namely adoption of an updated Master Plan and other requirements within the RR Zone & FR40 Zone; and

**WHEREAS**, Ski lifts are specifically allowed in the County RR Zone & FR40 Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone & FR40 Zone Standards within County Code 17.14. & 17.09.030 ; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Ski Lift.** The ski lift known as Lift A as described in Exhibit B is allowed uses in the RR zone & FR40 zone and is by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Lift (inclusive of terminal structures/lift access gates/backup power support requirements). The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and FR40 zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards. The County shall also approve the Lift to be placed on sensitive lands, including steep slopes, but shall require a geotechnical report and compliance with the recommendation contained within that report. Following completion, the Lift may operate per the standards of the Utah State Tram Board.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run With the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

7. **Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Lifts for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the "Term"), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

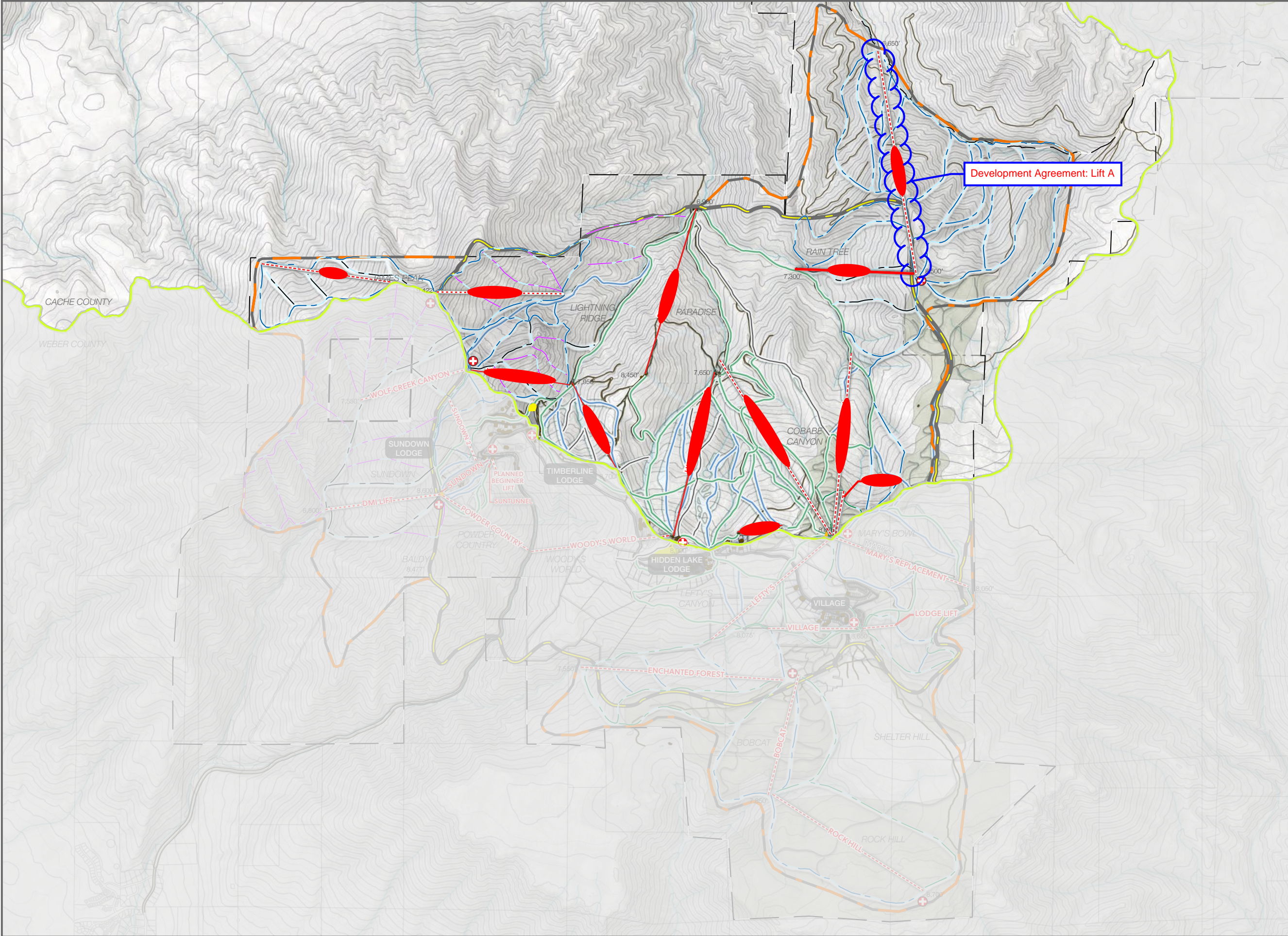
By: Powder River LLC  
By \_\_\_\_\_  
Brooke Hontz  
Chief Development and Construction Officer  
2/14/25  
\_\_\_\_\_  
Date

**Exhibit A**

(Property Tax Parcels)

**Lift A**

16-017-0013	RR Zone
16-015-0014	FR40 Zone
16-017-0015	FR40 Zone
16-016-0016	FR40 Zone
16-016-0004	FR40 Zone



POWDER MOUNTAIN 2024  
MASTER DEVELOPMENT PLAN

UPGRADE PLAN

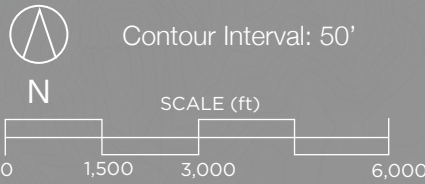
LEGEND

EXISTING

- Private Land Boundary
- 2024 Operational Boundary
- County Boundary
- Existing Lift
- Existing Ski Run by Ability Level
- Ski Patrol
- Building
- Road
- Parking

PLANNED

- Operational Boundary
- Lift
- Lift to be Removed
- Ski Run by Ability Level
- Undeveloped Ski Run
- Ski Patrol
- Facility
- Development
- Road
- Parking



Prepared by:



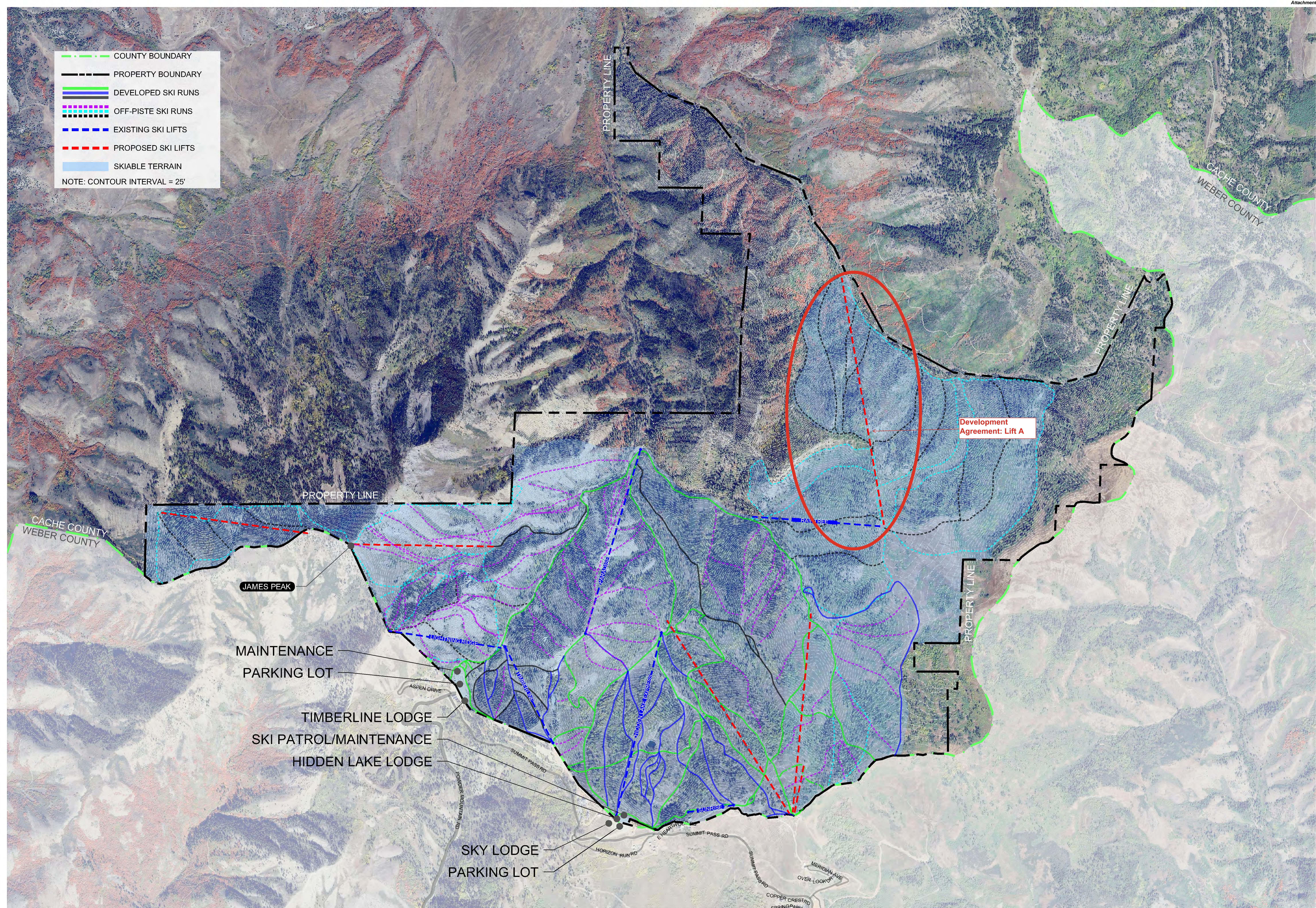
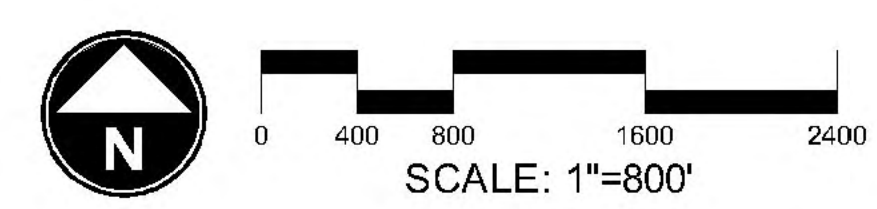


EXHIBIT 1C : WINTER RECREATION MAP  
MAP DATE: 09.30.2024





## Development Services Department

Building | GIS | Planning & Zoning

### Staff Report: Development Agreement – Lift

3 April 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Brooke Hontz

**Parcel ID#:** 16-015-0014, 16-016-0004, -0016, 16-017-0013, -0015

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

### Location

*Reviewed by Conner Smith*

#### Project Address:

Powder Mountain Resort

Cache County/Weber County

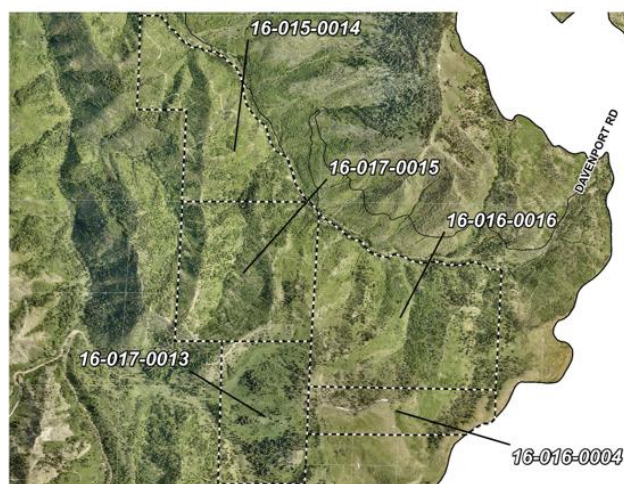
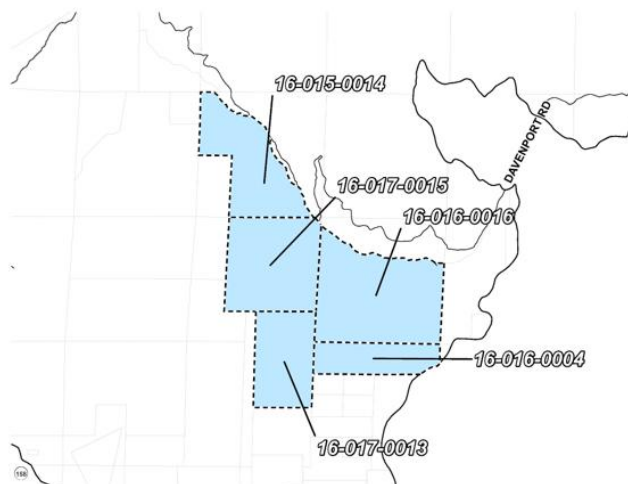
#### Surrounding Uses:

North – Forest Recreation

South – Forest Recreation/Resort Recreation

East – Forest Recreation/Weber County

West – Forest Recreation



### Findings of Fact

#### A. Request description

1. A request by the applicant to enter into a Development Agreement (Attachment A) with Cache County to construct a ski lift at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.
2. Staff has identified general information as pertains to the proposed Development Agreement to assist the Planning Commission and County Council in arriving at a decision.
3. The Development Agreement is limited to the construction of a ski lift (Attachment B), in unincorporated Cache County and is not meant to resolve issues of restricted properties nor non-compliant structures or uses within the unincorporated Cache County areas of the resort, and it is not intended to be a substitute for the required Master Plan.

#### B. History:

- a. 1970s:

- i. The first mentions of Powder Mountain in Planning Commission meeting minutes were in 1971 with the Planning Commission having a positive response. Powder Mountain initially opened in 1972 but no formal approvals or permits can be found until 1975. In 1975, permits were approved for the Hidden Lake ski lift and lift shack permits. In 1978, a conditional use permit (CUP) was approved for a ski inn on the Hidden Lake parcel in 1978 but it was rescinded in 1980 and was never reinstated.
  - 1. A lodge, called the Timberline Lodge, was likely constructed around 1972 but no permits or other records have been found.
- b. 1980s:
  - i. In 1985, the Hidden Lake Lodge opened but no CUP, building permits, or other records have been found for its construction.
- c. 1990s:
  - i. In 1998, an Interlocal Agreement was drafted regarding taxation and services between Weber and Cache Counties.
- d. 2000s:
  - i. In 2002, the area of Powder Mountain was rezoned to the Resort Recreation (RR) Zone.
  - ii. In 2008, the most recent (prior to the currently submitted Master Plan) Master Plan CUP and development agreement expired.
- e. 2020s:
  - i. 2024:
    - 1. In early 2024, a development agreement was submitted to the county to allow for the construction of two ski lifts, Lightning Ridge and Raintree. The development agreement was finalized and the two ski lifts obtained zoning clearances and building permits. In late 2024, a Master Plan and rezone application was submitted to the Development Services Office.
  - ii. 2025:
    - 1. In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started.
- f. General:
  - i. At least five various master plans and subdivisions have been proposed for the area in the last 40 years. However, no signed/valid CUP has been found in County records for any version of a master plan for the Powder Mountain Resort development to date. Since 2015, the development team at Powder Mountain has reached out to the County multiple times to try and resolve the unpermitted structures/uses. However, no applications have been submitted or approved.
  - ii. Ownership of the properties has changed multiple times over the years.

### **C. Application Process**

- a. After reviewing the County Code and Utah Code, the Development Services Department and the County Attorneys Office provided the applicant with three options to move forward:
  - i. **Normal Approval Process:**
    - 1. Per Cache County Code §17.06.050, §17.14.020: General Requirements, and §17.14.030: Master Plan Application Requirements and Approval Process, any development within the Powder Mountain Resort must submit a Master Plan as a CUP and this Master Plan/CUP must be approved by the Planning Commission. Once this Master Plan/CUP has been approved, the applicant must then submit a Development Plan that meets the standards of Cache County Code §17.14.060: Development Plan Application Requirements and

Approval Process and must obtain approval from the Planning Commission. After these approvals have been obtained, each structure will require a zoning clearance and building permit.

**ii. Development Agreement:**

1. Per Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code, the County may enter into a development agreement allowing for a unique development process that falls outside of the standard regulations. However, that development agreement must meet the same standards and requirements of a new land use code, which is a legislative process. Consequently, the Planning Commission must hold a public hearing and review and make recommendations to the County Council. The County Council, acting as the Land Use Authority for legislative actions, may approve, deny, or modify the proposed development agreement.

a. Utah Code 17-27a-528(2)(a) and Utah Code 17-27a-528(2)(a)(iii) state:

i. “A development agreement may not:”

1. “allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 17-27a-502, including a review and recommendation from the planning commission and a public hearing.”

**iii. Code Amendment**

1. The applicant has the right to submit an application for an Ordinance Amendment to propose revisions to the Resort Recreation (RR) Zone to change the current requirements and processes. An ordinance amendment is a legislative action and the County Council, as the Land Use Authority for legislative actions, has a substantial amount of discretion in approving or denying the proposed amendment.

b. Based on the three options, the applicant has submitted this request for a Development Agreement while still continuing to work on the Master Plan. This is the same process that was done for the Development Agreements that were completed in 2024.

**D. Development Agreement**

a. The proposed Development Agreement, as revised, (Attachment C) will be between the property owner, Summit Mountain Holding Group, and the County, acknowledging that it is beneficial for both parties to agree to the installation and operation of a ski lift. This recognizes that the Development Agreement is the appropriate tool outside of full compliance with the Resort Recreation (RR) Zone requirements (i.e. approved Master Plan and CUPs).

i. This agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future. Additionally, the agreement does not allow for any development or expansion beyond the new ski lift until the facility is in full compliance with Cache County Chapter 17.14 or unless the legislative body approves another development agreement in accordance with the same procedures for enacting a land use regulation.

- ii. The term of the Development Agreement is from the date executed by the parties but not to exceed two (2) years. Should the ski lift not be issued a building permit within two (2) years from the date of the Development Agreement, the Development Agreement shall terminate.
- iii. The County will issue the required permits if the applications and all necessary supporting documentation comply with the Cache County and International Building Code regardless of the facility's compliance with the Resort Recreation (RR) Zone, CUP process, or parcel legality status.

**E. Ordinance—§12.02.010, §17.02.030**

- a. As per §17.02.030, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.

**F. Public Notice and Comment—§17.02.040 Notice of Meetings**

- a. Public notice was posted online to the Utah Public Notice Website on 24 March 2025.
- b. Notices were posted in three public places on 24 March 2025.
- c. Notices were mailed to all property owners within 300 feet on 26 March 2025.
- d. At this time, four written public comments regarding this proposal, and a further twenty-six regarding the Powder Mountain project as a whole have been received by the Development Services Office.

## **Conclusion**

---

Development Agreement – Lift, a request by the applicant to enter into a Development Agreement with Cache County to construct a new ski lift at the Powder Mountain Resort prior to getting approval of a Master Plan, has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code. Staff has not made a recommendation based on the findings of fact identified above nor any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.



## Development Services Department

Building | GIS | Planning & Zoning

### Application: Ordinance Amendment

Date Received:	By:	Receipt #:	Amount:	Check #:

1. Applications are accepted by appointment only. Call (435) 755-1640 to set an appointment.
2. The items indicated in the attached checklist must accompany this application.
3. Incomplete applications are not accepted.
4. Late applications are held for the next meeting's agenda.
5. The application fee is not refundable.
6. Any information submitted with this application becomes public record and is posted online.

### Ordinance Information

Ordinance Section(s): Request for Development Agreement

Affected Zones: RR & FR40 - see exhibit A for breakdown

### Agent Contact Information

Agent Name: Brooke Hontz Email: bhontz@powdermountain.com

Phone: (435) 640-1941 Mailing Address: P.O. Box 1119 Eden, Utah 84310

### Review Process

- 1) Staff will review the application with the applicant to ensure that the information submitted is sufficient to completely review the request.
- 2) Complete applications are forwarded to the necessary county departments for review and comment. The application, site visits, and department reviews are used in the preparation of the staff report that is presented to the county land use authority and is available to all interested parties and is posted online at <http://www.cachecounty.org/pz/>.
- 3) Notices are posted on Utah Public Notice. Agendas are posted online at [www.cachecounty.org](http://www.cachecounty.org) and at <http://www.utah.gov/pmn/index.html>.
- 4) Projects requiring County Council approval are placed on the next available council agenda once the Planning Commission has made a recommendation. Staff forwards the staff report, the Planning Commission's recommendation, and any other pertinent information for County Council's review.

2025 Meeting Dates and Application Deadlines				
Planning Commission (1 <sup>st</sup> Thursday of each month*)		County Council (2nd & 4th Tuesday*)		Land Use Hearing Officer (variances & appeals)
Application Deadline 3:00 PM	Meeting Date 5:30 PM	Meeting Date 5:00 PM		
4 Dec 24	9 Jan*	14 Jan	28 Jan	Public meetings will be scheduled on an as needed basis.
8 Jan	6 Feb	11 Feb	25 Feb	
5 Feb	6 Mar	11 Mar	25 Mar	
5 Mar	3 Apr	15 Apr	29 Apr	
2 Apr	1 May	13 May	27 May	
30 Apr	5 Jun	10 Jun	24 Jun	
4 Jun	10 Jul	8 Jul	22 Jul	All public meetings will be fully noticed per State and County Codes.
2 Jul	7 Aug	5 Aug	19 Aug	
6 Aug	4 Sep	9 Sep	23 Sep	
3 Sep	2 Oct	14 Oct	28 Oct	
1 Oct	6 Nov	11 Nov	25 Nov	
5 Nov	4 Dec	2 Dec	9 Dec	

## Ordinance Amendment

### Application Checklist and Acknowledgment

A complete application must include the items noted below unless specified otherwise. Further information may be required by staff, other departments and agencies, and/or the authority that reviews the application based on the proposed amendment.

- 1) ☒ A completed Ordinance Amendment application form and non-refundable review fees: \$600
- 2) ☒ A copy of the proposed ordinance amendment and any supporting materials.

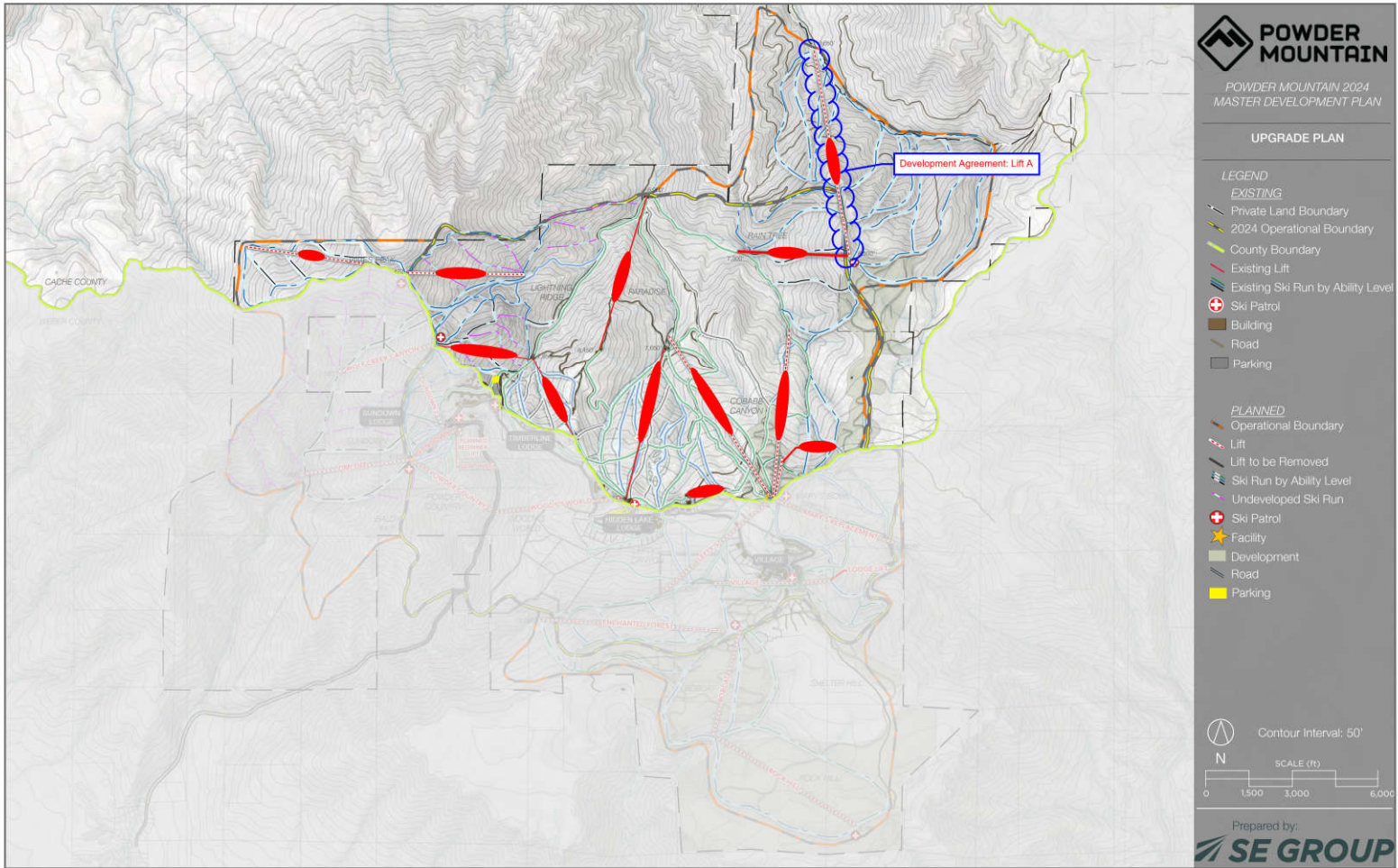
## Acknowledgment

I, Brooke Hontz the undersigned agent and/or owner of the property acknowledge that I have read and understand the information and requirements presented in this application, and that the information I have provided is accurate and complete.

  
Signature

2/14/25

Date



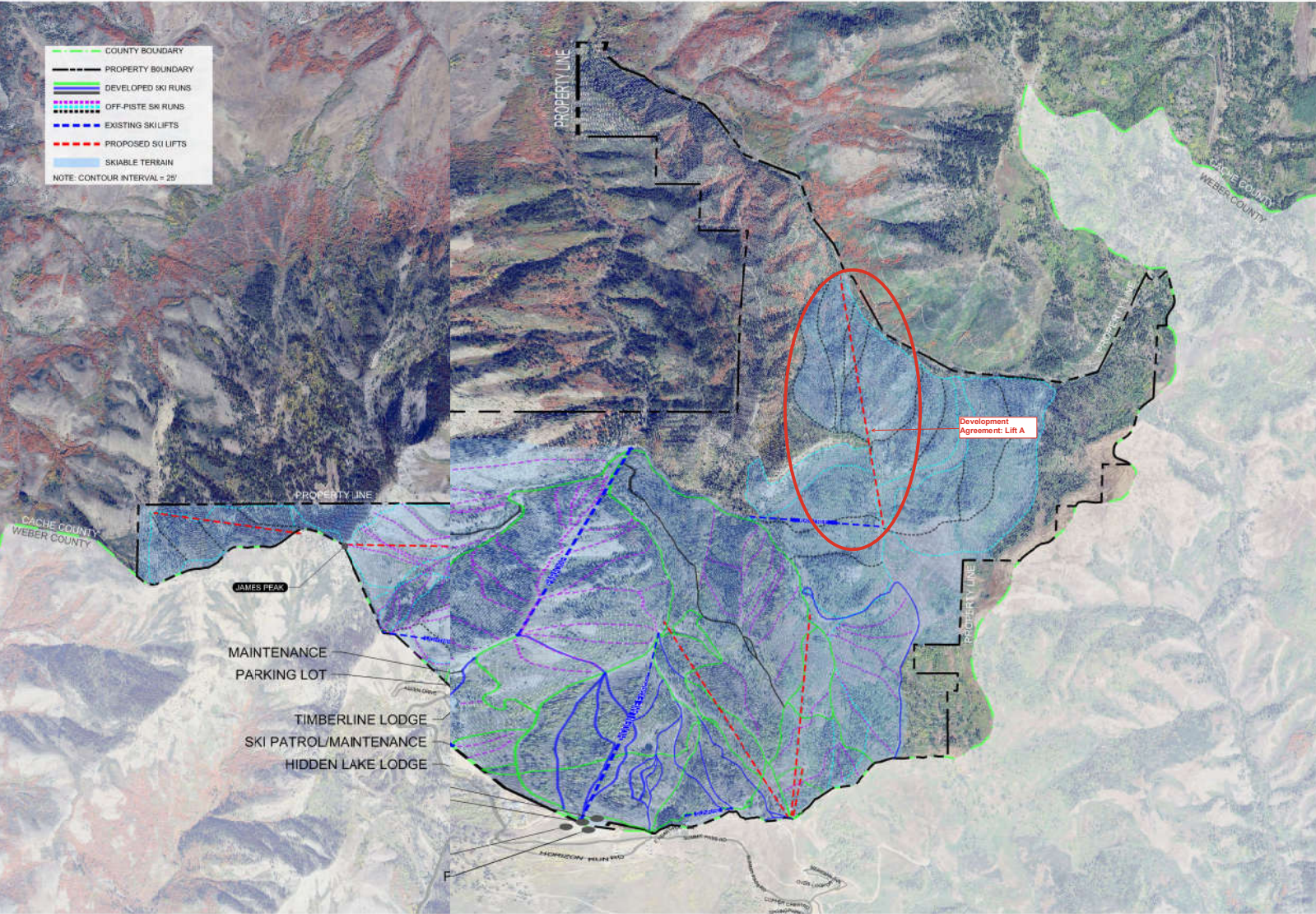


EXHIBIT 1C : WINTER IN MAP  
MAP DATE: 09.30.2024



## **DEVELOPMENT AGREEMENT – LIFT**

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

### **R E C I T A L S**

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in maintaining the ski lift construction schedule, which includes the installation and operation of one new ski lift (Lift A) in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the ski lift on Exhibit B; and

**WHEREAS**, the property is zoned Resort Recreation (RR) and Forest Recreation 40 (FR40), which requires prior to the development of any RR & FR40 zoned property compliance with the standards of RR Zone & FR40 zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone and FR40 Zone, namely adoption of an updated Master Plan and other requirements within the RR Zone & FR40 Zone; and

**WHEREAS**, Ski lifts are specifically allowed in the County RR Zone & FR40 Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone & FR40 Zone Standards within County Code 17.14. & 17.09.030 ; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Ski Lift.** The ski lift known as Lift A as described in Exhibit B is allowed uses in the RR zone & FR40 zone and is by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Lift (inclusive of terminal structures/lift access gates/backup power support requirements). The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and FR40 zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards. The County shall also approve the Lift to be placed on sensitive lands, including steep slopes, but shall require a geotechnical report and compliance with the recommendation contained within that report. Following completion, the Lift may operate per the standards of the Utah State Tram Board.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run With the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

7. **Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Lifts for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the "Term"), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

By: Powder Parent LLC  
By: \_\_\_\_\_  
Brooke Hontz  
Chief Development and Construction Officer  
2/14/25  
\_\_\_\_\_  
Date

**Exhibit A**

(Property Tax Parcels)

**Lift A**

16-017-0013	RR Zone
16-015-0014	FR40 Zone
16-017-0015	FR40 Zone
16-016-0016	FR40 Zone
16-016-0004	FR40 Zone



April 1, 2025

Dirk Anderson, Interim Director of Development Services  
[Dirk.anderson@cachecounty.gov](mailto:Dirk.anderson@cachecounty.gov)

Angie Zetterquist, Planning Manager  
[Angie.zetterquist@cachecounty.gov](mailto:Angie.zetterquist@cachecounty.gov)

Conner Smith, Planner I  
[Conner.smith@cachecounty.gov](mailto:Conner.smith@cachecounty.gov)

Cache County Planning Commission  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov)

Dear Cache County Planning Commission and Staff Members,

We are writing to express our serious concerns with the proposed Powder Mountain Development Agreements included on the April 3, 2025, Public Hearing Planning Commission Agenda.

17.14.030- Cache County Code, Resort Recreation Zoning Regulations, Master Plan Application Requirements and Approval Process, requires an approved Master Plan before any additional approvals can be issued.

According to the Staff Report for 3, April 2025, Planning Commission Agenda, B. History: e 2020's, ii. 2025: 1. "In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started." There has not been an approval of the most recently submitted Powder Mountain Master Plan.

17.14.040 a- Cache County Code States A. "Creation of Development Agreement: After the applicant has obtained approval of the master plan as described above, the approval shall be put in the form of a development agreement."

Staff Report for 3, April 2025, Planning Commission Agenda, further states under section C., The applicant has requested approval for a Development Agreement per Utah Code 17-27a-528(2)(a)(iii): "A development agreement may not: allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section [17-27a-502](#), including a review and recommendation from the planning commission and a public hearing."

Utah State Code would only apply if there was not a County Code adopted regulating the Resort Recreation Zone requiring a completed and approved Master Plan before any Development Agreement can be signed by the County Council. (17.14.060 -Development Plan Application Requirements and Approval Process, B.) It appears that Cache County Development Services is using the State Code to circumvent the current adopted County Code to allow for a less-restrictive development process.

We as Elected Officials and Town Administrators of Paradise Town, and as Cache County citizens, ask that the County Planning Commission and County Council follow the County Code as it pertains to Master Plans and Development Agreements, specifically in the Resort Recreation Zone. There should be a Master Plan approved before any Development Agreements are entered into.

Paradise Town Corporation  
PO Box 286, Paradise UT 84328  
435-245-6737  
[www.paradise.utah.gov](http://www.paradise.utah.gov)



Conner Smith <conner.smith@cachecounty.gov>

## Upcoming Planning Commission Meetings - Urgent Concerns and Considerations re: Powder Mountain Ongoing Land Use | Interlocal Agreement

Christi Dant <opiciye@gmail.com>

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, called@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without an enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development is approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Even we who are season passholders are told we have access, but not advised as to how or where even to formerly readily accessible public areas (Brim Trail, for instance). We are areas due to alleged construction and there is no parking available. The boundaries for the construction areas are questionable, unclear, and appear overly generous. We are also to access the ski & ski areas that are designated as public (we are not not using the lifts and know we have to have to walk out) A select few may know how, most of us don't. So can't park in a reasonable distance from the "public" access point, in reality, **we have no public access to the areas they themselves designate as public**. They are being difficult to show paper compliance. As a voting citizen of Weber County, I can assure you we have not found their promise of public access is being met.

Weber County residents, like our family, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and inadequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County, the newly incorporated Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
  - Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. All our inquiries directly to Powder Mountain about any future plan receive an adequate response. When deciding to pay thousands of \$ for season passes, it should be incumbent on PM to be able to assure us what terrain will be available. But it's the brochure completely locked out.
  - Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts. We have deep concerns based on ticket pricing will continue to rise exponentially rendering Powder Mountain *de facto* private. These protections must meet the "reasonable person standard".
  - **Protect year-round public access to trails, trailheads, and parking areas.** Address the risk that exclusive membership models will reduce tax revenues and undermine the Weber County resident and especially residents of Ogden Valley are bearing the burden for the wealthy who, after the completion of the 55,000 sq. ft lodge at Powder Haven, will see business within our own newly incorporated city and much of the top of the mountain revenues going to Cache County (not sure where the boundaries are).
- Ogden Valley municipality will be burdened with excessive traffic, parking issues, degradation of our roadways (all this construction traffic is crumbling our roads to build and see none of the benefits. Yes, there will be some property tax revenues, but our way of life and quality life will be taking a massive hit. With another private resort (Wasatch Peaks) at the foot of Powder Mountain, how much more highly desirable public lands will be given away before action is taken? You are setting precedent with every single vote. Don't let there be detriment of your voters and your neighbors.
- Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and careful consideration.

Christi Dant  
Eden, UT



Conner Smith <conner.smith@cachecounty.gov>

## Save Powder Mountain

Jennifer Ferguson <jenferg101@yahoo.com>

Tue, Apr 1, 2025 at 10:40 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Jen Ferguson



Conner Smith <conner.smith@cachecounty.gov>

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## Save Powder Mountain

---

Katie Metz <ktmetz@gmail.com>  
To: conner.smith@cachecounty.gov

Tue, Apr 1, 2025 at 9:49 AM

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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Thank you for your time and consideration.

Kathryn Metz



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain long time guest

john agler <aglerjns@gmail.com>

Tue, Apr 1, 2025 at 8:52 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

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Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

John & Sherri Agler

330-312-6209

[aglerjns@gmail.com](mailto:aglerjns@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Master Plan

Stephanie Edge <edge.stephanie1@gmail.com>

Tue, Apr 1, 2025 at 8:27 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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Thank you for your time and consideration.

- Stephanie Edge



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

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**Caitlin Reid** <reid.caitlin26@gmail.com>

Tue, Apr 1, 2025 at 8:19 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Powder mountain hold so many memories for me. It's my favorite mountain in all of Utah.

Thank you for your time and consideration

Caitlin Reid



Conner Smith <conner.smith@cachecounty.gov>

## Save Powder Mountain from Privatization

1 message

**Caylin Eide** <caylinhintz@gmail.com>

Tue, Apr 1, 2025 at 7:48 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

Powder Mountain holds a special place in my heart. I have been a skier my entire life, but Powder is the one place that still felt "local." I loved the charm it had with limited lift access, requiring skiers/boarders to hike to many of the best powder spots. I patrolled there for some time and am saddened and disturbed by the changes taking place that limit public access and destroy the things about Powder that made it unique and special from other mountains. This has historically been public land. There is no reason to suddenly allow only rich businessmen to access and enjoy the mountain, depriving people who have invested in the community for years.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
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Thank you for your time and consideration.

-Caylin Eide



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Master Plan

Marcus E. Pierce <pierce6068@gmail.com>

Tue, Apr 1, 2025 at 7:31 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

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Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Sent from my iPhone

Begin forwarded message:

**From:** Save Powder Mountain <[reply@petitions.moveon.org](mailto:reply@petitions.moveon.org)>

**Date:** April 1, 2025 at 1:23:49 AM MDT

**To:** [pierce6068@gmail.com](mailto:pierce6068@gmail.com)

**Subject:** Powder Mountain Needs YOU

**Reply-To:** [moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com](mailto:moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com)

[angie.zetterquist@cachecounty.gov](mailto:angie.zetterquist@cachecounty.gov), [brandon.bell@cachecounty.gov](mailto:brandon.bell@cachecounty.gov),  
[conner.smith@cachecounty.gov](mailto:conner.smith@cachecounty.gov), [emily.fletcher@cachecounty.gov](mailto:emily.fletcher@cachecounty.gov),  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov), [nolan.gunnell@cachecounty.org](mailto:nolan.gunnell@cachecounty.org),  
[dirk.anderson@cachecounty.org](mailto:dirk.anderson@cachecounty.org), [keegan.garrity@cachecounty.gov](mailto:keegan.garrity@cachecounty.gov),  
[barbara.tidwell@cachecounty.org](mailto:barbara.tidwell@cachecounty.org), [sandi.goodlander@cachecounty.org](mailto:sandi.goodlander@cachecounty.org),  
[david.erickson@cachecounty.org](mailto:david.erickson@cachecounty.org), [mark.hurd@cachecounty.org](mailto:mark.hurd@cachecounty.org),  
[kathryn.beus@cachecounty.org](mailto:kathryn.beus@cachecounty.org), [callred@co.weber.ut.us](mailto:callred@co.weber.ut.us), [gfroerer@co.weber.ut.us](mailto:gfroerer@co.weber.ut.us),  
[jHarvey@co.weber.ut.us](mailto:jHarvey@co.weber.ut.us), [sbolos@webercountyutah.gov](mailto:sbolos@webercountyutah.gov)



Conner Smith <conner.smith@cachecounty.gov>

## SAVE POWDER MOUNTAIN

**Amy Ballard** <amyballard22@gmail.com>

Tue, Apr 1, 2025 at 5:54 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

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I urge you to:

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Thank you for your time and consideration.

--  
Amy Ballard  
Realtor® Licensed NC and SC

704-560-9505



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

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## Powder Mountain - Upcoming Planning Commission

1 message

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**Christina Schiermann** <cschiermann@gmail.com>

Sat, Mar 29, 2025 at 12:31 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express my deep concern about the current Powder Mountain Master Plan process. As a Powder Mountain West owner, this place holds incredible personal significance for me, and I urge you to ensure that future development prioritizes public access, responsible planning, and the long-term integrity of this unique mountain.

Powder Mountain isn't just another ski resort—it's a rare and special place that has cultivated a deep sense of community and connection with nature. I chose to be a part of Powder Mountain West because of its commitment to open space, incredible skiing, and the opportunity to be immersed in an environment that feels untouched by the over-commercialization seen at many other resorts. Whether it's skiing through fresh powder in complete solitude, hiking in the summer with panoramic views that stretch for miles, or simply enjoying the camaraderie of fellow mountain lovers, Powder Mountain represents something bigger than just a place to ski—it's a way of life.

What concerns me is that piecemeal approvals without a finalized Master Plan could jeopardize everything that makes this mountain special. Without strong protections, we risk losing the very character that drew so many of us here in the first place. If development moves forward without clear guarantees for public access and responsible infrastructure planning, we may see Powder Mountain transform into something exclusive and inaccessible—eroding the spirit of inclusion and adventure that has defined it for so long.

I strongly urge you to:

- Pause additional approvals until a comprehensive, enforceable Master Plan is in place.
- Guarantee public access to all lifts and terrain, preventing future privatization.
- Include pricing protections to ensure affordability for the broader public.
- Secure commitments to responsible tourism development that benefits Cache and Weber counties.
- Protect year-round access to trails, trailheads, and parking areas.

Powder Mountain is more than just a ski destination—it is a sanctuary, a gathering place, and a vital part of our outdoor heritage. We have a responsibility to protect it, not just for current homeowners and visitors, but for future generations who deserve to experience its magic as we have.

Please do the right thing and ensure that future development respects the values that make Powder Mountain extraordinary.

Sincerely,  
Christina Schiermann  
Powder Mountain West Owner



Conner Smith <conner.smith@cachecounty.gov>

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## Please keep Powder Mountain accessible to the public

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**Danny Brewer** <railroader921@gmail.com>

Fri, Mar 28, 2025 at 9:47 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I moved to Weber County in 1994, and have been skiing at Powder Mountain Resort almost every year since.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Daniel Brewer

4051 W 4550 S, West Haven, UT 84401



Conner Smith <conner.smith@cachecounty.gov>

## The future of Powder Mountain.

steve hernandez <udntwntme@gmail.com>

Fri, Mar 28, 2025 at 9:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Steve Hernandez



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain Resort

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**Jean-Francois Erforth** <jeanoerforth@gmail.com>

Fri, Mar 28, 2025 at 9:13 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation. Without adequate protections, Weber County taxpayers will ultimately bear some of the costs of services and infrastructure. Weber County officials must have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Could you make sure of firm commitments to hotel development and tourism revenue that benefit Cache County?
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the resort's zoning intent.

Powder Mountain should remain a resource for the broader public, and a line in the sand needs to be drawn to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for future generations.

Thank you for your time and consideration.

Jean-Francois Erforth

March 27,2025

Planning Commissioners  
Cache County  
199 North Main  
Logan, Utah

Re: Regular Action Items 4, 5, 6 (all Powder Mountain) for April 3<sup>rd</sup> Meeting

Dear Commissioners:

I am writing regarding the above regular action items. I have been a landowner in Powder Mountain West for approximately 17 years and as such am very interested in the development of the mountain. I am not a Utah resident, but have come to love this pristine area for many reasons.

I understand a Master Plan for the area is in process. However, until such time as it is codified I am concerned that negotiating and approving certain categories of Development Agreements may ultimately prove counter-productive to both Cache County and the public. Of the three agendaized development agreements, item 4 (replacement of a maintenance shed) seems completely appropriate for consideration at this time. However, item 6 (trails and art park) and especially item 5 (new ski lift) have a reasonable chance of conflicting with the core intent of the Master Plan, assuming the plan will incorporate protections for public access to this important northern Utah recreation venue.

I request you table the review and approval of items 5 and 6 until the Master Plan is finalized and approved.

Thank you very much for your time and consideration.

Sincerely,

Robert Guthrie



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Rezoning Concerns

Brady Ahlstrom <brady.ahlstrom@gmail.com>

Tue, Mar 25, 2025 at 11:25 AM

To: conner.smith@cachecounty.gov

**Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department:**

I have carefully reviewed the Master Plan for Powder Mountain Ski Resort and am deeply concerned by its lack of critical detail — particularly regarding public access, recreation, tourism revenue, broader benefits to Cache County, and the clear intent of the zoning to improve recreational opportunities in Northern Utah. The absence of a Development Agreement within the November submittal only amplifies these concerns, leaving key issues unresolved and the public unprotected.

Even more troubling is the ongoing pattern of piecemeal approvals, where one-off Development Agreements have allowed lifts and major infrastructure to move forward without a completed master plan. The mountain was granted this flexibility over a year ago, and yet there has been little progress in delivering the required plan. At this point, the question must be asked: is the County's hand getting worse with every approval? Each step forward without conditions reduces the County's leverage to secure meaningful public benefits. It's like building a house by giving away bricks one at a time — by the time the developer asks for the final permits, the County may have little left to bargain with.

Without negotiated exactions and public benefits tied directly to a comprehensive master plan, the developer has little incentive to fulfill the broader obligations that zoning and community expectations require. In Utah, once a development agreement is approved, it is difficult to revoke or amend unless strong remedies are established from the outset. The County's leverage is decreasing, and if action is not taken now to require these protections, it may soon be too late to ensure that Powder Mountain develops in a way that truly serves the public interest.

I've included the Weber County Commission on this email, as Weber County will be providing essential services to homes at Powder Mountain located in Cache County. Given that responsibility, it's critical that Weber County has a seat at the table as the development agreement (related to the Master Plan) in Cache County is formalized. This is especially important considering how many Weber County residents rely on Powder Mountain for outdoor recreation.

The existing development agreement (in Weber County) for Powder Mountain rightly guarantees public access to all recreational amenities in Weber County. We should expect nothing less here. Weber County officials should strongly advocate for similar provisions, particularly given the significance of a potential interlocal agreement that enables development at Powder Mountain in Cache County with Weber County services.

### **Key Concerns Regarding Cache County Powder Mtn Master Plan:**

#### **1. Lack of Public Access & Recreation Protections**

- The Master Plan does not guarantee public skiing and recreation access, despite zoning requiring new recreation opportunities in northern Utah with a focus on visitors in Northern Utah.
- It is unclear which chairlifts may be privatized, making it impossible to assess whether public access is being maintained.
- Development in Timberline and Sunrise areas could create barriers to public access.

#### **2. Unclear Economic Benefit to the County**

- The plan does not explain how it will generate tourism revenue for Cache County.
- The hotel development timeline is uncertain, with no firm commitments.
- There is no assessment of sales tax impacts, especially if membership models reduce taxable transactions.

#### **3. Missing Development Agreement Protections**

A Development Agreement must:

- Be legally binding for future owners to uphold public access.
- Require all existing chairlifts to remain public or be replaced with equivalent access.
- Ensure public skiing access at reasonable rates, capped at no more than 20% above the five most expensive public ski resorts in Utah.
- Prevent high membership fees that could reduce property tax revenues.
- Clearly define year-round public access, including trail networks, trailheads, and parking facilities.

**Why This Matters to Cache County and Weber County**

- A future roadway connection between Cache and Weber County was contemplated in Weber County's master plan, which could make Powder Mountain an important recreation area for Cache County in the future.
- Without safeguards, Powder Mountain could become a private resort, limiting public access.
- Zoning exists to benefit the broader community, and it must be upheld.

I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Brady Ahlstrom



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Permits/ loss of public recreation lands

**Douglas Martin** <salvagedoug@gmail.com>

Tue, Mar 25, 2025 at 6:44 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Without negotiated exactions and public benefits tied directly to a comprehensive master plan, the developer has little incentive to fulfill the broader obligations that zoning and community expectations require. In Utah, once a development agreement is approved, it is difficult to revoke or amend unless strong remedies are established from the outset. The County's leverage is decreasing, and if action is not taken now to require these protections, it may soon be too late to ensure that Powder Mountain develops in a way that truly serves the public interest.

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I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Doug Martin  
281-830-5577



Conner Smith <conner.smith@cachecounty.gov>

## Master plan

shelley.lutz@gmail.com <shelley.lutz@gmail.com>

Tue, Mar 25, 2025 at 4:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org

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I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Shelley Lutz



Virus-free [www.avast.com](https://www.avast.com)



Conner Smith <conner.smith@cachecounty.gov>

## The Future of Powder Mountain

J.R. Makapugay <mkpgyjr@yahoo.com>

Wed, Apr 2, 2025 at 9:35 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

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Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

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I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Best Regards,  
JR Makapugay



Conner Smith <conner.smith@cachecounty.gov>

## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Peggy Turner <classyutahhomes@gmail.com>

Wed, Apr 2, 2025 at 3:40 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, "Froerer,Gage" <gfroerer@co.weber.ut.us>, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Peg Turner  
cell 801-389-4514  
[classyutahhomes@gmail.com](mailto:classyutahhomes@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Brian Bojarski <brianbojarski@gmail.com>

Wed, Apr 2, 2025 at 11:38 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

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Thank you for your time and consideration.

Brian Bojarski



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

---

**Deborah Engelsman** <dengelsman@ymail.com>

Thu, Apr 3, 2025 at 10:10 AM

Reply-To: Deborah Engelsman <dengelsman@ymail.com>

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jharvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department

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Grayson Guthrie <graysonator22@gmail.com>

Thu, Apr 3, 2025 at 10:39 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

## Pause Powder Mountain Approvals Until Master Plan is In-Place

**Blake Hofmeister** <blake.hofmeister@gmail.com>

Thu, Apr 3, 2025 at 11:29 AM

To: Angie Zetterquist <angie.zetterquist@cachecounty.gov>, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, Keegan Garrity <keegan.garrity@cachecounty.gov>, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

My family owns property at Powder Mountain less than 100 yards from Cache County in Weber County. We have enjoyed skiing at Powder Mountain for over 15 years.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals (like they will tonight at Planning Commission) for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

---

## Save Powder Mt.

Dan White <djwhitestuff02@gmail.com>

Thu, Apr 3, 2025 at 1:20 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

**Subject:** Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Dan White

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I have skied at Powder for 40 years and think it is a very special area that is very rare in this time and valley. Please ensure the development is on the level and benefits the community.



Conner Smith <conner.smith@cachecounty.gov>

## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Jeanne Speranza <jeanne\_speranza@yahoo.com>

Thu, Apr 3, 2025 at 2:04 PM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. It is sad that we don't have an easy way to Cobabe without using the poma. That area is great for easy/fun skiing and no longer usable without Mary's chair lift.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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**Donna Cangelosi** <dcangelosi@gmail.com>

Thu, Apr 3, 2025 at 2:19 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees a private/public partnership for year-round recreational access, and clear community benefits. **Powder Mountain has been an icon of Utah Skiing for decades and is a Utah gem that should be accessible by the public. While I respect property rights, I also believe we should respect the community's longstanding access to all this magnificent mountain has to offer. I urge the counties to inspire a mutually beneficial public/private partnership that is represented in a documented and approved master plan.**

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to **Publicly Stated and Promised** lifts and terrain, with clear language that they will not be privatized in the future. This includes DMI future development, and all lifts except Mary's Village and Raintree.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Please take action now to ensure that future development honors the community **AS PROMISED** and protects public access and joy for generations to come.

Thank you for your time and consideration

--

Donna Cangelosi

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## Hold a Public Hearing

### Resolution 2025-18 – Development Agreement – Maintenance Facility

**Agenda request submitted by:** Angie Zetterquist, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** May 13<sup>th</sup>, 2025

#### **Agenda Item Language:**

Hold a public hearing for Resolution 2025-18 Development Agreement – Maintenance Facility – A request by the applicant to enter into a Development Agreement with Cache County to construct a new maintenance facility at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.

**Action:** Planning Commission – Recommendation of Approval (3-yea; 1-nay)

**Background:** A request by the applicant to enter into a Development Agreement with Cache County to construct a new maintenance building at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.

**Fiscal Impact:** N/A

**Public Hearing Required:** Development Agreement requests require a public hearing before the County Planning Commission (PC). This hearing was held on April 3<sup>rd</sup>, 2025, and their recommendation to approve the Development Agreement was made on April 3<sup>rd</sup>, 2025.

An additional public hearing is required under the requirements of the State Code. See Exhibit B for additional information.

**County Staff Presenter:** Angie Zetterquist, Interim Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A

**Resolution 2025-18**  
**Development Agreement – Maintenance Facility**

### County Council action

Hold a public hearing on May 13<sup>th</sup>, 2025.

### Planning Commission action

Approval (3-yea; 1-nay).

Public hearing held on April 3<sup>rd</sup>, 2025

Conclusion: Based on the conclusions and findings of fact noted [in the staff report], Development Agreement – Maintenance Facility is hereby recommended for approval to the County Council

### Staff Report review by Interim Director

Angie Zetterquist

## Staff Report by County Planner

Conner Smith

## General Description

A request by the applicant to enter into a Development Agreement with Cache County to construct a new maintenance facility at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.

**Additional review materials included as part of Exhibit A**

## Development Agreement – Maintenance Facility

**Additional review materials included as part of Exhibit B**

Staff Report to Planning Commission – revised

**DEVELOPMENT AGREEMENT – MAINTENANCE FACILITY**

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

**R E C I T A L S**

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in sustaining the operation of the resort by constructing an updated maintenance facility on the site of the existing maintenance use in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the maintenance facility on Exhibit B; and

**WHEREAS**, the property is zoned Resort Recreation (RR), which requires prior to the development of any RR Zoned property compliance with the standards of RR Zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone, namely adoption of an updated Master Plan and other requirements within the RR Zone; and

**WHEREAS**, Ski lifts are specifically allowed in the County RR Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone Standards within County Code 17.14.; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Maintenance Facility.** The Maintenance Facility is an existing structure scheduled for demolition and new construction as described in Exhibit B and is an allowed use in the RR zone and is by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Maintenance Facility. The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run with the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

7. **Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Maintenance Facility for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the "Term"), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law.

To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

By:  Powder Parent LLC  
By \_\_\_\_\_  
Brooke Hontz  
Chief Development and Construction Officer  
2/14/25  
Date

**Exhibit A**

(Property Tax Parcels)

**Maintenance Shop**

16-007-0006

16-007-0003

We have secured this authorization letter from Bequia Investments LTD, which empowers us to represent Bequia in all matters concerning the development agreement and any related issues. Additionally, we have executed a Real Estate Purchase Contract (REPC) for the Bequia land parcel. In response to specific conditions stipulated by the seller, we anticipate closing the transaction within the next 45 days.

Date: 2/20/2025

Cache County Development Services  
179 North Main Suite 305  
Logan, UT 84321

To Whom It May Concern:

BEQUIA INVESTMENTS LTD (“Bequia”) is the owner of a certain parcel of land in Cache County, Utah (“Bequia Parcel”). The Bequia Parcel is included in that certain application for Development Agreement (*for the maintenance building*) filed by Summit Mountain Holding Group, LLC (“Powder Mountain”). Bequia hereby gives Powder Mountain authority to represent Bequia regarding the Development Agreement, and any other items directly related to the Development Agreement (*for the maintenance building*).

Sincerely Yours,

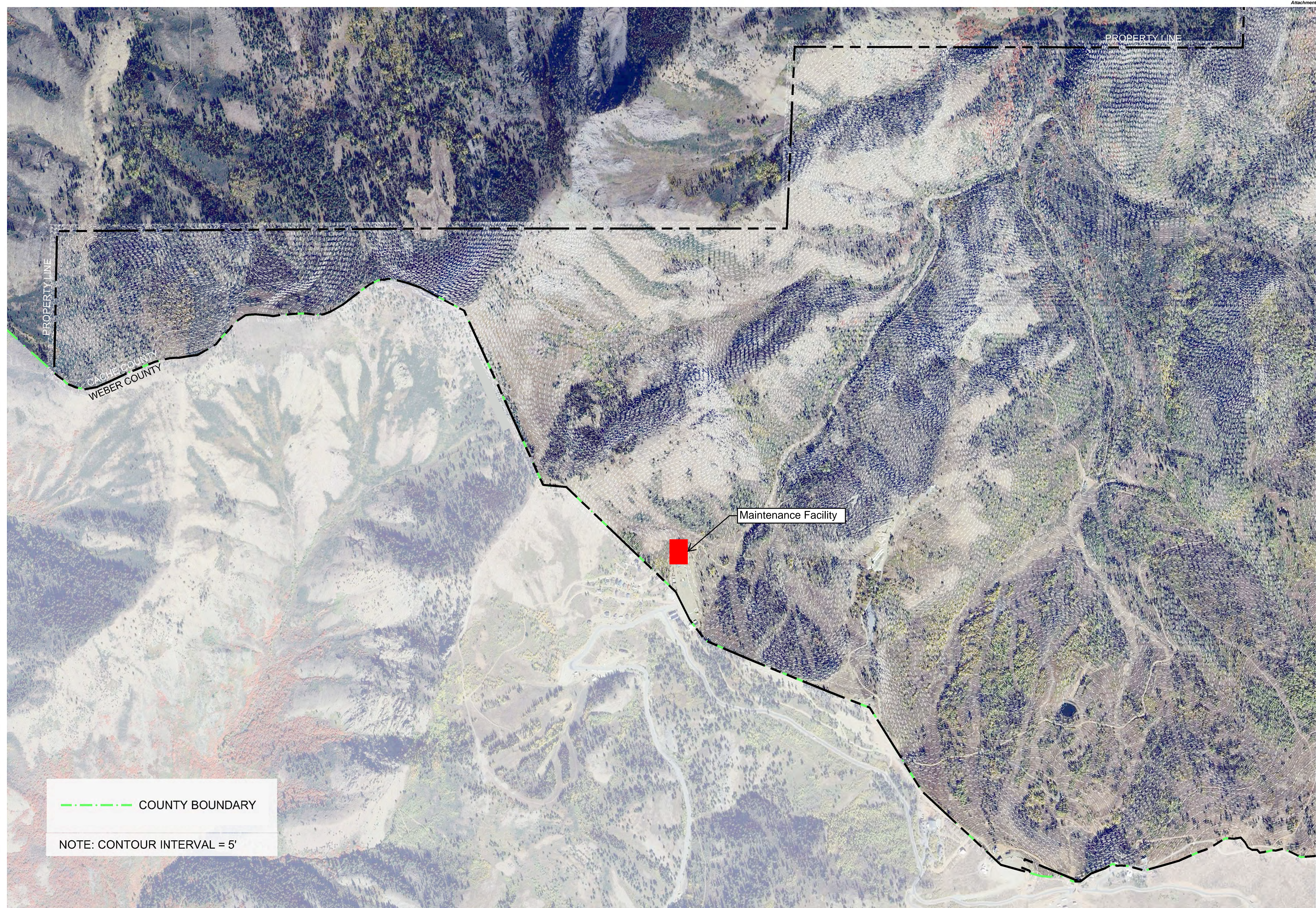
BEQUIA INVESTMENTS LTD

Signed by:

Taylor Satterthwaite

D2FB49E0E72A488

Taylor Satterthwaite



# POWDER MOUNTAIN MAINTENANCE BUILDING

## EARLY PERMIT PACKAGE

2025-03-24



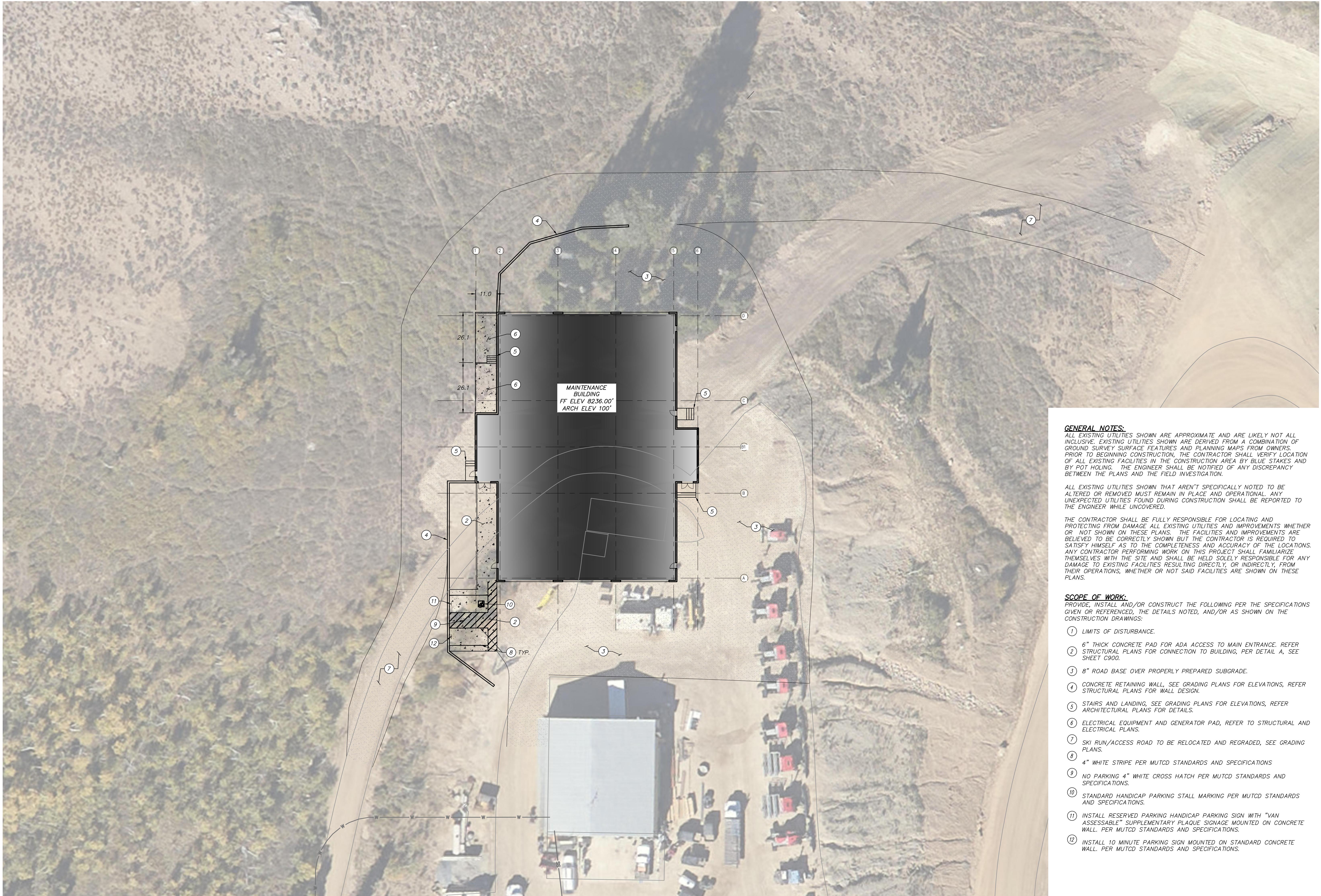
POWDER  
MOUNTAIN  
MAINTENANCE  
BUILDING

6965 E Powder Mountain Rd, Eden, UT 84310

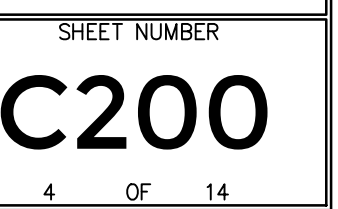


6965 E Powder Mountain Rd, Eden, UT 84310

GSBS PROJECT NO.: 2024.023.01  
ISSUED DATE: 03/28/2025



(12) INSTALL 10 MINUTE PARKING SIGN MOUNTED ON STANDARD CONCRETE WALL. PER MUTCD STANDARDS AND SPECIFICATIONS.



## WALL TYPES NOTES

- UNLESS NOTED OTHERWISE, DIMENSIONS LOCATING WALLS INDICATE: CENTERLINE OF STUD AT METAL STUD WALLS, FACE OF STUD AT WOOD STUD WALLS AND FACE OF WALL AT CMU/CONCRETE WALLS.
- UNLESS NOTED OTHERWISE, SPECIFIED WALL TYPE TO CONTINUE AT DOOR AND WINDOW OPENINGS (TOP AND BOTTOM).
- IN ADDITION TO THE REQUIREMENTS OF DIVISION 01 OF THE SPECIFICATION, PROVIDE WALL TYPE "D3B" IF NO OTHER WALL TYPE HAS BEEN INDICATED.
- "CLEAR" INDICATES DIMENSION TO FINISHED SURFACE INDICATED, INCLUDING OF ALL MATERIALS UTILIZED IN THE RELEVANT ASSEMBLY.
- FOR WALL TYPES WITH AN "M" DESIGNATION, PROVIDE MANUFACTURER'S RECOMMENDED STRAPPING AT NO LESS THAN 4'-0" O.C. VERTICALLY. WHEN THE WALL IS NOT DIRECTLY ATTACHED TO A SUPPORTING WALL SURFACE.
- WHERE METAL AND/OR WOOD STUDS ARE PROVIDED AS FURRING, INSTALL ALL CONCEALED ELEMENTS IN THE METAL AND/OR WOOD FRAMED ASSEMBLY.
- PROVIDE FIRE RETARDANT TREATED PLYWOOD BACKING ON ALL WALLS INDICATED TO RECEIVE WALL MOUNTED EQUIPMENT IN ELECTRICAL, DATA, IDF/NDP ROOMS.
- UNLESS NOTED OTHERWISE DOOR JAMBS WITHIN METAL AND/OR WOOD STUD WALLS SHALL BE LOCATED 4" CLEAR FROM ADJACENT WALL.
- PROVIDE SUITABLE BLOCKING IN METAL AND/OR WOOD FRAMED WALLS AND CEILINGS AS REQUIRED FOR INSTALLATION OF MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND SPECIALTIES.
- WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8" STROKE IN CONTRASTING COLOR AND BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL PARTITION AND READ: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS".

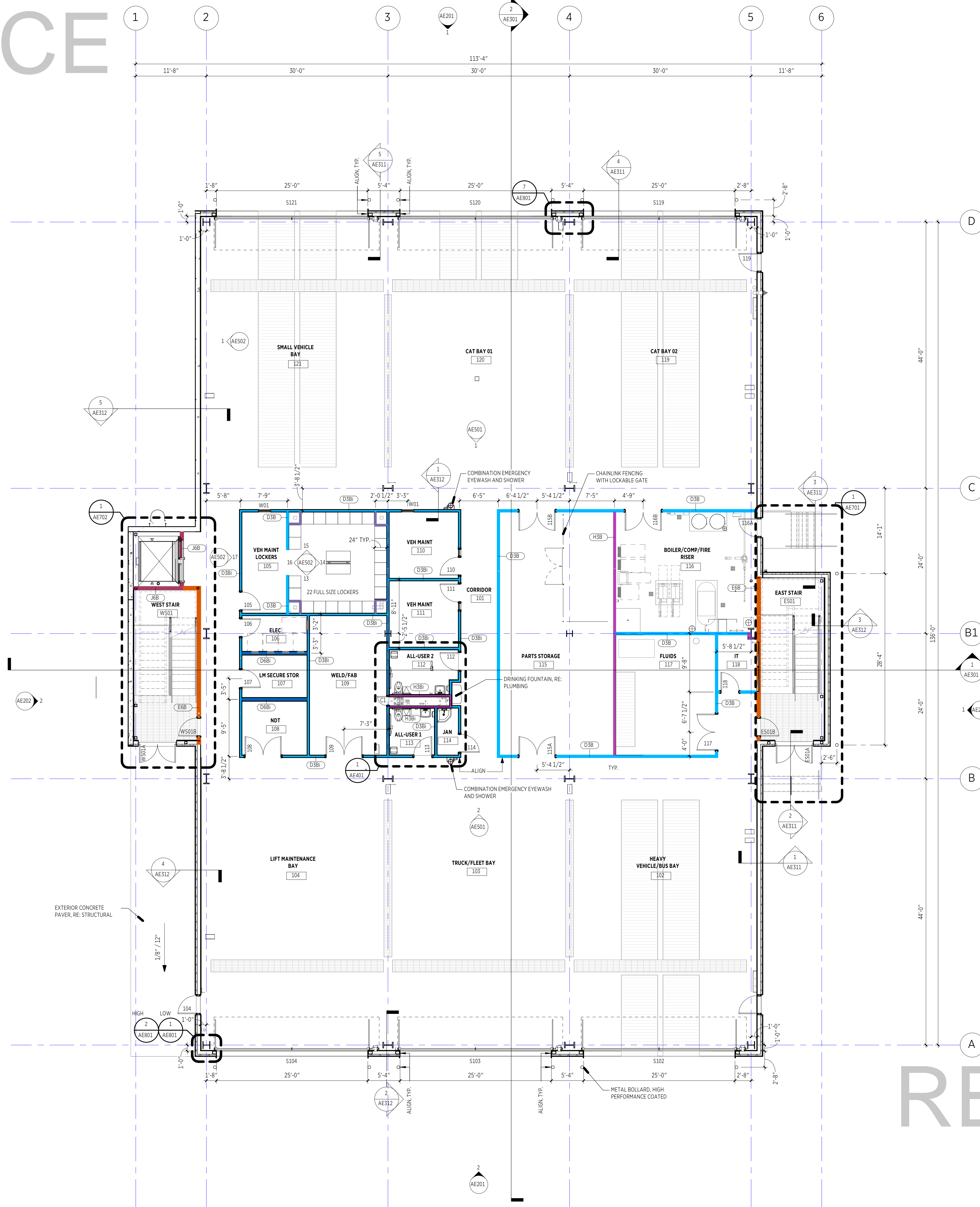
METAL STUD DEFLECTION  
CHART

16" STUD SPACING (L/360, Spd)	
3 5/8" STUD (1 5/8" FLANGE)	
33 mils	15'-4" High (Max.)
43 mils	16'-8" High (Max.)
54 mils	17'-10" High (Max.)
6" STUD (1 5/8" FLANGE)	
33 mils	22'-8" High (Max.)
43 mils	24'-9" High (Max.)
54 mils	26'-6" High (Max.)
8" STUD (2 1/2" FLANGE)	
33 mils	37'-5" High (Max.)
43 mils	40'-3" High (Max.)
54 mils	43'-3" High (Max.)
68 mils	43'-3" High (Max.)

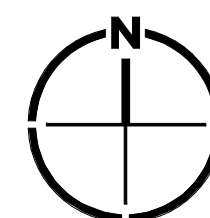
## WALL TYPES SCHEDULE

TYPE	STC	UL#	DESCRIPTION	RATING	PLAN
NON-RATED METAL STUD WALLS					
D3B	35		3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE.		
D3B	45		3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE. FILL CAVITY W/ 5-1/2" FIBERGLASS SOUND ATTENUATION BLANKET.		
D6B	35		6" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE.		
D6B	45		6" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE. FILL CAVITY W/ 6" FIBERGLASS SOUND ATTENUATION BLANKET.		
RATED METAL STUD WALLS					
E6B	40	UL# U419	6" METAL STUDS @ 16" O.C. W/ 5/8" TYPE X GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE. JOINTS FINISHED AND PERIMETER CAULKED.	1 HR.	
METAL STUD FURRING					
H2A			2-1/2" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, ONE SIDE ONLY. EXTEND GYP. BD. TO 6" ABOVE FINISHED CEILING.		
H2B			2-1/2" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, ONE SIDE ONLY. EXTEND GYP. BD. TO DECK ABOVE.		
H3B			3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, ONE SIDE ONLY. EXTEND GYP. BD. TO DECK ABOVE.		
H3B			3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, ONE SIDE ONLY. EXTEND GYP. BD. TO DECK ABOVE. FILL CAVITY W/ 5-1/2" FIBERGLASS SOUND ATTENUATION BLANKET.		
SHAFT WALLS					
J6B		UL# U415	6" METAL C/T STUDS @ 24" O.C. W/ 5/8" TYPE X GYPSUM BOARD, (INSTALLED VERTICALLY ONE SIDE AND 1" SHAFT LINER PANELS OTHER SIDE.	1 HR.	

NOT FOR CONSTRUCTION

NOTE - THIS SHEET IS INTENDED TO  
BE VIEWED IN COLOR

WALL TYPES PLAN - LEVEL ONE

1  
AE111 1/8" = 1'-0"0' 4' 8' 12' 16' 24'  
GRAPHIC SCALECONSTRUCTION DOCUMENT  
POWDER MOUNTAIN  
MAINTENANCE  
BUILDING -  
CORE & SHELL

6965 E Powder Mountain Rd, Eden, UT 84310

OWNER PROJECT NO.:

GSBS PROJECT NO.:

ISSUED DATE:

FLOOR PLAN - LEVEL

ONE

AE111

REV

REVISIONS:

NOT FOR CONSTRUCTION

NOTE - THIS SHEET IS INTENDED TO  
BE VIEWED IN COLOR

EARLY PERMIT PACKAGE  
POWDER MOUNTAIN  
MAINTENANCE  
BUILDING

6965 E Powder Mountain Rd, Eden, UT 84310



6965 E Powder Mountain Rd, Eden, UT 84310

OWNER PROJECT NO.:  
GSBS PROJECT NO.:  
ISSUED DATE:

2024.023.01  
03/28/2025

FLOOR PLAN - LEVEL  
TWO

AE112

REV

WALL TYPES NOTES

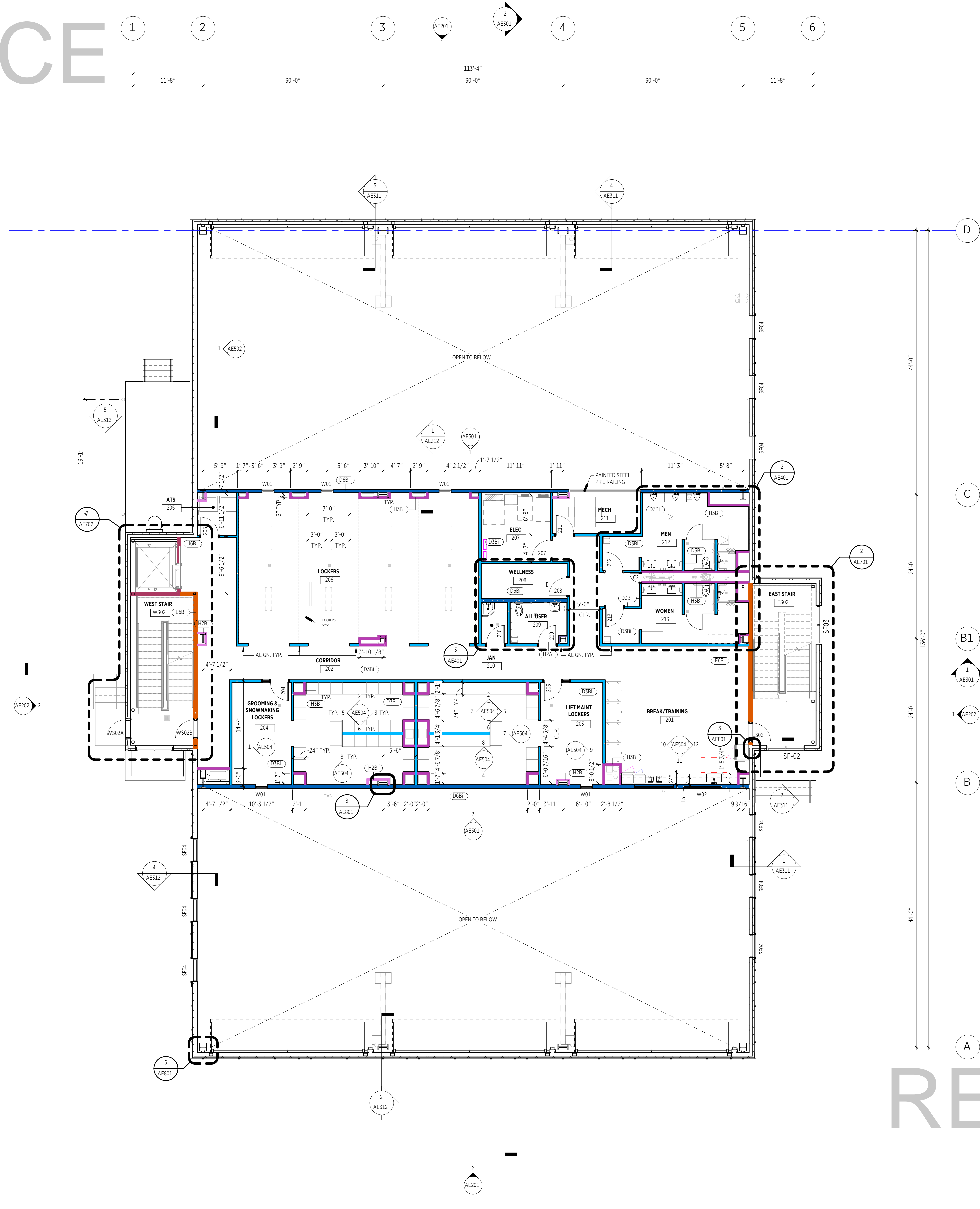
- UNLESS NOTED OTHERWISE, DIMENSIONS LOCATING WALLS INDICATE CENTERLINE OF STUD AT METAL STUD WALLS, FACE OF STUD AT WOOD STUD WALLS AND FACE OF WALL AT CMU/CONCRETE WALLS.
- UNLESS NOTED OTHERWISE, SPECIFIED WALL TYPE TO CONTINUE AT DOOR AND WINDOW OPENINGS (TOP AND BOTTOM).
- IN ADDITION TO THE REQUIREMENTS OF DIVISION 01 OF THE SPECIFICATION, PROVIDE WALL TYPE "D3B" IF NO OTHER WALL TYPE HAS BEEN INDICATED.
- "CLEAR" INDICATES DIMENSION TO FINISHED SURFACE INDICATED, INCLUSIVE OF ALL MATERIALS UTILIZED IN THE RELEVANT ASSEMBLY.
- FOR WALL TYPES WITH AN "H" DESIGNATION, PROVIDE MANUFACTURER'S RECOMMENDED STRAPPING AT NO LESS THAN 4'-0" O.C. VERTICALLY. WHEN THE WALL IS NOT DIRECTLY ATTACHED TO A SUPPORTING WALL SURFACE.
- WHERE METAL AND/OR WOOD STUDS ARE PROVIDED AS FURRING, INSTALL ALL CONCEALED ELEMENTS IN THE METAL AND/OR WOOD FRAMED ASSEMBLY.
- PROVIDE FIRE RETARDANT TREATED PLYWOOD BACKING ON ALL WALLS INDICATED TO RECEIVE WALL MOUNTED EQUIPMENT IN ELECTRICAL, DATA, IDP/MDP ROOMS.
- UNLESS NOTED OTHERWISE DOOR JAMBS WITHIN METAL AND/OR WOOD STUD WALLS SHALL BE LOCATED 4" CLEAR FROM ADJACENT WALL.
- PROVIDE SUITABLE BLOCKING IN METAL AND/OR WOOD FRAMED WALLS AND CEILINGS AS REQUIRED FOR INSTALLATION OF MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND SPECIALTIES.
- WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8" STROKE IN CONTRASTING COLOR AND BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL PARTITION AND READ "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS".

METAL STUD DEFLECTION CHART

16" STUD SPACING (L/360, Spsd)	
3 5/8" STUD (C 1/5/8" FLANGE)	
33 mls	15'-4" High (Max.)
43 mls	16'-8" High (Max.)
54 mls	17'-10" High (Max.)
6" STUD (1 1/8" FLANGE)	
33 mls	22'-8" High (Max.)
43 mls	24'-9" High (Max.)
54 mls	26'-5" High (Max.)
12" STUD SPACING (L/360, Spsd)	
8" STUD (2 1/2" FLANGE)	
43 mls	37'-5" High (Max.)
54 mls	40'-3" High (Max.)
68 mls	43'-3" High (Max.)
8" STUD (2 1/2" FLANGE)	
54 mls	36'-6" High (Max.)
68 mls	39'-3" High (Max.)
97 mls	43'-9" High (Max.)

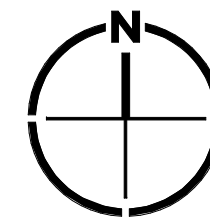
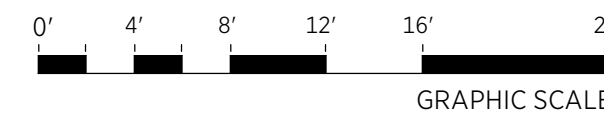
WALL TYPES SCHEDULE

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D3B	45		3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE. FILL CAVITY W/ 5-1/2" FIBERGLASS SOUND ATTENUATION BLANKET.		
D6B	35		6" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE.		
D6B	45		6" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE. FILL CAVITY W/ 6" FIBERGLASS SOUND ATTENUATION BLANKET.		
RATED METAL STUD WALLS					
E6B	40	UL# U419	6" METAL STUDS @ 16" O.C. W/ 5/8" TYPE X GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE. JOINTS FINISHED AND PERIMETER CAULKED.	1 HR.	
METAL STUD FURRING					
H2A			2-1/2" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, ONE SIDE ONLY. EXTEND GYP. BD. TO 6" ABOVE FINISHED CEILING.		
H2B			2-1/2" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, ONE SIDE ONLY. EXTEND GYP. BD. TO DECK ABOVE.		
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SHAFT WALLS					
J6B		UL# U415	6" METAL C/T STUDS @ 24" O.C. W/ 5/8" TYPE X GYPSUM BOARD. (INSTALLED VERTICALLY ONE SIDE AND 1" SHAFT LINER PANELS OTHER SIDE)	1 HR.	



WALL TYPES PLAN - LEVEL TWO

1  
AE112  
1/8" = 1'-0"





## Development Services Department

Building | GIS | Planning & Zoning

### Staff Report: Development Agreement – Maintenance Facility

3 April 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Brooke Hontz

**Parcel ID#:** 16-007-0003, -0006

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

### Location

*Reviewed by Conner Smith*

#### Project Address:

Powder Mountain Resort

Cache County/Weber County

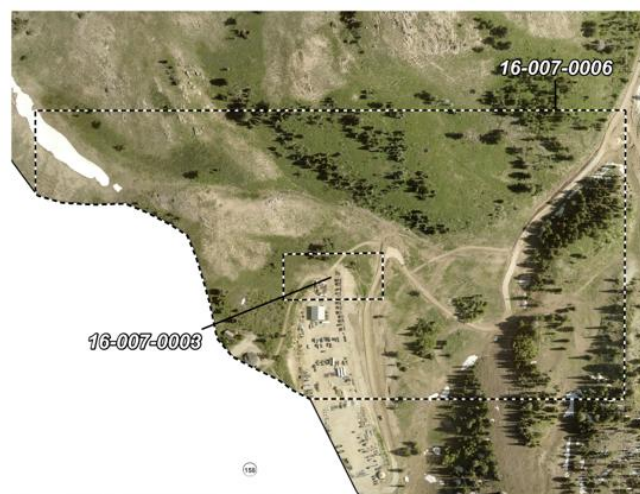
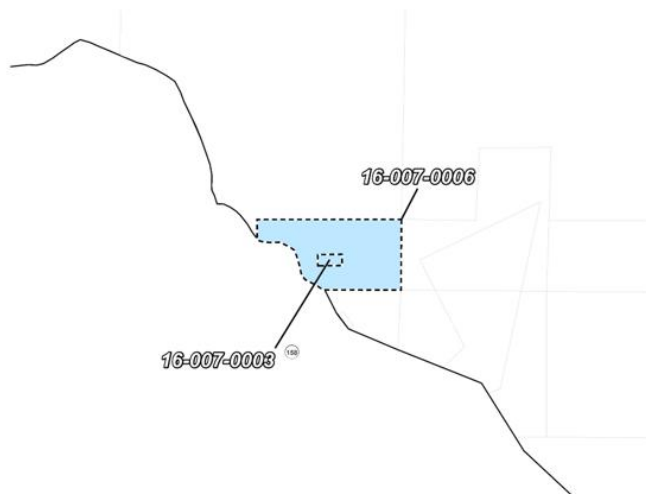
#### Surrounding Uses:

North – Forest Recreation

South – Forest Recreation/Weber County

East – Forest Recreation

West – Forest Recreation/Weber County



### Findings of Fact

#### A. Request description

1. A request by the applicant to enter into a Development Agreement (Attachment A) with Cache County to construct a maintenance facility at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.
2. Staff has identified general information as pertains to the proposed Development Agreement to assist the Planning Commission and County Council in arriving at a decision.
3. The Development Agreement is limited to the construction of a maintenance facility (Attachment B), in unincorporated Cache County and is not meant to resolve issues of restricted properties nor non-compliant structures or uses within the unincorporated Cache County areas of the resort, and it is not intended to be a substitute for the required Master Plan.

#### B. History:

- a. 1970s:

3 April 2025

1 of 4

- i. The first mentions of Powder Mountain in Planning Commission meeting minutes were in 1971 with the Planning Commission having a positive response. Powder Mountain initially opened in 1972 but no formal approvals or permits can be found until 1975. In 1975, permits were approved for the Hidden Lake ski lift and lift shack permits. In 1978, a conditional use permit (CUP) was approved for a ski inn on the Hidden Lake parcel in 1978 but it was rescinded in 1980 and was never reinstated.
  - 1. A lodge, called the Timberline Lodge, was likely constructed around 1972 but no permits or other records have been found.
- b. 1980s:
  - i. In 1985, the Hidden Lake Lodge opened but no CUP, building permits, or other records have been found for its construction.
- c. 1990s:
  - i. In 1998, an Interlocal Agreement was drafted regarding taxation and services between Weber and Cache Counties.
- d. 2000s:
  - i. In 2002, the area of Powder Mountain was rezoned to the Resort Recreation (RR) Zone.
  - ii. In 2008, the most recent (prior to the currently submitted Master Plan) Master Plan CUP and development agreement expired.
- e. 2020s:
  - i. 2024:
    - 1. In early 2024, a development agreement was submitted to the county to allow for the construction of two ski lifts, Lightning Ridge and Raintree. The development agreement was finalized and the two ski lifts obtained zoning clearances and building permits. In late 2024, a Master Plan and rezone application was submitted to the Development Services Office.
  - ii. 2025:
    - 1. In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started.
- f. General:
  - i. At least five various master plans and subdivisions have been proposed for the area in the last 40 years. However, no signed/valid CUP has been found in County records for any version of a master plan for the Powder Mountain Resort development to date. Since 2015, the development team at Powder Mountain has reached out to the County multiple times to try and resolve the unpermitted structures/uses. However, no applications have been submitted or approved.
  - ii. Ownership of the properties has changed multiple times over the years.

### **C. Application Process**

- a. After reviewing the County Code and Utah Code, the Development Services Department and the County Attorneys Office provided the applicant with three options to move forward:
  - i. **Normal Approval Process:**
    - 1. Per Cache County Code §17.06.050, §17.14.020: General Requirements, and §17.14.030: Master Plan Application Requirements and Approval Process, any development within the Powder Mountain Resort must submit a Master Plan as a CUP and this Master Plan/CUP must be approved by the Planning Commission. Once this Master Plan/CUP has been approved, the applicant must then submit a Development Plan that meets the standards of Cache County Code §17.14.060: Development Plan Application Requirements and

Approval Process and must obtain approval from the Planning Commission. After these approvals have been obtained, each structure will require a zoning clearance and building permit.

**ii. Development Agreement:**

1. Per Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code, the County may enter into a development agreement allowing for a unique development process that falls outside of the standard regulations. However, that development agreement must meet the same standards and requirements of a new land use code, which is a legislative process. Consequently, the Planning Commission must hold a public hearing and review and make recommendations to the County Council. The County Council, acting as the Land Use Authority for legislative actions, may approve, deny, or modify the proposed development agreement.

a. Utah Code 17-27a-528(2)(a) and Utah Code 17-27a-528(2)(a)(iii) state:

i. “A development agreement may not:”

1. “allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 17-27a-502, including a review and recommendation from the planning commission and a public hearing.”

**iii. Code Amendment**

1. The applicant has the right to submit an application for an Ordinance Amendment to propose revisions to the Resort Recreation (RR) Zone to change the current requirements and processes. An ordinance amendment is a legislative action and the County Council, as the Land Use Authority for legislative actions, has a substantial amount of discretion in approving or denying the proposed amendment.

b. Based on the three options, the applicant has submitted this request for a Development Agreement.

**D. Development Agreement**

a. The proposed Development Agreement, as revised, (Attachment C) will be between the property owner, Summit Mountain Holding Group, and the County, acknowledging that it is beneficial for both parties to agree to the installation and operation of a maintenance building. This recognizes that the Development Agreement is the appropriate tool outside of full compliance with the Resort Recreation (RR) Zone requirements (i.e. approved Master Plan and CUPs).

i. This agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future. Additionally, the agreement does not allow for any development or expansion beyond the new maintenance shed until the facility is in full compliance with Cache County Chapter 17.14 or unless the legislative body approves another development agreement in accordance with the same procedures for enacting a land use regulation.

- ii. The term of the Development Agreement is from the date executed by the parties but not to exceed two (2) years. Should the maintenance facility not be issued a building permit within two (2) years from the date of the Development Agreement, the Development Agreement shall terminate.
- iii. The County will issue the required permits if the applications and all necessary supporting documentation comply with the Cache County and International Building Code regardless of the facility's compliance with the Resort Recreation (RR) Zone, CUP process, or parcel legality status.

**E. Ordinance—§12.02.010, §17.02.030**

- a. As per §17.02.030, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.

**F. Public Notice and Comment—§17.02.040 Notice of Meetings**

- a. Public notice was posted online to the Utah Public Notice Website on 24 March 2025.
- b. Notices were posted in three public places on 24 March 2025.
- c. Notices were mailed to all property owners within 300 feet on 26 March 2025.
- d. At this time, four written public comments regarding this proposal, and a further twenty-six regarding the Powder Mountain project as a whole have been received by the Development Services Office.

## **Conclusion**

---

Development Agreement – Maintenance Facility, a request by the applicant to enter into a Development Agreement with Cache County to construct a new maintenance building at the Powder Mountain Resort prior to getting approval of a Master Plan, has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code. Staff has not made a recommendation based on the findings of fact identified above nor any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.



## Development Services Department

Building | GIS | Planning & Zoning

### Application: Ordinance Amendment

Date Received:	By:	Receipt #:	Amount:	Check #:

1. Applications are accepted by appointment only. Call (435) 755-1640 to set an appointment.
2. The items indicated in the attached checklist must accompany this application.
3. Incomplete applications are not accepted.
4. Late applications are held for the next meeting's agenda.
5. The application fee is not refundable.
6. Any information submitted with this application becomes public record and is posted online.

### Ordinance Information

Ordinance Section(s): Request for Development Agreement

Affected Zones: RR Zone

### Agent Contact Information

Agent Name: Brooke Hontz Email: bhontz@powdermountain.com

Phone: (435) 640-1941 Mailing Address: P.O. Box 1119 Eden, Utah 84310

### Review Process

- 1) Staff will review the application with the applicant to ensure that the information submitted is sufficient to completely review the request.
- 2) Complete applications are forwarded to the necessary county departments for review and comment. The application, site visits, and department reviews are used in the preparation of the staff report that is presented to the county land use authority and is available to all interested parties and is posted online at <http://www.cachecounty.org/pz/>.
- 3) Notices are posted on Utah Public Notice. Agendas are posted online at [www.cachecounty.org](http://www.cachecounty.org) and at <http://www.utah.gov/pmn/index.html>.
- 4) Projects requiring County Council approval are placed on the next available council agenda once the Planning Commission has made a recommendation. Staff forwards the staff report, the Planning Commission's recommendation, and any other pertinent information for County Council's review.

2025 Meeting Dates and Application Deadlines				
Planning Commission (1 <sup>st</sup> Thursday of each month*)		County Council (2nd & 4th Tuesday*)		Land Use Hearing Officer (variances & appeals)
Application Deadline 3:00 PM	Meeting Date 5:30 PM	Meeting Date 5:00 PM		
4 Dec 24	9 Jan*	14 Jan	28 Jan	Public meetings will be scheduled on an as needed basis.
8 Jan	6 Feb	11 Feb	25 Feb	
5 Feb	6 Mar	11 Mar	25 Mar	
5 Mar	3 Apr	15 Apr	29 Apr	
2 Apr	1 May	13 May	27 May	
30 Apr	5 Jun	10 Jun	24 Jun	
4 Jun	10 Jul	8 Jul	22 Jul	All public meetings will be fully noticed per State and County Codes.
2 Jul	7 Aug	5 Aug	19 Aug	
6 Aug	4 Sep	9 Sep	23 Sep	
3 Sep	2 Oct	14 Oct	28 Oct	
1 Oct	6 Nov	11 Nov	25 Nov	
5 Nov	4 Dec	2 Dec	9 Dec	

## Ordinance Amendment

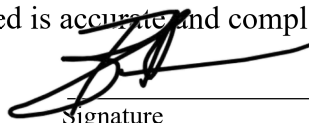
### Application Checklist and Acknowledgment

A complete application must include the items noted below unless specified otherwise. Further information may be required by staff, other departments and agencies, and/or the authority that reviews the application based on the proposed amendment.

- 1) ☒ A completed Ordinance Amendment application form and non-refundable review fees: \$600
- 2) ☒ A copy of the proposed ordinance amendment and any supporting materials.

## Acknowledgment

I, Brooke Hontz the undersigned agent and/or owner of the property acknowledge that I have read and understand the information and requirements presented in this application, and that the information I have provided is accurate and complete.



Signature

2/14/25

Date

We have secured this authorization letter from Bequia Investments LTD, which empowers us to represent Bequia in all matters concerning the development agreement and any related issues. Additionally, we have executed a Real Estate Purchase Contract (REPC) for the Bequia land parcel. In response to specific conditions stipulated by the seller, we anticipate closing the transaction within the next 45 days.

Date: 2/20/2025

Cache County Development Services  
179 North Main Suite 305  
Logan, UT 84321

To Whom It May Concern:

BEQUIA INVESTMENTS LTD (“Bequia”) is the owner of a certain parcel of land in Cache County, Utah (“Bequia Parcel”). The Bequia Parcel is included in that certain application for Development Agreement (*for the maintenance building*) filed by Summit Mountain Holding Group, LLC (“Powder Mountain”). Bequia hereby gives Powder Mountain authority to represent Bequia regarding the Development Agreement, and any other items directly related to the Development Agreement (*for the maintenance building*).

Sincerely Yours,

BEQUIA INVESTMENTS LTD

Signed by:

Taylor Satterthwaite

D2FB30E0E72A488  
Taylor Satterthwaite



Maintenance Facility





OWNER: POWDER MOUNTAIN  
LOCATION: 801-77-0000  
PROJECT: PM25  
DATE: 03/24/2025

# POWDER MOUNTAIN MAINTENANCE BUILDING

## EARLY PERMIT PACKAGE

2025-03-24

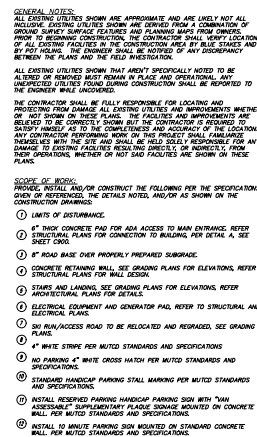
<b>GENERAL NOTES:</b>
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL MECHANICAL CODE (IMC).
<b>STRUCTURAL NOTES:</b>
1. ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL EDITIONS, THE ACI CONCRETE EDITIONS, AND THE ASCE 7-16.
<b>METALLIC NOTES:</b>
1. ALL METALLIC WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL EDITIONS, THE ACI CONCRETE EDITIONS, AND THE ASCE 7-16.
<b>ELECTRICAL NOTES:</b>
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 70-2020 NATIONAL ELECTRICAL CODE (NEC) AND THE NFPA 70-2020 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2020 NATIONAL ELECTRICAL CODE (NEC).



POWDER MOUNTAIN MAINTENANCE BUILDING



POWDER MOUNTAIN  
801-77-0000  
03/24/2025



JTS WEST 280 SOUTH  
SHEFFIELD (TX), UT 84001  
P 801.522.0000  
[www.gilmanarchitect.com](http://www.gilmanarchitect.com)

**NOT FOR CONSTRUCTION**

NOTE - THIS SHEET IS INTENDED TO  
BE VIEWED IN COLOR

CONSTRUCTION DOCUMENT  
POWDER MOUNTAIN  
MAINTENANCE  
BUILDING -  
CORE & SHELL

1. 在C/C++中，用宏来定义常量，用#define来定义宏，其格式如下：  
 #define 宏名 宏值  
 宏名：宏的标识符，由字母、下划线、数字组成，且以字母或下划线打头。  
 宏值：用宏替换的文本，可以是常量、表达式、语句等。

2. 宏定义在编译时进行，因此宏定义不能放在函数体内。宏定义可以放在头文件中，也可以放在源文件中。

3. 宏定义可以定义常量，也可以定义表达式。例如：

```

#define PI 3.1415926
#define SQUARE(x) (x)*(x)

```

4. 宏定义可以定义语句，但要注意宏替换后的语句结构。例如：

```

#define IF(x) if(x)
IF(1) printf("Hello World!");

```

5. 宏定义可以定义函数，但要注意宏替换后的函数调用。例如：

```

#define ADD(x, y) x+y
ADD(1, 2)

```

6. 宏定义可以定义复杂的逻辑，但要注意宏替换后的逻辑结构。例如：

```

#define MAX(x, y) ((x)>(y)?(x):(y))
MAX(1, 2)

```

7. 宏定义可以定义复杂的表达式，但要注意宏替换后的表达式结构。例如：

```

#define MIN(x, y) ((x)<(y)?(x):(y))
MIN(1, 2)

```

8. 宏定义可以定义复杂的语句，但要注意宏替换后的语句结构。例如：

```

#define DO_SOMETHING(x) { \
    if(x) \
        printf("Hello World!"); \
}
DO_SOMETHING(1)

```

9. 宏定义可以定义复杂的宏，但要注意宏替换后的宏结构。例如：

```

#define MACRO(x, y) \
    if(x) \
        y \
    else \
        0
MACRO(1, 1)

```

10. 宏定义可以定义复杂的宏，但要注意宏替换后的宏结构。例如：

```

#define MACRO(x, y) \
    if(x) \
        y \
    else \
        0
MACRO(1, 1)

```

[illegible]

TYPE	STATUS	DESCRIPTION	RATING
000	00	1. E. PERMANENTLY A. 2. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 82	

The floor plan illustrates the layout of the 1st floor, featuring a central corridor and several functional areas. Key elements include:

- Central Corridor:** A main vertical corridor (CORRIDOR) runs through the center, with a staircase (STAIRS) located on the left side.
- Reception Area:** A large reception desk (RECEPTION) is situated in the central corridor area.
- Offices:** Multiple office spaces (OFFICE) are distributed throughout the plan, including a large office (OFFICE) on the right side.
- Conference Room:** A large conference room (CONFERENCE) is located on the right side of the plan.
- Staircases:** Two main staircases are shown: one on the left (STAIRS) and one on the right (STAIRS).
- Grid System:** The plan is overlaid with a grid system (A-F, 1-6) for reference.
- Dimensions:** Various dimensions are provided for rooms and corridors, such as 12'0" x 12'0" and 12'0" x 12'0".
- Annotations:** Numerous annotations are present, including room names, dimensions, and notes like "SEE FLOOR PLAN" and "SEE FLOOR PLAN".
- North Arrow:** A north arrow is located in the bottom right corner of the plan.

WALL TYPES PLAN - LEVEL ONE

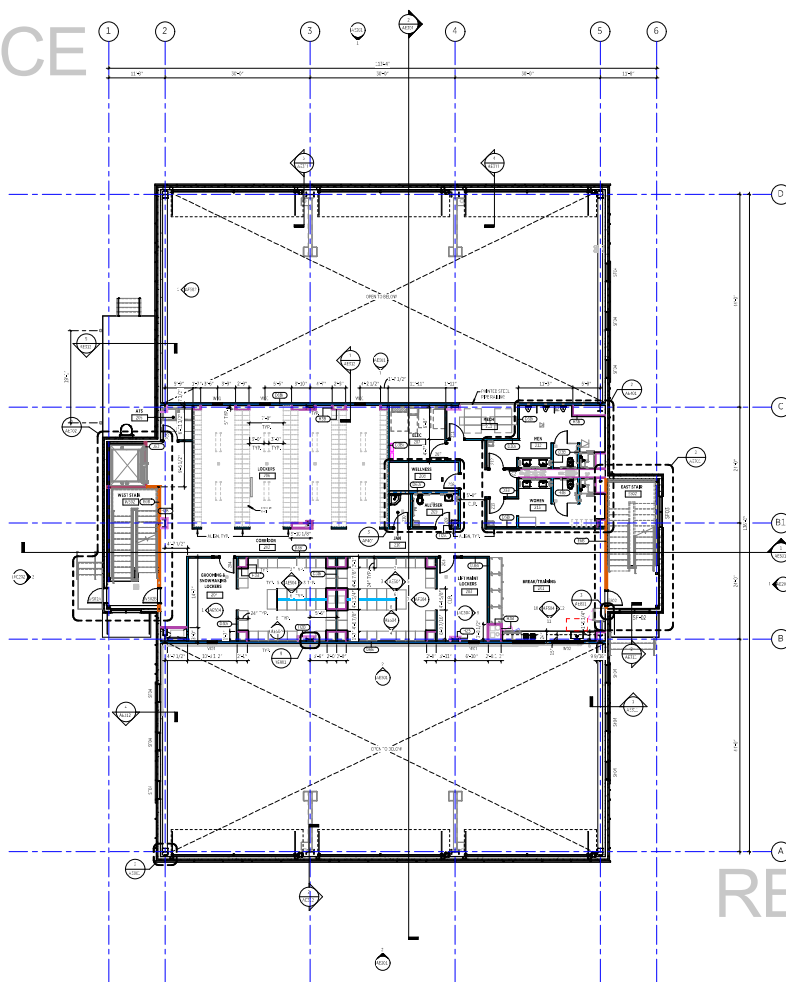


FOR  
REFERENCE  
ONLY



AE111

FOR  
REFERENCE  
ONLY



1 WALL TYPES PLAN - LEVEL TWO  
1/8" = 1'-0"

[illegible]

**NOT FOR CONSTRUCTION**

NOTE - THIS SHEET IS INTENDED TO  
BE VIEWED IN COLOR

FOR  
REFERENCE  
ONLY

EARLY PERMIT PACKAGE  
POWDER MOUNTAIN  
MAINTENANCE  
BUILDING



OWNER PROJECT NO.: 2024-0274  
 GSES PROJECT NO.: 03/28/2023  
 ISSUED DATE:

**FLOOR PLAN - LEVEL TWO**

AE112 | R

## **DEVELOPMENT AGREEMENT – MAINTENANCE FACILITY**

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

### **R E C I T A L S**

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in sustaining the operation of the resort by constructing an updated maintenance facility on the site of the existing maintenance use in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the maintenance facility on Exhibit B; and

**WHEREAS**, the property is zoned Resort Recreation (RR), which requires prior to the development of any RR Zoned property compliance with the standards of RR Zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone, namely adoption of an updated Master Plan and other requirements within the RR Zone; and

**WHEREAS**, Ski lifts are specifically allowed in the County RR Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone Standards within County Code 17.14.; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Maintenance Facility.** The Maintenance Facility is an existing structure scheduled for demolition and new construction as described in Exhibit B and is an allowed use in the RR zone and is by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Maintenance Facility. The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run with the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

7. **Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Maintenance Facility for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the "Term"), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law.

To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

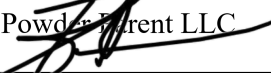
\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

By:  Powder Parent LLC

By \_\_\_\_\_  
Brooke Hontz  
Chief Development and Construction Officer

2/14/25  
\_\_\_\_\_  
Date

**Exhibit A**

(Property Tax Parcels)

**Maintenance Shop**

16-007-0006

16-007-0003



April 1, 2025

Dirk Anderson, Interim Director of Development Services  
[Dirk.anderson@cachecounty.gov](mailto:Dirk.anderson@cachecounty.gov)

Angie Zetterquist, Planning Manager  
[Angie.zetterquist@cachecounty.gov](mailto:Angie.zetterquist@cachecounty.gov)

Conner Smith, Planner I  
[Conner.smith@cachecounty.gov](mailto:Conner.smith@cachecounty.gov)

Cache County Planning Commission  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov)

Dear Cache County Planning Commission and Staff Members,

We are writing to express our serious concerns with the proposed Powder Mountain Development Agreements included on the April 3, 2025, Public Hearing Planning Commission Agenda.

17.14.030- Cache County Code, Resort Recreation Zoning Regulations, Master Plan Application Requirements and Approval Process, requires an approved Master Plan before any additional approvals can be issued.

According to the Staff Report for 3, April 2025, Planning Commission Agenda, B. History: e 2020's, ii. 2025: 1. "In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started." There has not been an approval of the most recently submitted Powder Mountain Master Plan.

17.14.040 a- Cache County Code States A. "Creation of Development Agreement: After the applicant has obtained approval of the master plan as described above, the approval shall be put in the form of a development agreement."

Staff Report for 3, April 2025, Planning Commission Agenda, further states under section C., The applicant has requested approval for a Development Agreement per Utah Code 17-27a-528(2)(a)(iii): "A development agreement may not: allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section [17-27a-502](#), including a review and recommendation from the planning commission and a public hearing."

Utah State Code would only apply if there was not a County Code adopted regulating the Resort Recreation Zone requiring a completed and approved Master Plan before any Development Agreement can be signed by the County Council. (17.14.060 -Development Plan Application Requirements and Approval Process, B.) It appears that Cache County Development Services is using the State Code to circumvent the current adopted County Code to allow for a less-restrictive development process.

We as Elected Officials and Town Administrators of Paradise Town, and as Cache County citizens, ask that the County Planning Commission and County Council follow the County Code as it pertains to Master Plans and Development Agreements, specifically in the Resort Recreation Zone. There should be a Master Plan approved before any Development Agreements are entered into.

Paradise Town Corporation  
PO Box 286, Paradise UT 84328  
435-245-6737  
[www.paradise.utah.gov](http://www.paradise.utah.gov)



Conner Smith <conner.smith@cachecounty.gov>

## Upcoming Planning Commission Meetings - Urgent Concerns and Considerations re: Powder Mountain Ongoing Land Use | Interlocal Agreement

Christi Dant <opiciye@gmail.com>

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathyryn.beus@cachecounty.org, calledred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without an enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development is approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Even we who are season passholders are told we have access, but not advised as to how or where even to formerly readily accessible public areas (Brim Trail, for instance). We are areas due to alleged construction and there is no parking available. The boundaries for the construction areas are questionable, unclear, and appear overly generous. We are also to access the ski & ski areas that are designated as public (we are not not using the lifts and know we have to have to walk out) A select few may know how, most of us don't. So can't park in a reasonable distance from the "public" access point, in reality, **we have no public access to the areas they themselves designate as public**. They are being difficult to show paper compliance. As a voting citizen of Weber County, I can assure you we have not found their promise of public access is being met.

Weber County residents, like our family, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and inadequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County, the newly incorporated Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
  - Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. All our inquiries directly to Powder Mountain about any future plan receive an adequate response. When deciding to pay thousands of \$ for season passes, it should be incumbent on PM to be able to assure us what terrain will be available. But it's the brochure completely locked out.
  - Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts. We have deep concerns based on ticket pricing will continue to rise exponentially rendering Powder Mountain *de facto* private. These protections must meet the "reasonable person standard".
  - **Protect year-round public access to trails, trailheads, and parking areas.** Address the risk that exclusive membership models will reduce tax revenues and undermine the Weber County resident and especially residents of Ogden Valley are bearing the burden for the wealthy who, after the completion of the 55,000 sq. ft lodge at Powder Haven, will see business within our own newly incorporated city and much of the top of the mountain revenues going to Cache County (not sure where the boundaries are).
- Ogden Valley municipality will be burdened with excessive traffic, parking issues, degradation of our roadways (all this construction traffic is crumbling our roads to build and see none of the benefits. Yes, there will be some property tax revenues, but our way of life and quality life will be taking a massive hit. With another private resort (Wasatch Peaks) at the foot of Powder Mountain, how much more highly desirable public lands will be given away before action is taken? You are setting precedent with every single vote. Don't let there be detriment of your voters and your neighbors.
- Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and careful consideration.

Christi Dant  
Eden, UT



Conner Smith <conner.smith@cachecounty.gov>

## Save Powder Mountain

Jennifer Ferguson <jenferg101@yahoo.com>

Tue, Apr 1, 2025 at 10:40 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Jen Ferguson



Conner Smith <conner.smith@cachecounty.gov>

---

## Save Powder Mountain

---

Katie Metz <ktmetz@gmail.com>  
To: conner.smith@cachecounty.gov

Tue, Apr 1, 2025 at 9:49 AM

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

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- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

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Thank you for your time and consideration.

Kathryn Metz



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain long time guest

john agler <aglerjns@gmail.com>

Tue, Apr 1, 2025 at 8:52 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

John & Sherri Agler

330-312-6209

[aglerjns@gmail.com](mailto:aglerjns@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Master Plan

Stephanie Edge <edge.stephanie1@gmail.com>

Tue, Apr 1, 2025 at 8:27 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

- Stephanie Edge



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

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**Caitlin Reid** <reid.caitlin26@gmail.com>

Tue, Apr 1, 2025 at 8:19 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

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- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Powder mountain hold so many memories for me. It's my favorite mountain in all of Utah.

Thank you for your time and consideration

Caitlin Reid



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

## Save Powder Mountain from Privatization

1 message

Caylin Eide &lt;caylinhintz@gmail.com&gt;

Tue, Apr 1, 2025 at 7:48 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

Powder Mountain holds a special place in my heart. I have been a skier my entire life, but Powder is the one place that still felt "local." I loved the charm it had with limited lift access, requiring skiers/boarders to hike to many of the best powder spots. I patrolled there for some time and am saddened and disturbed by the changes taking place that limit public access and destroy the things about Powder that made it unique and special from other mountains. This has historically been public land. There is no reason to suddenly allow only rich businessmen to access and enjoy the mountain, depriving people who have invested in the community for years.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

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Thank you for your time and consideration.

-Caylin Eide



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Master Plan

Marcus E. Pierce <pierce6068@gmail.com>

Tue, Apr 1, 2025 at 7:31 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

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- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Sent from my iPhone

Begin forwarded message:

**From:** Save Powder Mountain <[reply@petitions.moveon.org](mailto:reply@petitions.moveon.org)>

**Date:** April 1, 2025 at 1:23:49 AM MDT

**To:** [pierce6068@gmail.com](mailto:pierce6068@gmail.com)

**Subject:** Powder Mountain Needs YOU

**Reply-To:** [moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com](mailto:moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com)

[angie.zetterquist@cachecounty.gov](mailto:angie.zetterquist@cachecounty.gov), [brandon.bell@cachecounty.gov](mailto:brandon.bell@cachecounty.gov),  
[conner.smith@cachecounty.gov](mailto:conner.smith@cachecounty.gov), [emily.fletcher@cachecounty.gov](mailto:emily.fletcher@cachecounty.gov),  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov), [nolan.gunnell@cachecounty.org](mailto:nolan.gunnell@cachecounty.org),  
[dirk.anderson@cachecounty.org](mailto:dirk.anderson@cachecounty.org), [keegan.garrity@cachecounty.gov](mailto:keegan.garrity@cachecounty.gov),  
[barbara.tidwell@cachecounty.org](mailto:barbara.tidwell@cachecounty.org), [sandi.goodlander@cachecounty.org](mailto:sandi.goodlander@cachecounty.org),  
[david.erickson@cachecounty.org](mailto:david.erickson@cachecounty.org), [mark.hurd@cachecounty.org](mailto:mark.hurd@cachecounty.org),  
[kathryn.beus@cachecounty.org](mailto:kathryn.beus@cachecounty.org), [callred@co.weber.ut.us](mailto:callred@co.weber.ut.us), [gfroerer@co.weber.ut.us](mailto:gfroerer@co.weber.ut.us),  
[jHarvey@co.weber.ut.us](mailto:jHarvey@co.weber.ut.us), [sbolos@webercountyutah.gov](mailto:sbolos@webercountyutah.gov)



Conner Smith <conner.smith@cachecounty.gov>

## SAVE POWDER MOUNTAIN

**Amy Ballard** <amyballard22@gmail.com>

Tue, Apr 1, 2025 at 5:54 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

--  
Amy Ballard  
Realtor® Licensed NC and SC

704-560-9505



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain - Upcoming Planning Commission

1 message

**Christina Schiermann** <cschiermann@gmail.com>

Sat, Mar 29, 2025 at 12:31 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express my deep concern about the current Powder Mountain Master Plan process. As a Powder Mountain West owner, this place holds incredible personal significance for me, and I urge you to ensure that future development prioritizes public access, responsible planning, and the long-term integrity of this unique mountain.

Powder Mountain isn't just another ski resort—it's a rare and special place that has cultivated a deep sense of community and connection with nature. I chose to be a part of Powder Mountain West because of its commitment to open space, incredible skiing, and the opportunity to be immersed in an environment that feels untouched by the over-commercialization seen at many other resorts. Whether it's skiing through fresh powder in complete solitude, hiking in the summer with panoramic views that stretch for miles, or simply enjoying the camaraderie of fellow mountain lovers, Powder Mountain represents something bigger than just a place to ski—it's a way of life.

What concerns me is that piecemeal approvals without a finalized Master Plan could jeopardize everything that makes this mountain special. Without strong protections, we risk losing the very character that drew so many of us here in the first place. If development moves forward without clear guarantees for public access and responsible infrastructure planning, we may see Powder Mountain transform into something exclusive and inaccessible—eroding the spirit of inclusion and adventure that has defined it for so long.

I strongly urge you to:

- Pause additional approvals until a comprehensive, enforceable Master Plan is in place.
- Guarantee public access to all lifts and terrain, preventing future privatization.
- Include pricing protections to ensure affordability for the broader public.
- Secure commitments to responsible tourism development that benefits Cache and Weber counties.
- Protect year-round access to trails, trailheads, and parking areas.

Powder Mountain is more than just a ski destination—it is a sanctuary, a gathering place, and a vital part of our outdoor heritage. We have a responsibility to protect it, not just for current homeowners and visitors, but for future generations who deserve to experience its magic as we have.

Please do the right thing and ensure that future development respects the values that make Powder Mountain extraordinary.

Sincerely,  
Christina Schiermann  
Powder Mountain West Owner



Conner Smith <conner.smith@cachecounty.gov>

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## Please keep Powder Mountain accessible to the public

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**Danny Brewer** <railroader921@gmail.com>

Fri, Mar 28, 2025 at 9:47 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I moved to Weber County in 1994, and have been skiing at Powder Mountain Resort almost every year since.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Daniel Brewer  
4051 W 4550 S, West Haven, UT 84401



Conner Smith <conner.smith@cachecounty.gov>

## The future of Powder Mountain.

steve hernandez <udntwntme@gmail.com>

Fri, Mar 28, 2025 at 9:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Steve Hernandez



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain Resort

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**Jean-Francois Erforth** <jeanoerforth@gmail.com>

Fri, Mar 28, 2025 at 9:13 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation. Without adequate protections, Weber County taxpayers will ultimately bear some of the costs of services and infrastructure. Weber County officials must have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

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- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Could you make sure of firm commitments to hotel development and tourism revenue that benefit Cache County?
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the resort's zoning intent.

Powder Mountain should remain a resource for the broader public, and a line in the sand needs to be drawn to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for future generations.

Thank you for your time and consideration.

Jean-Francois Erforth

March 27,2025

Planning Commissioners  
Cache County  
199 North Main  
Logan, Utah

Re: Regular Action Items 4, 5, 6 (all Powder Mountain) for April 3<sup>rd</sup> Meeting

Dear Commissioners:

I am writing regarding the above regular action items. I have been a landowner in Powder Mountain West for approximately 17 years and as such am very interested in the development of the mountain. I am not a Utah resident, but have come to love this pristine area for many reasons.

I understand a Master Plan for the area is in process. However, until such time as it is codified I am concerned that negotiating and approving certain categories of Development Agreements may ultimately prove counter-productive to both Cache County and the public. Of the three agendaized development agreements, item 4 (replacement of a maintenance shed) seems completely appropriate for consideration at this time. However, item 6 (trails and art park) and especially item 5 (new ski lift) have a reasonable chance of conflicting with the core intent of the Master Plan, assuming the plan will incorporate protections for public access to this important northern Utah recreation venue.

I request you table the review and approval of items 5 and 6 until the Master Plan is finalized and approved.

Thank you very much for your time and consideration.

Sincerely,

Robert Guthrie



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Rezoning Concerns

Brady Ahlstrom <brady.ahlstrom@gmail.com>

Tue, Mar 25, 2025 at 11:25 AM

To: conner.smith@cachecounty.gov

**Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department:**

I have carefully reviewed the Master Plan for Powder Mountain Ski Resort and am deeply concerned by its lack of critical detail — particularly regarding public access, recreation, tourism revenue, broader benefits to Cache County, and the clear intent of the zoning to improve recreational opportunities in Northern Utah. The absence of a Development Agreement within the November submittal only amplifies these concerns, leaving key issues unresolved and the public unprotected.

Even more troubling is the ongoing pattern of piecemeal approvals, where one-off Development Agreements have allowed lifts and major infrastructure to move forward without a completed master plan. The mountain was granted this flexibility over a year ago, and yet there has been little progress in delivering the required plan. At this point, the question must be asked: is the County's hand getting worse with every approval? Each step forward without conditions reduces the County's leverage to secure meaningful public benefits. It's like building a house by giving away bricks one at a time — by the time the developer asks for the final permits, the County may have little left to bargain with.

Without negotiated exactions and public benefits tied directly to a comprehensive master plan, the developer has little incentive to fulfill the broader obligations that zoning and community expectations require. In Utah, once a development agreement is approved, it is difficult to revoke or amend unless strong remedies are established from the outset. The County's leverage is decreasing, and if action is not taken now to require these protections, it may soon be too late to ensure that Powder Mountain develops in a way that truly serves the public interest.

I've included the Weber County Commission on this email, as Weber County will be providing essential services to homes at Powder Mountain located in Cache County. Given that responsibility, it's critical that Weber County has a seat at the table as the development agreement (related to the Master Plan) in Cache County is formalized. This is especially important considering how many Weber County residents rely on Powder Mountain for outdoor recreation.

The existing development agreement (in Weber County) for Powder Mountain rightly guarantees public access to all recreational amenities in Weber County. We should expect nothing less here. Weber County officials should strongly advocate for similar provisions, particularly given the significance of a potential interlocal agreement that enables development at Powder Mountain in Cache County with Weber County services.

### **Key Concerns Regarding Cache County Powder Mtn Master Plan:**

#### **1. Lack of Public Access & Recreation Protections**

- The Master Plan does not guarantee public skiing and recreation access, despite zoning requiring new recreation opportunities in northern Utah with a focus on visitors in Northern Utah.
- It is unclear which chairlifts may be privatized, making it impossible to assess whether public access is being maintained.
- Development in Timberline and Sunrise areas could create barriers to public access.

#### **2. Unclear Economic Benefit to the County**

- The plan does not explain how it will generate tourism revenue for Cache County.
- The hotel development timeline is uncertain, with no firm commitments.
- There is no assessment of sales tax impacts, especially if membership models reduce taxable transactions.

#### **3. Missing Development Agreement Protections**

A Development Agreement must:

- Be legally binding for future owners to uphold public access.
- Require all existing chairlifts to remain public or be replaced with equivalent access.
- Ensure public skiing access at reasonable rates, capped at no more than 20% above the five most expensive public ski resorts in Utah.
- Prevent high membership fees that could reduce property tax revenues.
- Clearly define year-round public access, including trail networks, trailheads, and parking facilities.

**Why This Matters to Cache County and Weber County**

- A future roadway connection between Cache and Weber County was contemplated in Weber County's master plan, which could make Powder Mountain an important recreation area for Cache County in the future.
- Without safeguards, Powder Mountain could become a private resort, limiting public access.
- Zoning exists to benefit the broader community, and it must be upheld.

I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Brady Ahlstrom



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Permits/ loss of public recreation lands

**Douglas Martin** <salvagedoug@gmail.com>

Tue, Mar 25, 2025 at 6:44 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

### Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department:

I have carefully reviewed the Master Plan for Powder Mountain Ski Resort and am deeply concerned by its lack of critical detail — particularly regarding public access, recreation, tourism revenue, broader benefits to Cache County, and the clear intent of the zoning to improve recreational opportunities in Northern Utah. The absence of a Development Agreement within the November submittal only amplifies these concerns, leaving key issues unresolved and the public unprotected.

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The existing development agreement (in Weber County) for Powder Mountain rightly guarantees public access to all recreational amenities in Weber County. We should expect nothing less here. Weber County officials should strongly advocate for similar provisions, particularly given the significance of a potential interlocal agreement that enables development at Powder Mountain in Cache County with Weber County services.

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I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Doug Martin  
281-830-5577



Conner Smith <conner.smith@cachecounty.gov>

## Master plan

shelley.lutz@gmail.com <shelley.lutz@gmail.com>

Tue, Mar 25, 2025 at 4:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org

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- Zoning exists to benefit the broader community, and it must be upheld.

I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Shelley Lutz



Virus-free [www.avast.com](https://www.avast.com)



Conner Smith <conner.smith@cachecounty.gov>

## The Future of Powder Mountain

J.R. Makapugay <mkpgyjr@yahoo.com>

Wed, Apr 2, 2025 at 9:35 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Best Regards,  
JR Makapugay



Conner Smith <conner.smith@cachecounty.gov>

## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Peggy Turner <classyutahhomes@gmail.com>

Wed, Apr 2, 2025 at 3:40 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, "Froerer,Gage" <gfroerer@co.weber.ut.us>, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement **or conditions of approval** with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Peg Turner  
cell 801-389-4514  
[classyutahhomes@gmail.com](mailto:classyutahhomes@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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**Brian Bojarski** <brianbojarski@gmail.com>

Wed, Apr 2, 2025 at 11:38 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Brian Bojarski



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

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**Deborah Engelsman** <dengelsman@ymail.com>

Thu, Apr 3, 2025 at 10:10 AM

Reply-To: Deborah Engelsman <dengelsman@ymail.com>

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jharvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

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Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department

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Grayson Guthrie <graysonator22@gmail.com>

Thu, Apr 3, 2025 at 10:39 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

## Pause Powder Mountain Approvals Until Master Plan is In-Place

**Blake Hofmeister** <blake.hofmeister@gmail.com>

Thu, Apr 3, 2025 at 11:29 AM

To: Angie Zetterquist <angie.zetterquist@cachecounty.gov>, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, Keegan Garrity <keegan.garrity@cachecounty.gov>, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

My family owns property at Powder Mountain less than 100 yards from Cache County in Weber County. We have enjoyed skiing at Powder Mountain for over 15 years.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals (like they will tonight at Planning Commission) for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

---

## Save Powder Mt.

**Dan White** <djwhitestuff02@gmail.com>

Thu, Apr 3, 2025 at 1:20 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

**Subject:** Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Dan White

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I have skied at Powder for 40 years and think it is a very special area that is very rare in this time and valley. Please ensure the development is on the level and benefits the community.



Conner Smith <conner.smith@cachecounty.gov>

## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Jeanne Speranza <jeanne\_speranza@yahoo.com>

Thu, Apr 3, 2025 at 2:04 PM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. It is sad that we don't have an easy way to Cobabe without using the poma. That area is great for easy/fun skiing and no longer usable without Mary's chair lift.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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**Donna Cangelosi** <dcangelosi@gmail.com>

Thu, Apr 3, 2025 at 2:19 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees a private/public partnership for year-round recreational access, and clear community benefits. **Powder Mountain has been an icon of Utah Skiing for decades and is a Utah gem that should be accessible by the public. While I respect property rights, I also believe we should respect the community's longstanding access to all this magnificent mountain has to offer. I urge the counties to inspire a mutually beneficial public/private partnership that is represented in a documented and approved master plan.**

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to **Publicly Stated and Promised** lifts and terrain, with clear language that they will not be privatized in the future. This includes DMI future development, and all lifts except Mary's Village and Raintree.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Please take action now to ensure that future development honors the community **AS PROMISED** and protects public access and joy for generations to come.

Thank you for your time and consideration

--

Donna Cangelosi

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## Hold a Public Hearing

### Resolution 2025-19 – Development Agreement – Trail System

**Agenda request submitted by:** Angie Zetterquist, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** May 13<sup>th</sup>, 2025

#### **Agenda Item Language:**

Hold a public hearing for Resolution 2025-19 Development Agreement – Trail System – A request by the applicant to enter into a Development Agreement with Cache County to construct a hiking and biking trail system and associated art park at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.

**Action:** Planning Commission – Recommendation of Approval (3-yea; 1-nay)

**Background:** A request by the applicant to enter into a Development Agreement with Cache County to construct a hiking and biking trail system and associated art park at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.

**Fiscal Impact:** N/A

**Public Hearing Required:** Development Agreement requests require a public hearing before the County Planning Commission (PC). This hearing was held on April 3<sup>rd</sup>, 2025, and their recommendation to approve the Development Agreement was made on April 3<sup>rd</sup>, 2025.

An additional public hearing is required under the requirements of the State Code. See attached for additional information.

**County Staff Presenter:** Angie Zetterquist, Interim Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A

**Resolution 2025-19**  
**Development Agreement – Trail System**

### County Council action

Hold a public hearing on May 13<sup>th</sup>, 2025.

### Planning Commission action

Approval (3-yea; 1-nay).

Public hearing held on April 3<sup>rd</sup>, 2025

Conclusion: Based on the conclusions and findings of fact noted [in the staff report], Development Agreement – Trail System is hereby recommended for approval to the County Council

### Staff Report review by Interim Director

Angie Zetterquist

## Staff Report by County Planner

Conner Smith

## General Description

A request by the applicant to enter into a Development Agreement with Cache County to construct a hiking and biking trail system and associated art park at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.

**Additional review materials included as part of Exhibit A**

## Development Agreement – Trail System

**Additional review materials included as part of Exhibit B**

Staff Report to Planning Commission – revised

**DEVELOPMENT AGREEMENT – TRAIL SYSTEM**

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

**R E C I T A L S**

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in maintaining the non-winter trail construction schedule, which includes the construction of new non-motorized trails for hiking and mountain biking along with art features in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the trails and art features on Exhibit A; and

**WHEREAS**, the property is zoned Resort Recreation (RR), which requires prior to the development of any RR Zoned property compliance with the standards of RR Zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone, namely adoption of an updated Master Plan CUP and other requirements within the RR Zone; and

**WHEREAS**, non-motorized hiking and biking trails and design features are specifically allowed in the County RR Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone Standards within County Code 17.14.; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Non-winter Trails and Features.** The non-motorized hiking and biking trail system and associated art park features as described in Exhibit B (collectively, the “Trail System”) are allowed uses in the RR zone and are by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Trail System as applicable. The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards. The County shall also approve the Trail System to be placed on sensitive lands, including steep slopes, but shall require a geotechnical report and compliance (where applicable) with the recommendation contained within that report. Following completion, the Trail System may be opened and available for public use based on typical resort operations.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a “successor” includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party’s submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run with the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

7. **Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Trail System for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the “Term”), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

By: Powder Mountain LLC  
By \_\_\_\_\_  
Brooke Montz  
Chief Development and Construction Officer  
2/14/25  
\_\_\_\_\_  
Date

**Exhibit A**

(Property Tax Parcels)

**Trail System**

16-001-0009

16-001-0007

16-001-0018

16-017-0007

16-017-0010

16-017-0006

16-017-0005

16-017-0009

16-017-0008

16-001-0010

16-001-0017

16-001-0026

16-001-0008

16-007-0006

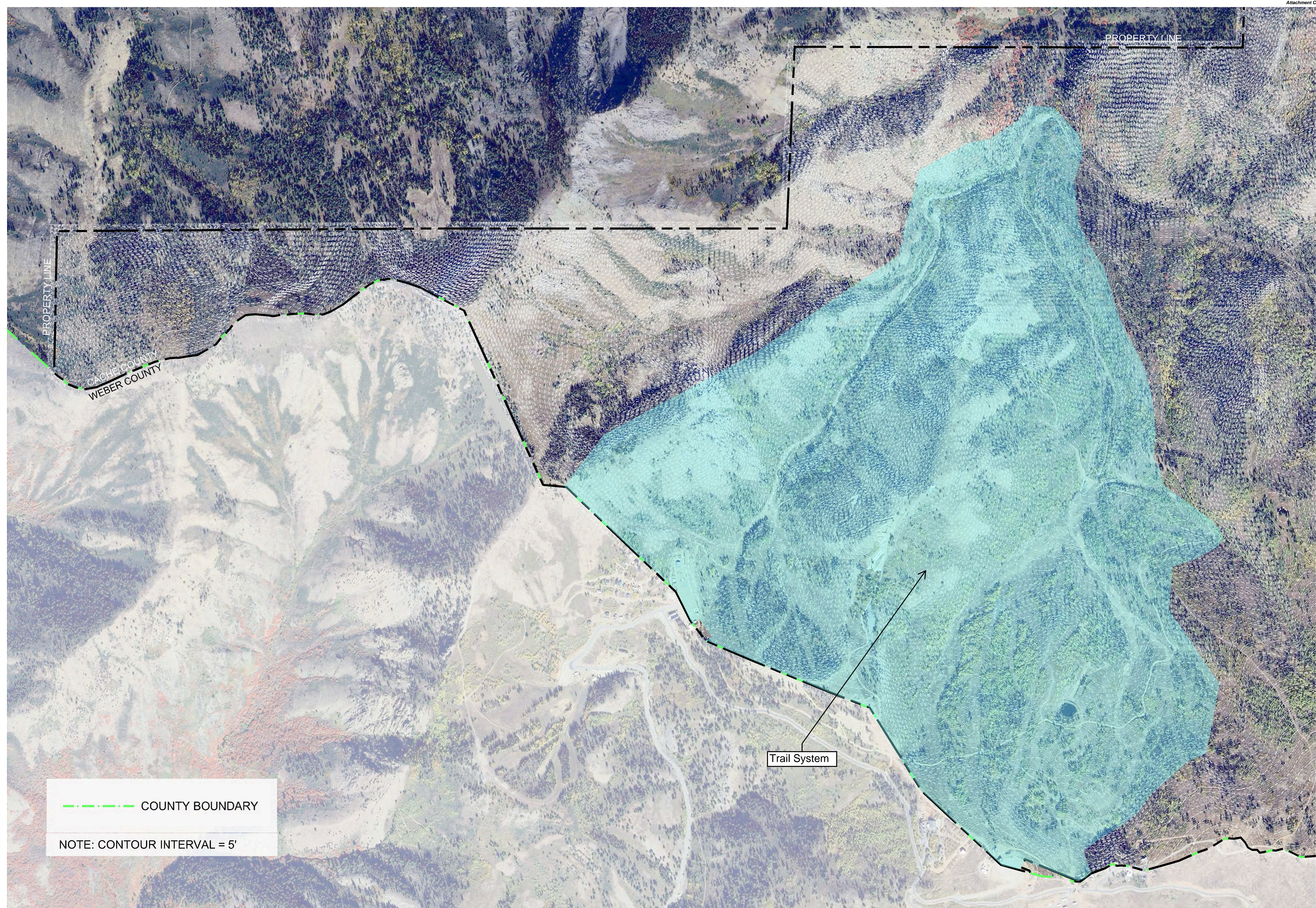
16-007-0003

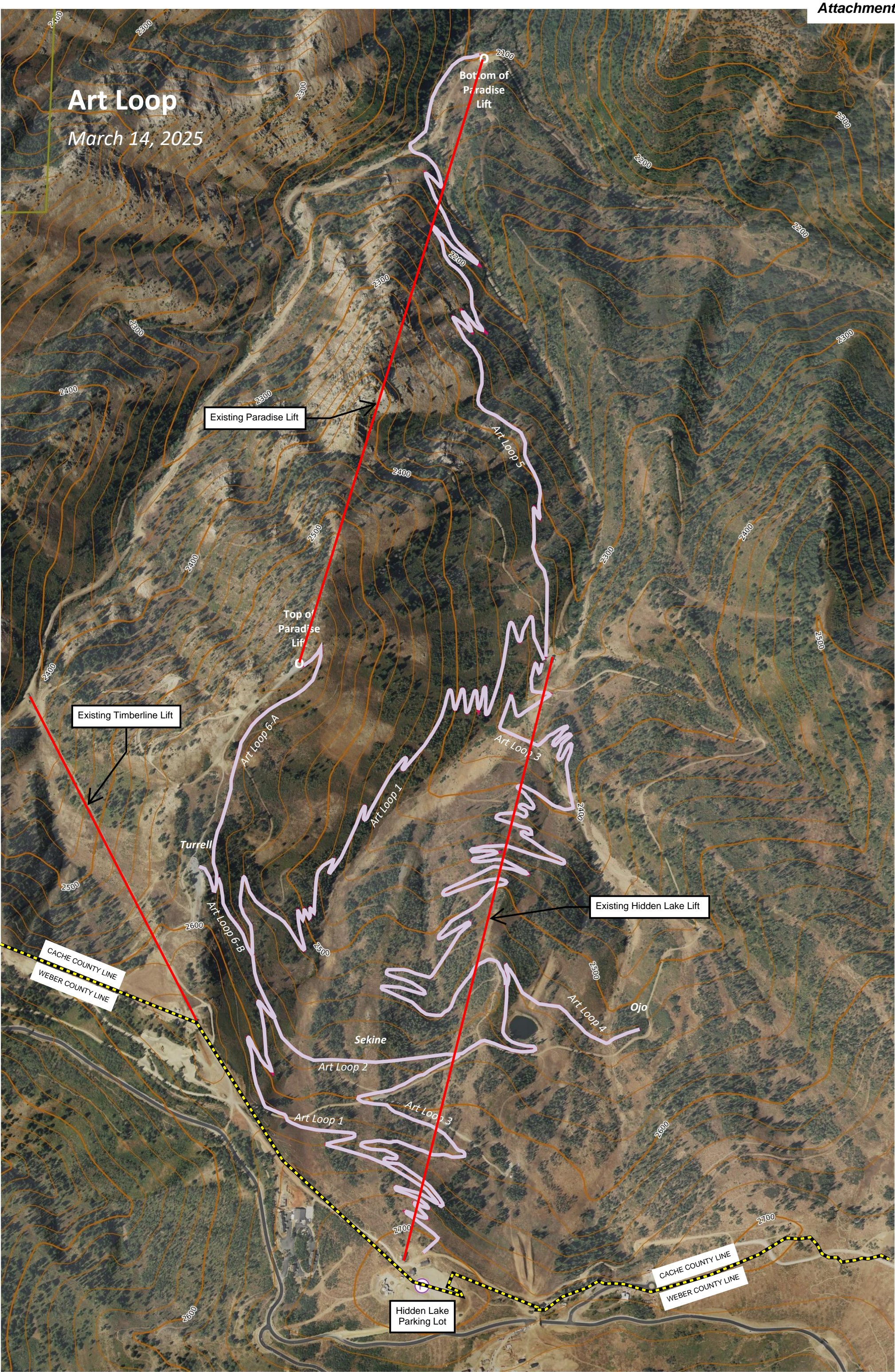
16-007-0004

**SUPLLIMENTAL MATERIALS**

### **ART LOOP TRAILS SUMMARY**

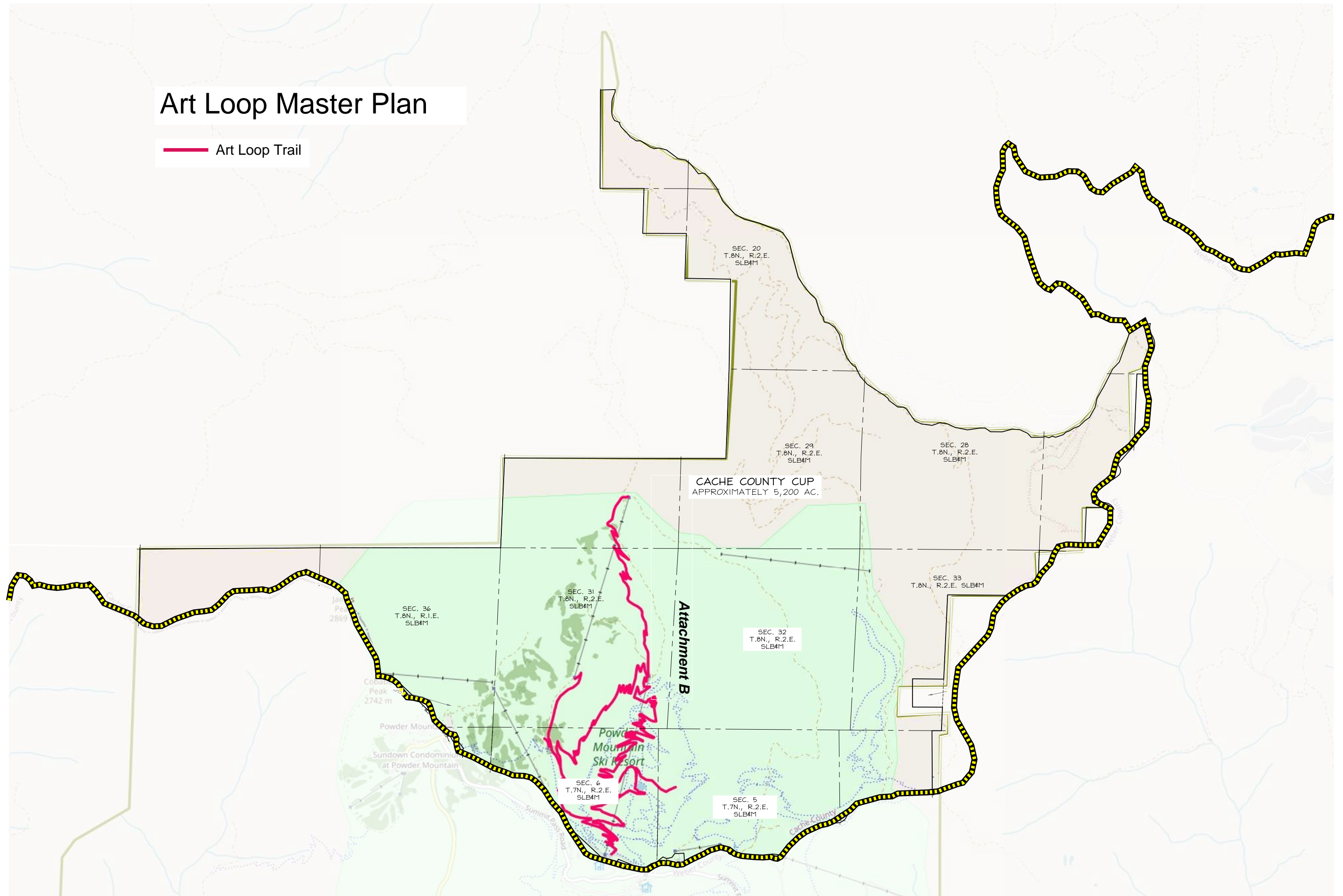
The Core Art Zone features a collection of hiking-only trails that stretch across approximately 9.25 miles of varied terrain. These trails range from easy to intermediate levels of difficulty, ensuring accessibility for hikers of different skill levels. The paths are typically 4 feet in width, with elevation grades between 4% and 8%, facilitating a range of hiking experiences from gentle walks to more challenging hikes. Highlights include several art-centric trails, such as the out-and-back Art Loop 4 leading to the Ojo art piece and Art Loop 6-B connecting to a Turrell art installation. The area offers both scenic routes and artistic encounters, blending natural beauty with cultural elements, ideal for those looking to enjoy art within a natural setting.





# Art Loop Master Plan

— Art Loop Trail



**Staff Report:** Development Agreement – Trail System

3 April 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Brooke Hontz

**Parcel ID#:** Multiple, See A-2-a

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Conner Smith*

**Project Address:**

Powder Mountain Resort

Cache County/Weber County

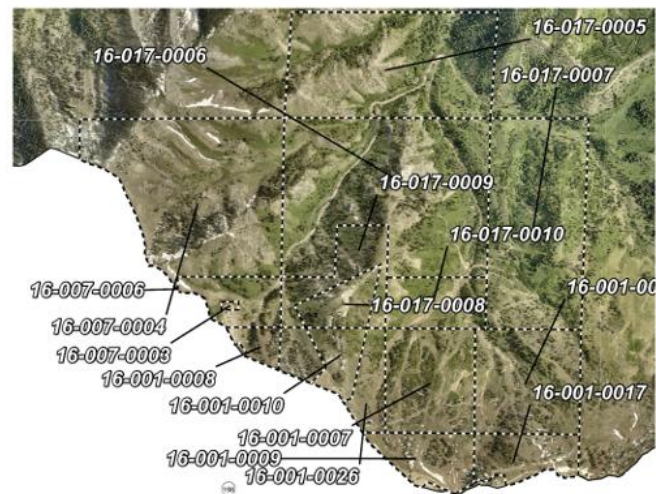
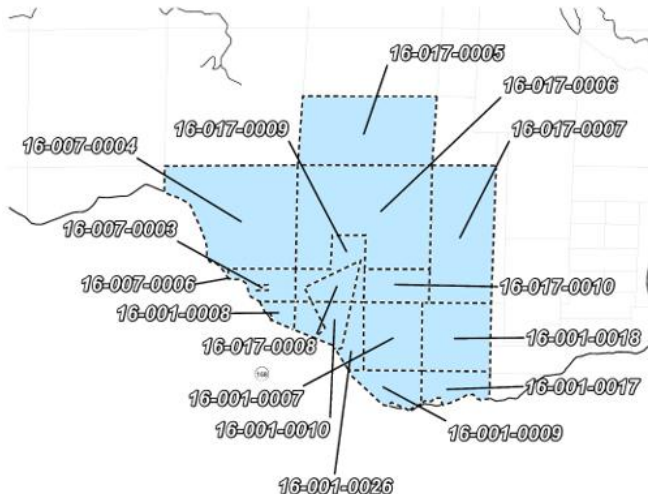
**Surrounding Uses:**

North – Forest Recreation

South – Weber County

East – Forest Recreation/Weber County

West – Weber County



**Findings of Fact**

**A. Request description**

1. A request by the applicant to enter into a Development Agreement (Attachment A) with Cache County to construct/install a system of trails and art features at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.
2. Involved parcels include:
  - a. 16-001-0007, -0008, -0009, -0010, -0017, -0018, -0026, 16-007-0003, -0004, -0006, 16-017-0005, -0006, -0007, -0008, -0009, -0010.
3. Staff has identified general information as pertains to the proposed Development Agreement to assist the Planning Commission and County Council in arriving at a decision.
4. The Development Agreement is limited to the construction of a system of trails and art features (Attachment B), in unincorporated Cache County and is not meant to resolve issues of restricted

properties nor non-compliant structures or uses within the unincorporated Cache County areas of the resort, and it is not intended to be a substitute for the required Master Plan.

## **B. History:**

- a. 1970s:
  - i. The first mentions of Powder Mountain in Planning Commission meeting minutes were in 1971 with the Planning Commission having a positive response. Powder Mountain initially opened in 1972 but no formal approvals or permits can be found until 1975. In 1975, permits were approved for the Hidden Lake ski lift and lift shack permits. In 1978, a conditional use permit (CUP) was approved for a ski inn on the Hidden Lake parcel in 1978 but it was rescinded in 1980 and was never reinstated.
    1. A lodge, called the Timberline Lodge, was likely constructed around 1972 but no permits or other records have been found.
- b. 1980s:
  - i. In 1985, the Hidden Lake Lodge opened but no CUP, building permits, or other records have been found for its construction.
- c. 1990s:
  - i. In 1998, an Interlocal Agreement was drafted regarding taxation and services between Weber and Cache Counties.
- d. 2000s:
  - i. In 2002, the area of Powder Mountain was rezoned to the Resort Recreation (RR) Zone.
  - ii. In 2008, the most recent (prior to the currently submitted Master Plan) Master Plan CUP and development agreement expired.
- e. 2020s:
  - i. 2024:
    1. In early 2024, a development agreement was submitted to the county to allow for the construction of two ski lifts, Lightning Ridge and Raintree. The development agreement was finalized and the two ski lifts obtained zoning clearances and building permits. In late 2024, a Master Plan and rezone application was submitted to the Development Services Office.
  - ii. 2025:
    1. In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started.
- f. General:
  - i. At least five various master plans and subdivisions have been proposed for the area in the last 40 years. However, no signed/valid CUP has been found in County records for any version of a master plan for the Powder Mountain Resort development to date. Since 2015, the development team at Powder Mountain has reached out to the County multiple times to try and resolve the unpermitted structures/uses. However, no applications have been submitted or approved.
  - ii. Ownership of the properties has changed multiple times over the years.

## **C. Application Process**

- a. After reviewing the County Code and Utah Code, the Development Services Department and the County Attorney's Office provided the applicant with three options to move forward:
  - i. **Normal Approval Process:**
    1. Per Cache County Code §17.06.050, §17.14.020: General Requirements, and §17.14.030: Master Plan Application Requirements and Approval Process, any development within the Powder Mountain Resort must submit a Master

Plan as a CUP and this Master Plan/CUP must be approved by the Planning Commission. Once this Master Plan/CUP has been approved, the applicant must then submit a Development Plan that meets the standards of Cache County Code §17.14.060: Development Plan Application Requirements and Approval Process and must obtain approval from the Planning Commission. After these approvals have been obtained, each structure will require a zoning clearance and building permit.

**ii. Development Agreement:**

1. Per Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code, the County may enter into a development agreement allowing for a unique development process that falls outside of the standard regulations. However, that development agreement must meet the same standards and requirements of a new land use code, which is a legislative process. Consequently, the Planning Commission must hold a public hearing and review and make recommendations to the County Council. The County Council, acting as the Land Use Authority for legislative actions, may approve, deny, or modify the proposed development agreement.
  - a. Utah Code 17-27a-528(2)(a) and Utah Code 17-27a-528(2)(a)(iii) state:
    - i. “A development agreement may not:”
      1. “allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 17-27a-502, including a review and recommendation from the planning commission and a public hearing.”

**iii. Code Amendment**

1. The applicant has the right to submit an application for an Ordinance Amendment to propose revisions to the Resort Recreation (RR) Zone to change the current requirements and processes. An ordinance amendment is a legislative action and the County Council, as the Land Use Authority for legislative actions, has a substantial amount of discretion in approving or denying the proposed amendment.
- b. Based on the three options, the applicant has submitted this request for a Development Agreement.

**D. Development Agreement**

- a. The proposed Development Agreement, as revised, (Attachment C) will be between the property owner, Summit Mountain Holding Group, and the County, acknowledging that it is beneficial for both parties to agree to the installation and operation of a system of trails and art features. This recognizes that the Development Agreement is the appropriate tool outside of full compliance with the Resort Recreation (RR) Zone requirements (i.e. approved Master Plan and CUPs).
  - i. This agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning

designation in the future. Additionally, the agreement does not allow for any development or expansion beyond the new system of trails and art features until the facility is in full compliance with Cache County Chapter 17.14 or unless the legislative body approves another development agreement in accordance with the same procedures for enacting a land use regulation.

- ii. The term of the Development Agreement is from the date executed by the parties but not to exceed two (2) years. Should the system of trails and art features not be issued a building permit within two (2) years from the date of the Development Agreement, the Development Agreement shall terminate.
- iii. The County will issue the required permits if the applications and all necessary supporting documentation comply with the Cache County and International Building Code regardless of the facility's compliance with the Resort Recreation (RR) Zone, CUP process, or parcel legality status.
- iv. The trail system and associated art features can be placed on sensitive lands, including steep slopes.
  - 1. A geotechnical report must be submitted and the construction/installation of the trail system and art features will be in compliance with the findings of that report.

**E. Ordinance—§12.02.010, §17.02.030**

- a. As per §17.02.030, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.

**F. Public Notice and Comment—§17.02.040 Notice of Meetings**

- a. Public notice was posted online to the Utah Public Notice Website on 24 March 2025.
- b. Notices were posted in three public places on 24 March 2025.
- c. Notices were mailed to all property owners within 300 feet on 26 March 2025.
- d. At this time, four written public comments regarding this proposal, and a further twenty-six regarding the Powder Mountain project as a whole have been received by the Development Services Office.

## **Conclusion**

---

Development Agreement – Trail System, a request by the applicant to enter into a Development Agreement with Cache County to construct a new system of trails and art features at the Powder Mountain Resort prior to getting approval of a Master Plan, has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code. Staff has not made a recommendation based on the findings of fact identified above nor any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.



## Development Services Department

Building | GIS | Planning & Zoning

### Application: Ordinance Amendment

Date Received:	By:	Receipt #:	Amount:	Check #:

1. Applications are accepted by appointment only. Call (435) 755-1640 to set an appointment.
2. The items indicated in the attached checklist must accompany this application.
3. Incomplete applications are not accepted.
4. Late applications are held for the next meeting's agenda.
5. The application fee is not refundable.
6. Any information submitted with this application becomes public record and is posted online.

### Ordinance Information

Ordinance Section(s): Request for Development Agreement

Affected Zones: RR Zone

### Agent Contact Information

Agent Name: Brooke Hontz Email: bhontz@powdermountain.com

Phone: (435) 640-1941 Mailing Address: P.O. Box 1119 Eden, Utah 84310

### Review Process

- 1) Staff will review the application with the applicant to ensure that the information submitted is sufficient to completely review the request.
- 2) Complete applications are forwarded to the necessary county departments for review and comment. The application, site visits, and department reviews are used in the preparation of the staff report that is presented to the county land use authority and is available to all interested parties and is posted online at <http://www.cachecounty.org/pz/>.
- 3) Notices are posted on Utah Public Notice. Agendas are posted online at [www.cachecounty.org](http://www.cachecounty.org) and at <http://www.utah.gov/pmn/index.html>.
- 4) Projects requiring County Council approval are placed on the next available council agenda once the Planning Commission has made a recommendation. Staff forwards the staff report, the Planning Commission's recommendation, and any other pertinent information for County Council's review.

2025 Meeting Dates and Application Deadlines				
Planning Commission (1 <sup>st</sup> Thursday of each month*)		County Council (2nd & 4th Tuesday*)		Land Use Hearing Officer (variances & appeals)
Application Deadline 3:00 PM	Meeting Date 5:30 PM	Meeting Date 5:00 PM		
4 Dec 24	9 Jan*	14 Jan	28 Jan	Public meetings will be scheduled on an as needed basis.
8 Jan	6 Feb	11 Feb	25 Feb	
5 Feb	6 Mar	11 Mar	25 Mar	
5 Mar	3 Apr	15 Apr	29 Apr	
2 Apr	1 May	13 May	27 May	
30 Apr	5 Jun	10 Jun	24 Jun	
4 Jun	10 Jul	8 Jul	22 Jul	All public meetings will be fully noticed per State and County Codes.
2 Jul	7 Aug	5 Aug	19 Aug	
6 Aug	4 Sep	9 Sep	23 Sep	
3 Sep	2 Oct	14 Oct	28 Oct	
1 Oct	6 Nov	11 Nov	25 Nov	
5 Nov	4 Dec	2 Dec	9 Dec	

## Ordinance Amendment

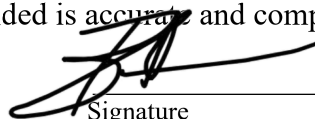
### Application Checklist and Acknowledgment

A complete application must include the items noted below unless specified otherwise. Further information may be required by staff, other departments and agencies, and/or the authority that reviews the application based on the proposed amendment.

- 1) ☒ A completed Ordinance Amendment application form and non-refundable review fees: \$600
- 2) ☒ A copy of the proposed ordinance amendment and any supporting materials.

## Acknowledgment

I, Brooke Hontz the undersigned agent and/or owner of the property acknowledge that I have read and understand the information and requirements presented in this application, and that the information I have provided is accurate and complete.



Signature

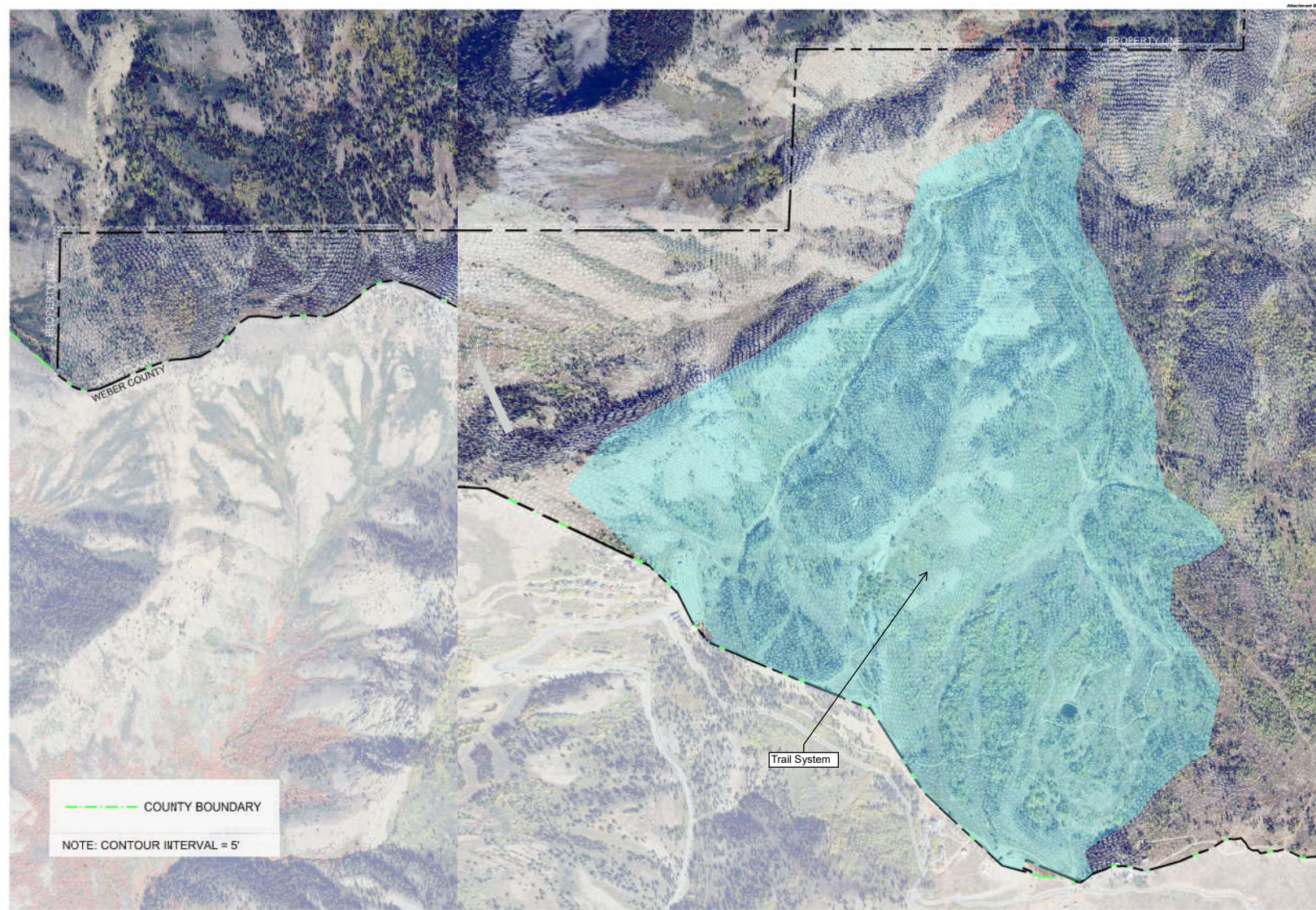
2/14/25

Date

**SUPLLIMENTAL MATERIALS**

### **ART LOOP TRAILS SUMMARY**

The Core Art Zone features a collection of hiking-only trails that stretch across approximately 9.25 miles of varied terrain. These trails range from easy to intermediate levels of difficulty, ensuring accessibility for hikers of different skill levels. The paths are typically 4 feet in width, with elevation grades between 4% and 8%, facilitating a range of hiking experiences from gentle walks to more challenging hikes. Highlights include several art-centric trails, such as the out-and-back Art Loop 4 leading to the Ojo art piece and Art Loop 6-B connecting to a Turrell art installation. The area offers both scenic routes and artistic encounters, blending natural beauty with cultural elements, ideal for those looking to enjoy art within a natural setting.



Trail System



— Art Loop Trail

# Art Loop

March 14, 2025



## DEVELOPMENT AGREEMENT – TRAIL SYSTEM

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

### R E C I T A L S

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in maintaining the non-winter trail construction schedule, which includes the construction of new non-motorized trails for hiking and mountain biking along with art features in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the trails and art features on Exhibit A; and

**WHEREAS**, the property is zoned Resort Recreation (RR), which requires prior to the development of any RR Zoned property compliance with the standards of RR Zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone, namely adoption of an updated Master Plan CUP and other requirements within the RR Zone; and

**WHEREAS**, non-motorized hiking and biking trails and design features are specifically allowed in the County RR Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone Standards within County Code 17.14.; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Non-winter Trails and Features.** The non-motorized hiking and biking trail system and associated art park features as described in Exhibit B (collectively, the “Trail System”) are allowed uses in the RR zone and are by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Trail System as applicable. The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards. The County shall also approve the Trail System to be placed on sensitive lands, including steep slopes, but shall require a geotechnical report and compliance (where applicable) with the recommendation contained within that report. Following completion, the Trail System may be opened and available for public use based on typical resort operations.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a “successor” includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party’s submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run with the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

7. **Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Trail System for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the “Term”), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

By: Powder Mountain LLC  
By \_\_\_\_\_  
Brooke Montz  
Chief Development and Construction Officer  
2/14/25  
\_\_\_\_\_  
Date

**Exhibit A**

(Property Tax Parcels)

**Trail System**

16-001-0009

16-001-0007

16-001-0018

16-017-0007

16-017-0010

16-017-0006

16-017-0005

16-017-0009

16-017-0008

16-001-0010

16-001-0017

16-001-0026

16-001-0008

16-007-0006

16-007-0003

16-007-0004



April 1, 2025

Dirk Anderson, Interim Director of Development Services  
[Dirk.anderson@cachecounty.gov](mailto:Dirk.anderson@cachecounty.gov)

Angie Zetterquist, Planning Manager  
[Angie.zetterquist@cachecounty.gov](mailto:Angie.zetterquist@cachecounty.gov)

Conner Smith, Planner I  
[Conner.smith@cachecounty.gov](mailto:Conner.smith@cachecounty.gov)

Cache County Planning Commission  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov)

Dear Cache County Planning Commission and Staff Members,

We are writing to express our serious concerns with the proposed Powder Mountain Development Agreements included on the April 3, 2025, Public Hearing Planning Commission Agenda.

17.14.030- Cache County Code, Resort Recreation Zoning Regulations, Master Plan Application Requirements and Approval Process, requires an approved Master Plan before any additional approvals can be issued.

According to the Staff Report for 3, April 2025, Planning Commission Agenda, B. History: e 2020's, ii. 2025: 1. "In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started." There has not been an approval of the most recently submitted Powder Mountain Master Plan.

17.14.040 a- Cache County Code States A. "Creation of Development Agreement: After the applicant has obtained approval of the master plan as described above, the approval shall be put in the form of a development agreement."

Staff Report for 3, April 2025, Planning Commission Agenda, further states under section C., The applicant has requested approval for a Development Agreement per Utah Code 17-27a-528(2)(a)(iii): "A development agreement may not: allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section [17-27a-502](#), including a review and recommendation from the planning commission and a public hearing."

Utah State Code would only apply if there was not a County Code adopted regulating the Resort Recreation Zone requiring a completed and approved Master Plan before any Development Agreement can be signed by the County Council. (17.14.060 -Development Plan Application Requirements and Approval Process, B.) It appears that Cache County Development Services is using the State Code to circumvent the current adopted County Code to allow for a less-restrictive development process.

We as Elected Officials and Town Administrators of Paradise Town, and as Cache County citizens, ask that the County Planning Commission and County Council follow the County Code as it pertains to Master Plans and Development Agreements, specifically in the Resort Recreation Zone. There should be a Master Plan approved before any Development Agreements are entered into.

Paradise Town Corporation  
PO Box 286, Paradise UT 84328  
435-245-6737  
[www.paradise.utah.gov](http://www.paradise.utah.gov)



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

## Upcoming Planning Commission Meetings - Urgent Concerns and Considerations re: Powder Mountain Ongoing Land Use | Interlocal Agreement

Christi Dant <opiciye@gmail.com>

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.gov, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, called@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without an enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development is approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Even we who are season passholders are told we have access, but not advised as to how or where even to formerly readily accessible public areas (Brim Trail, for instance). We are areas due to alleged construction and there is no parking available. The boundaries for the construction areas are questionable, unclear, and appear overly generous. We are also to access the ski & ski areas that are designated as public (we are not not using the lifts and know we have to have to walk out) A select few may know how, most of us don't. So can't park in a reasonable distance from the "public" access point, in reality, **we have no public access to the areas they themselves designate as public**. They are being difficult to show paper compliance. As a voting citizen of Weber County, I can assure you we have not found their promise of public access is being met.

Weber County residents, like our family, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and inadequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County, the newly incorporated Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
  - Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. All our inquiries directly to Powder Mountain about any future plan receive an adequate response. When deciding to pay thousands of \$ for season passes, it should be incumbent on PM to be able to assure us what terrain will be available. But it's the brochure completely locked out.
  - Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts. We have deep concerns based on ticket pricing will continue to rise exponentially rendering Powder Mountain *de facto* private. These protections must meet the "reasonable person standard".
  - **Protect year-round public access to trails, trailheads, and parking areas.** Address the risk that exclusive membership models will reduce tax revenues and undermine the Weber County resident and especially residents of Ogden Valley are bearing the burden for the wealthy who, after the completion of the 55,000 sq. ft lodge at Powder Haven, will see business within our own newly incorporated city and much of the top of the mountain revenues going to Cache County (not sure where the boundaries are).
- Ogden Valley municipality will be burdened with excessive traffic, parking issues, degradation of our roadways (all this construction traffic is crumbling our roads to build and see none of the benefits. Yes, there will be some property tax revenues, but our way of life and quality life will be taking a massive hit. With another private resort (Wasatch Peaks) at the foot of Powder Mountain, how much more highly desirable public lands will be given away before action is taken? You are setting precedent with every single vote. Don't let there be detriment of your voters and your neighbors.
- Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and careful consideration.

Christi Dant  
Eden, UT



Conner Smith <conner.smith@cachecounty.gov>

## Save Powder Mountain

Jennifer Ferguson <jenferg101@yahoo.com>

Tue, Apr 1, 2025 at 10:40 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

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- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Jen Ferguson



Conner Smith <conner.smith@cachecounty.gov>

---

## Save Powder Mountain

---

Katie Metz <ktmetz@gmail.com>  
To: conner.smith@cachecounty.gov

Tue, Apr 1, 2025 at 9:49 AM

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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Thank you for your time and consideration.

Kathryn Metz



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain long time guest

john agler <aglerjns@gmail.com>

Tue, Apr 1, 2025 at 8:52 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

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Thank you for your time and consideration.

John & Sherri Agler

330-312-6209

[aglerjns@gmail.com](mailto:aglerjns@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Master Plan

Stephanie Edge <edge.stephanie1@gmail.com>

Tue, Apr 1, 2025 at 8:27 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Thank you for your time and consideration.

- Stephanie Edge



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

---

**Caitlin Reid** <reid.caitlin26@gmail.com>

Tue, Apr 1, 2025 at 8:19 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Powder mountain hold so many memories for me. It's my favorite mountain in all of Utah.

Thank you for your time and consideration

Caitlin Reid



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

## Save Powder Mountain from Privatization

1 message

Caylin Eide &lt;caylinhintz@gmail.com&gt;

Tue, Apr 1, 2025 at 7:48 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

Powder Mountain holds a special place in my heart. I have been a skier my entire life, but Powder is the one place that still felt "local." I loved the charm it had with limited lift access, requiring skiers/boarders to hike to many of the best powder spots. I patrolled there for some time and am saddened and disturbed by the changes taking place that limit public access and destroy the things about Powder that made it unique and special from other mountains. This has historically been public land. There is no reason to suddenly allow only rich businessmen to access and enjoy the mountain, depriving people who have invested in the community for years.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

-Caylin Eide



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Master Plan

Marcus E. Pierce <pierce6068@gmail.com>

Tue, Apr 1, 2025 at 7:31 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

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I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
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- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Sent from my iPhone

Begin forwarded message:

**From:** Save Powder Mountain <[reply@petitions.moveon.org](mailto:reply@petitions.moveon.org)>

**Date:** April 1, 2025 at 1:23:49 AM MDT

**To:** [pierce6068@gmail.com](mailto:pierce6068@gmail.com)

**Subject:** Powder Mountain Needs YOU

**Reply-To:** [moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com](mailto:moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com)

[angie.zetterquist@cachecounty.gov](mailto:angie.zetterquist@cachecounty.gov), [brandon.bell@cachecounty.gov](mailto:brandon.bell@cachecounty.gov),  
[conner.smith@cachecounty.gov](mailto:conner.smith@cachecounty.gov), [emily.fletcher@cachecounty.gov](mailto:emily.fletcher@cachecounty.gov),  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov), [nolan.gunnell@cachecounty.org](mailto:nolan.gunnell@cachecounty.org),  
[dirk.anderson@cachecounty.org](mailto:dirk.anderson@cachecounty.org), [keegan.garrity@cachecounty.gov](mailto:keegan.garrity@cachecounty.gov),  
[barbara.tidwell@cachecounty.org](mailto:barbara.tidwell@cachecounty.org), [sandi.goodlander@cachecounty.org](mailto:sandi.goodlander@cachecounty.org),  
[david.erickson@cachecounty.org](mailto:david.erickson@cachecounty.org), [mark.hurd@cachecounty.org](mailto:mark.hurd@cachecounty.org),  
[kathryn.beus@cachecounty.org](mailto:kathryn.beus@cachecounty.org), [callred@co.weber.ut.us](mailto:callred@co.weber.ut.us), [gfroerer@co.weber.ut.us](mailto:gfroerer@co.weber.ut.us),  
[jHarvey@co.weber.ut.us](mailto:jHarvey@co.weber.ut.us), [sbolos@webercountyutah.gov](mailto:sbolos@webercountyutah.gov)



Conner Smith <conner.smith@cachecounty.gov>

## SAVE POWDER MOUNTAIN

Amy Ballard <amyballard22@gmail.com>

Tue, Apr 1, 2025 at 5:54 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

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Amy Ballard  
Realtor® Licensed NC and SC

704-560-9505



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

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## Powder Mountain - Upcoming Planning Commission

1 message

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**Christina Schiermann** <cschiermann@gmail.com>

Sat, Mar 29, 2025 at 12:31 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express my deep concern about the current Powder Mountain Master Plan process. As a Powder Mountain West owner, this place holds incredible personal significance for me, and I urge you to ensure that future development prioritizes public access, responsible planning, and the long-term integrity of this unique mountain.

Powder Mountain isn't just another ski resort—it's a rare and special place that has cultivated a deep sense of community and connection with nature. I chose to be a part of Powder Mountain West because of its commitment to open space, incredible skiing, and the opportunity to be immersed in an environment that feels untouched by the over-commercialization seen at many other resorts. Whether it's skiing through fresh powder in complete solitude, hiking in the summer with panoramic views that stretch for miles, or simply enjoying the camaraderie of fellow mountain lovers, Powder Mountain represents something bigger than just a place to ski—it's a way of life.

What concerns me is that piecemeal approvals without a finalized Master Plan could jeopardize everything that makes this mountain special. Without strong protections, we risk losing the very character that drew so many of us here in the first place. If development moves forward without clear guarantees for public access and responsible infrastructure planning, we may see Powder Mountain transform into something exclusive and inaccessible—eroding the spirit of inclusion and adventure that has defined it for so long.

I strongly urge you to:

- Pause additional approvals until a comprehensive, enforceable Master Plan is in place.
- Guarantee public access to all lifts and terrain, preventing future privatization.
- Include pricing protections to ensure affordability for the broader public.
- Secure commitments to responsible tourism development that benefits Cache and Weber counties.
- Protect year-round access to trails, trailheads, and parking areas.

Powder Mountain is more than just a ski destination—it is a sanctuary, a gathering place, and a vital part of our outdoor heritage. We have a responsibility to protect it, not just for current homeowners and visitors, but for future generations who deserve to experience its magic as we have.

Please do the right thing and ensure that future development respects the values that make Powder Mountain extraordinary.

Sincerely,  
Christina Schiermann  
Powder Mountain West Owner



Conner Smith <conner.smith@cachecounty.gov>

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## Please keep Powder Mountain accessible to the public

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Danny Brewer <railroader921@gmail.com>

Fri, Mar 28, 2025 at 9:47 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I moved to Weber County in 1994, and have been skiing at Powder Mountain Resort almost every year since.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Daniel Brewer

4051 W 4550 S, West Haven, UT 84401



Conner Smith <conner.smith@cachecounty.gov>

## The future of Powder Mountain.

steve hernandez <udntwntme@gmail.com>

Fri, Mar 28, 2025 at 9:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Steve Hernandez



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain Resort

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**Jean-Francois Erforth** <jeanoerforth@gmail.com>

Fri, Mar 28, 2025 at 9:13 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation. Without adequate protections, Weber County taxpayers will ultimately bear some of the costs of services and infrastructure. Weber County officials must have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

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- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Could you make sure of firm commitments to hotel development and tourism revenue that benefit Cache County?
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the resort's zoning intent.

Powder Mountain should remain a resource for the broader public, and a line in the sand needs to be drawn to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for future generations.

Thank you for your time and consideration.

Jean-Francois Erforth

March 27,2025

Planning Commissioners  
Cache County  
199 North Main  
Logan, Utah

Re: Regular Action Items 4, 5, 6 (all Powder Mountain) for April 3<sup>rd</sup> Meeting

Dear Commissioners:

I am writing regarding the above regular action items. I have been a landowner in Powder Mountain West for approximately 17 years and as such am very interested in the development of the mountain. I am not a Utah resident, but have come to love this pristine area for many reasons.

I understand a Master Plan for the area is in process. However, until such time as it is codified I am concerned that negotiating and approving certain categories of Development Agreements may ultimately prove counter-productive to both Cache County and the public. Of the three agendaized development agreements, item 4 (replacement of a maintenance shed) seems completely appropriate for consideration at this time. However, item 6 (trails and art park) and especially item 5 (new ski lift) have a reasonable chance of conflicting with the core intent of the Master Plan, assuming the plan will incorporate protections for public access to this important northern Utah recreation venue.

I request you table the review and approval of items 5 and 6 until the Master Plan is finalized and approved.

Thank you very much for your time and consideration.

Sincerely,

Robert Guthrie



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Rezoning Concerns

Brady Ahlstrom <brady.ahlstrom@gmail.com>

Tue, Mar 25, 2025 at 11:25 AM

To: conner.smith@cachecounty.gov

**Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department:**

I have carefully reviewed the Master Plan for Powder Mountain Ski Resort and am deeply concerned by its lack of critical detail — particularly regarding public access, recreation, tourism revenue, broader benefits to Cache County, and the clear intent of the zoning to improve recreational opportunities in Northern Utah. The absence of a Development Agreement within the November submittal only amplifies these concerns, leaving key issues unresolved and the public unprotected.

Even more troubling is the ongoing pattern of piecemeal approvals, where one-off Development Agreements have allowed lifts and major infrastructure to move forward without a completed master plan. The mountain was granted this flexibility over a year ago, and yet there has been little progress in delivering the required plan. At this point, the question must be asked: is the County's hand getting worse with every approval? Each step forward without conditions reduces the County's leverage to secure meaningful public benefits. It's like building a house by giving away bricks one at a time — by the time the developer asks for the final permits, the County may have little left to bargain with.

Without negotiated exactions and public benefits tied directly to a comprehensive master plan, the developer has little incentive to fulfill the broader obligations that zoning and community expectations require. In Utah, once a development agreement is approved, it is difficult to revoke or amend unless strong remedies are established from the outset. The County's leverage is decreasing, and if action is not taken now to require these protections, it may soon be too late to ensure that Powder Mountain develops in a way that truly serves the public interest.

I've included the Weber County Commission on this email, as Weber County will be providing essential services to homes at Powder Mountain located in Cache County. Given that responsibility, it's critical that Weber County has a seat at the table as the development agreement (related to the Master Plan) in Cache County is formalized. This is especially important considering how many Weber County residents rely on Powder Mountain for outdoor recreation.

The existing development agreement (in Weber County) for Powder Mountain rightly guarantees public access to all recreational amenities in Weber County. We should expect nothing less here. Weber County officials should strongly advocate for similar provisions, particularly given the significance of a potential interlocal agreement that enables development at Powder Mountain in Cache County with Weber County services.

### **Key Concerns Regarding Cache County Powder Mtn Master Plan:**

#### **1. Lack of Public Access & Recreation Protections**

- The Master Plan does not guarantee public skiing and recreation access, despite zoning requiring new recreation opportunities in northern Utah with a focus on visitors in Northern Utah.
- It is unclear which chairlifts may be privatized, making it impossible to assess whether public access is being maintained.
- Development in Timberline and Sunrise areas could create barriers to public access.

#### **2. Unclear Economic Benefit to the County**

- The plan does not explain how it will generate tourism revenue for Cache County.
- The hotel development timeline is uncertain, with no firm commitments.
- There is no assessment of sales tax impacts, especially if membership models reduce taxable transactions.

#### **3. Missing Development Agreement Protections**

A Development Agreement must:

- Be legally binding for future owners to uphold public access.
- Require all existing chairlifts to remain public or be replaced with equivalent access.
- Ensure public skiing access at reasonable rates, capped at no more than 20% above the five most expensive public ski resorts in Utah.
- Prevent high membership fees that could reduce property tax revenues.
- Clearly define year-round public access, including trail networks, trailheads, and parking facilities.

**Why This Matters to Cache County and Weber County**

- A future roadway connection between Cache and Weber County was contemplated in Weber County's master plan, which could make Powder Mountain an important recreation area for Cache County in the future.
- Without safeguards, Powder Mountain could become a private resort, limiting public access.
- Zoning exists to benefit the broader community, and it must be upheld.

I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Brady Ahlstrom



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Permits/ loss of public recreation lands

**Douglas Martin** <salvagedoug@gmail.com>

Tue, Mar 25, 2025 at 6:44 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

### Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department:

I have carefully reviewed the Master Plan for Powder Mountain Ski Resort and am deeply concerned by its lack of critical detail — particularly regarding public access, recreation, tourism revenue, broader benefits to Cache County, and the clear intent of the zoning to improve recreational opportunities in Northern Utah. The absence of a Development Agreement within the November submittal only amplifies these concerns, leaving key issues unresolved and the public unprotected.

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Without negotiated exactions and public benefits tied directly to a comprehensive master plan, the developer has little incentive to fulfill the broader obligations that zoning and community expectations require. In Utah, once a development agreement is approved, it is difficult to revoke or amend unless strong remedies are established from the outset. The County's leverage is decreasing, and if action is not taken now to require these protections, it may soon be too late to ensure that Powder Mountain develops in a way that truly serves the public interest.

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### Key Concerns Regarding Cache County Powder Mtn Master Plan:

#### 1. Lack of Public Access & Recreation Protections

- The Master Plan does not guarantee public skiing and recreation access, despite zoning requiring new recreation opportunities in northern Utah with a focus on visitors in Northern Utah.
- It is unclear which chairlifts may be privatized, making it impossible to assess whether public access is being maintained.
- Development in Timberline and Sunrise areas could create barriers to public access.

#### 2. Unclear Economic Benefit to the County

- The plan does not explain how it will generate tourism revenue for Cache County.
- The hotel development timeline is uncertain, with no firm commitments.

- There is no assessment of sales tax impacts, especially if membership models reduce taxable transactions.

### **3. Missing Development Agreement Protections**

A Development Agreement must:

- Be legally binding for future owners to uphold public access.
- Require all existing chairlifts to remain public or be replaced with equivalent access.
- Ensure public skiing access at reasonable rates, capped at no more than 20% above the five most expensive public ski resorts in Utah.
- Prevent high membership fees that could reduce property tax revenues.
- Clearly define year-round public access, including trail networks, trailheads, and parking facilities.

### **Why This Matters to Cache County and Weber County**

- A future roadway connection between Cache and Weber County was contemplated in Weber County's master plan, which could make Powder Mountain an important recreation area for Cache County in the future.
- Without safeguards, Powder Mountain could become a private resort, limiting public access.
- Zoning exists to benefit the broader community, and it must be upheld.

I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Doug Martin  
281-830-5577



Conner Smith <conner.smith@cachecounty.gov>

## Master plan

shelley.lutz@gmail.com <shelley.lutz@gmail.com>

Tue, Mar 25, 2025 at 4:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org

**Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department:**

I have carefully reviewed the Master Plan for Powder Mountain Ski Resort and am deeply concerned by its lack of critical detail — particularly regarding public access, recreation, tourism revenue, broader benefits to Cache County, and the clear intent of the zoning to improve recreational opportunities in Northern Utah. The absence of a Development Agreement within the November submittal only amplifies these concerns, leaving key issues unresolved and the public unprotected.

Even more troubling is the ongoing pattern of piecemeal approvals, where one-off Development Agreements have allowed lifts and major infrastructure to move forward without a completed master plan. The mountain was granted this flexibility over a year ago, and yet there has been little progress in delivering the required plan. At this point, the question must be asked: is the County's hand getting worse with every approval? Each step forward without conditions reduces the County's leverage to secure meaningful public benefits. It's like building a house by giving away bricks one at a time — by the time the developer asks for the final permits, the County may have little left to bargain with.

Without negotiated exactions and public benefits tied directly to a comprehensive master plan, the developer has little incentive to fulfill the broader obligations that zoning and community expectations require. In Utah, once a development agreement is approved, it is difficult to revoke or amend unless strong remedies are established from the outset. The County's leverage is decreasing, and if action is not taken now to require these protections, it may soon be too late to ensure that Powder Mountain develops in a way that truly serves the public interest.

I've included the Weber County Commission on this email, as Weber County will be providing essential services to homes at Powder Mountain located in Cache County. Given that responsibility, it's critical that Weber County has a seat at the table as the development agreement (related to the Master Plan) in Cache County is formalized. This is especially important considering how many Weber County residents rely on Powder Mountain for outdoor recreation.

The existing development agreement (in Weber County) for Powder Mountain rightly guarantees public access to all recreational amenities in Weber County. We should expect nothing less here. Weber County officials should strongly advocate for similar provisions, particularly given the significance of a potential interlocal agreement that enables development at Powder Mountain in Cache County with Weber County services.

### **Key Concerns Regarding Cache County Powder Mtn Master Plan:**

#### **1. Lack of Public Access & Recreation Protections**

- The Master Plan does not guarantee public skiing and recreation access, despite zoning requiring new recreation opportunities in northern Utah with a focus on visitors in Northern Utah.
- It is unclear which chairlifts may be privatized, making it impossible to assess whether public access is being maintained.
- Development in Timberline and Sunrise areas could create barriers to public access.

#### **2. Unclear Economic Benefit to the County**

- The plan does not explain how it will generate tourism revenue for Cache County.
- The hotel development timeline is uncertain, with no firm commitments.
- There is no assessment of sales tax impacts, especially if membership models reduce taxable transactions.

#### **3. Missing Development Agreement Protections**

A Development Agreement must:

- Be legally binding for future owners to uphold public access.

- Require all existing chairlifts to remain public or be replaced with equivalent access.
- Ensure public skiing access at reasonable rates, capped at no more than 20% above the five most expensive public ski resorts in Utah.
- Prevent high membership fees that could reduce property tax revenues.
- Clearly define year-round public access, including trail networks, trailheads, and parking facilities.

**Why This Matters to Cache County and Weber County**

- A future roadway connection between Cache and Weber County was contemplated in Weber County's master plan, which could make Powder Mountain an important recreation area for Cache County in the future.
- Without safeguards, Powder Mountain could become a private resort, limiting public access.
- Zoning exists to benefit the broader community, and it must be upheld.

I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Shelley Lutz



Virus-free [www.avast.com](https://www.avast.com)



Conner Smith <conner.smith@cachecounty.gov>

## The Future of Powder Mountain

J.R. Makapugay <mkipgyjr@yahoo.com>

Wed, Apr 2, 2025 at 9:35 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Best Regards,  
JR Makapugay



Conner Smith <conner.smith@cachecounty.gov>

## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Peggy Turner <classyutahhomes@gmail.com>

Wed, Apr 2, 2025 at 3:40 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, "Froerer,Gage" <gfroerer@co.weber.ut.us>, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement **or conditions of approval** with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Peg Turner  
cell 801-389-4514  
[classyutahhomes@gmail.com](mailto:classyutahhomes@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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**Brian Bojarski** <brianbojarski@gmail.com>

Wed, Apr 2, 2025 at 11:38 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement **or conditions of approval** with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Brian Bojarski



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

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**Deborah Engelsman** <dengelsman@ymail.com>

Thu, Apr 3, 2025 at 10:10 AM

Reply-To: Deborah Engelsman <dengelsman@ymail.com>

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jharvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department

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Grayson Guthrie <graysonator22@gmail.com>

Thu, Apr 3, 2025 at 10:39 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

## Pause Powder Mountain Approvals Until Master Plan is In-Place

**Blake Hofmeister** <blake.hofmeister@gmail.com>

Thu, Apr 3, 2025 at 11:29 AM

To: Angie Zetterquist <angie.zetterquist@cachecounty.gov>, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, Keegan Garrity <keegan.garrity@cachecounty.gov>, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

My family owns property at Powder Mountain less than 100 yards from Cache County in Weber County. We have enjoyed skiing at Powder Mountain for over 15 years.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals (like they will tonight at Planning Commission) for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

---

## Save Powder Mt.

Dan White <djwhitestuff02@gmail.com>

Thu, Apr 3, 2025 at 1:20 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

**Subject:** Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

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- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Dan White

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I have skied at Powder for 40 years and think it is a very special area that is very rare in this time and valley. Please ensure the development is on the level and benefits the community.



Conner Smith <conner.smith@cachecounty.gov>

## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Jeanne Speranza <jeanne\_speranza@yahoo.com>

Thu, Apr 3, 2025 at 2:04 PM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. It is sad that we don't have an easy way to Cobabe without using the poma. That area is great for easy/fun skiing and no longer usable without Mary's chair lift.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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**Donna Cangelosi** <dcangelosi@gmail.com>

Thu, Apr 3, 2025 at 2:19 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees a private/public partnership for year-round recreational access, and clear community benefits. **Powder Mountain has been an icon of Utah Skiing for decades and is a Utah gem that should be accessible by the public. While I respect property rights, I also believe we should respect the community's longstanding access to all this magnificent mountain has to offer. I urge the counties to inspire a mutually beneficial public/private partnership that is represented in a documented and approved master plan.**

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to **Publicly Stated and Promised** lifts and terrain, with clear language that they will not be privatized in the future. This includes DMI future development, and all lifts except Mary's Village and Raintree.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Please take action now to ensure that future development honors the community **AS PROMISED** and protects public access and joy for generations to come.

Thank you for your time and consideration

--

Donna Cangelosi

The contents of this electronic mail message and any attachments are confidential, possibly privileged and intended for the address(s) only. Only the addressee(s) may read, disseminate, retain or otherwise use this message. If received in error, please immediately inform the sender and then delete this message without disclosing its contents to anyone.

**Hold a Public Hearing****Ordinance 2025-16 – Yonk Homestead Rezone**

**Agenda request submitted by:** Angie Zetterquist, Interim Director of Development Services – Forwarded from the County Planning Commission

**Assisting Department:** Development Services

**Requested Council meeting date:** May 13<sup>th</sup>, 2025

**Agenda Item Language:** Hold a public hearing for Ordinance 2025-16 Yonk Homestead Rezone – A request to rezone a portion, approximately 80.00 acres, of a parcel which is located at 8000 W. 600 N., Petersboro, from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone.

**Action:** Planning Commission – Recommendation of Approval (4-yea; 0-nay)

**Background:** A request to rezone a portion, approximately 80.00 acres, of a parcel which is located at 8000 W. 600 N., Petersboro, from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone.

**Fiscal Impact:** N/A

**Public Hearing Required:** Rezone requests require a public hearing before the County Planning Commission (PC). This hearing was held on April 3<sup>rd</sup>, 2025, and their recommendation to approve the rezone was made on April 3<sup>rd</sup>, 2025.

No additional hearing is required under the requirements of the State Code, however, the Council has previously directed it is beneficial to rehear the public comment and hold an additional hearing before the Council. See attached for additional information.

**County Staff Presenter:** Angie Zetterquist, Interim Director of Development Services

**Presentation Time:** 10 minutes.

**County Staff Point of Contact:** Conner Smith, Assistant Planner

**Legal Review:** N/A

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## Amending the Cache County Zoning Map by rezoning approximately 80.00 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone

Hold a public hearing on May 13<sup>th</sup>, 2025.

If approved, the rezone will take effect 15 days from the date of approval.

Approval (4-yea; 0-nay).  
Public hearing held on April 3<sup>rd</sup>, 2025  
Conclusion: Based on the findings of fact noted [in the staff report], the Yonk Homestead rezone is hereby recommended for approval to the County Council as follows:

1. The nearest area, in the County, that is in the Agricultural (A10) Zone is located directly to the east of the subject parcel. Additionally, because the subject parcel has split zoning, part of it is already in the Agricultural (A10) Zone.
2. The subject property is consistent with the purpose of the Agricultural (A10) Zone:
  - a. "To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy."
  - b. "To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering."
3. The rezone is partially consistent with the Mendon City General Plan:
  - a. The subject parcel falls within the "Agriculture (A-1/A-2/A-3)" zone:
    - i. Agricultural – (A-1) Lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.
    - ii. Agricultural – (A-2) Lot sizes of 5 acres up to 10 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.
    - iii. Agricultural – (A-3) Lot sizes 10 acres or more may have no access to secondary water (irrigation) may be dry farmed and reduced production due to insufficient water.
4. A subdivision, located directly to the north of the subject parcel, is currently in the Rural 2 (RU2) zone.
5. Based on aerial imagery, it appears that both the northern portion of the property, located in the Agricultural (A10) Zone, and the southern portion of the property, located in the Forest Recreation (FR40) Zone, have been utilized for agricultural production since at least 1993.

**Staff Report review by Interim Director**  
Angie Zetterquist

43 **Staff Report by County Planner**

44 Conner Smith

45

46 **General Description**

47 Amending the Cache County Zoning Map by rezoning approximately 80.00 acres from the  
48 Forest Recreation (FR40) Zone to the Agricultural (A10) Zone

49

50 **Additional review materials included as part of Exhibit A**

51 Staff Report to Planning Commission – revised

**Staff Report: Yonk Homestead Rezone**

3 April 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Judy Maughan

**Parcel ID#:** 12-049-0002

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Conner Smith*

**Project Address:**

~8000 W. 600 N.,  
Mendon, UT

**Acres:** 155.79

**Current Zoning:**

Agricultural (A10)/  
Forest Recreation (FR40)

**Proposed Zoning:**

Agricultural (A10)

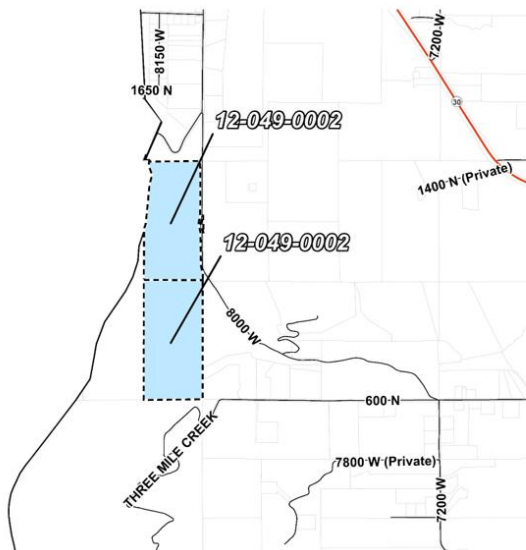
**Surrounding Uses:**

North – Agricultural/Residential

South – Agricultural/Residential

East – Commercial/Agricultural

West – Forest Recreation/Box Elder County



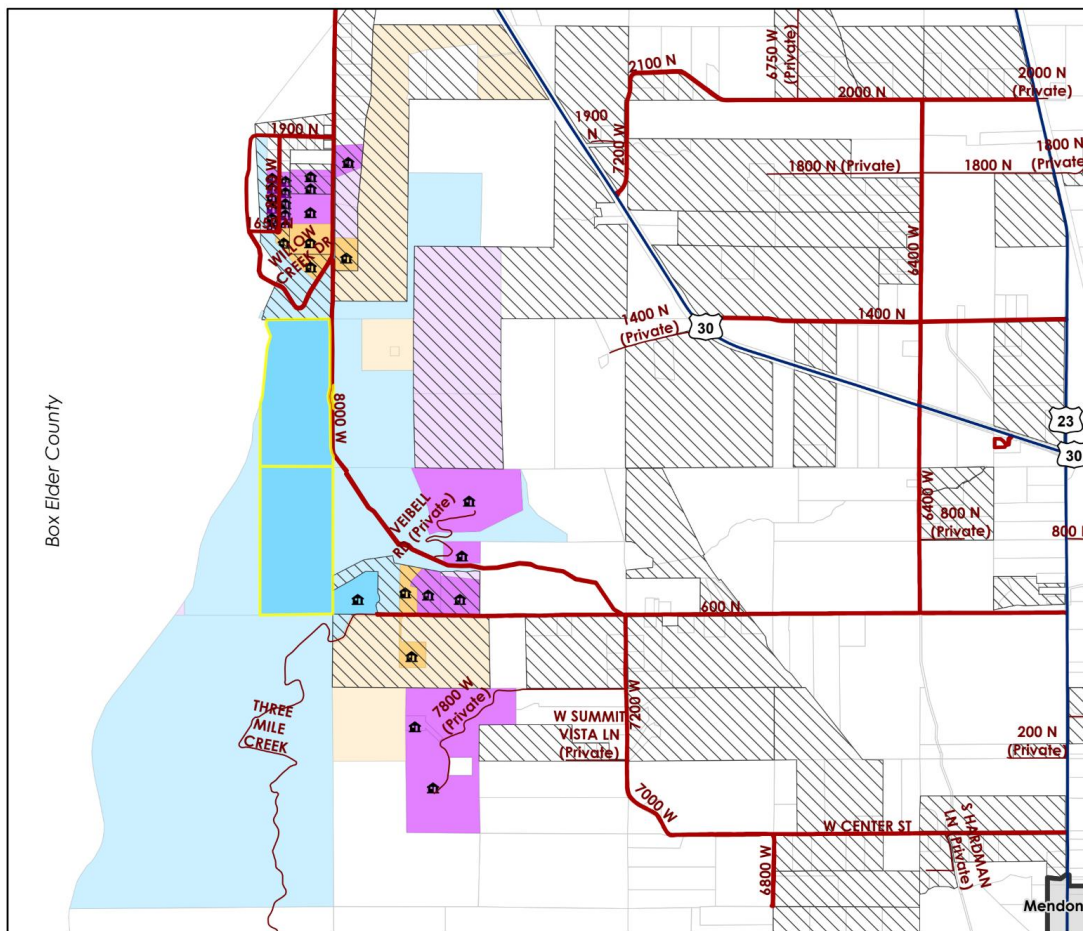
**Findings of Fact**

**A. Request description**

1. A request to rezone the southern portion, approximately eighty (80) acres, of this parcel that is in the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone.

- a. Currently, this parcel has split zoning. The northern portion of the parcel, approximately seventy-five (75) acres, is currently in the Agricultural (A10) Zone. The southern portion of the parcel, approximately eighty (80) acres, is currently in the Forest Recreation (FR40) Zone. Should the property be successfully rezoned, all 155.79 acres would be in the Agricultural (A10) Zone.

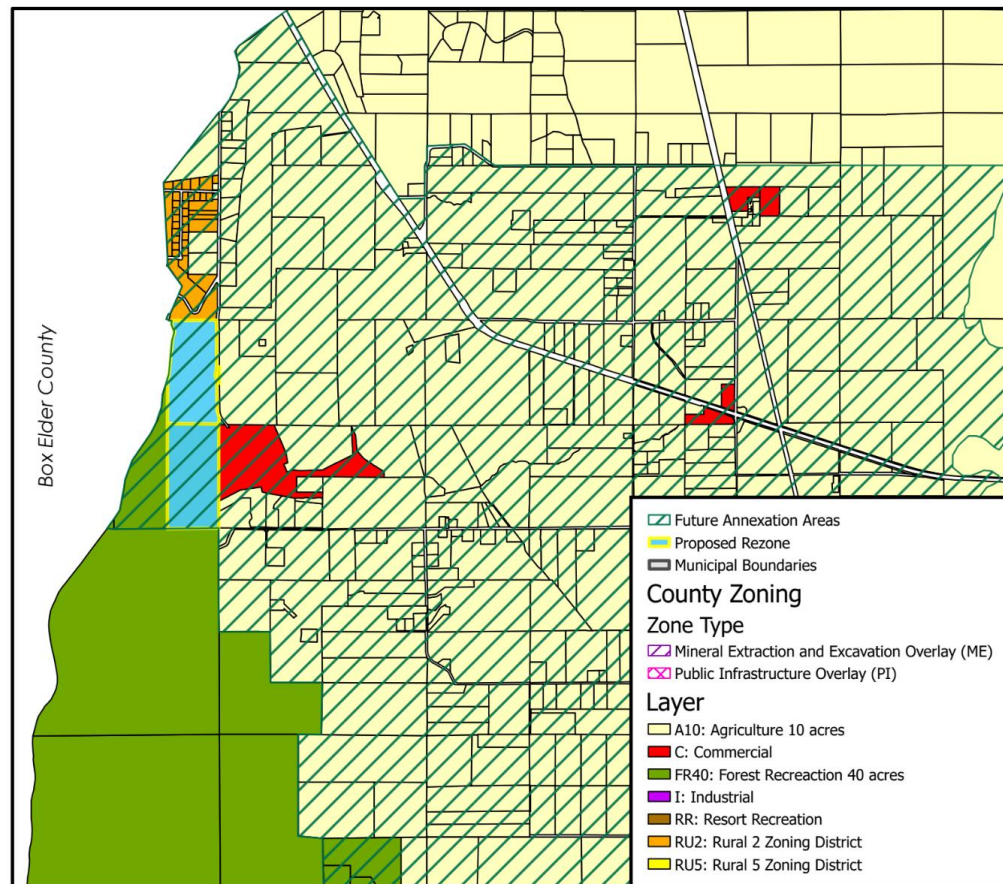
2. Should the rezone request be approved, the maximum number of potential lots will be fifteen (15).
3. This rezone may allow the parcel to establish uses permitted in the Agricultural (A10) Zone. A rezone request is general in nature and is not tied to any proposed use. Any impacts related to permitted and conditional uses allowed with the Agricultural (A10) Zone will be addressed as part of each respective approval process required prior to site development activities.
4. Staff has identified general information as pertains to the subject property to assist the Planning Commission and County Council in arriving at a decision. This information is reflected in the attached map (Attachment A) and in the following text.
  - a. Land Use Context:
    - i. Parcel status: The property matches the configuration it had on August 8<sup>th</sup>, 2006 and is legal.
    - ii. Average Lot Size: (See Attachment A)



- i. Schedule of Zoning Uses: The Agricultural (A10) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit, including the following uses, that are not permitted in the current Forest Recreation (FR40) Zone:
  - Single Family Dwelling
  - Foster Home
  - Accessory Apartment
  - Home Based Business
  - Residential Living Facilities
  - Agricultural Manufacturing
  - Home Based Kennel
  - Cemetery
  - Crematorium
  - Religious Meeting House
  - Concentrated Animal Feed Operation
  - Livestock Auction Facility
  - Farm Stand
  - Winery
  - Boarding Facility
  - Topsoil Extraction
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the north and south are used for a mix of agricultural and residential, to the east is a mix of commercial and agricultural, and forest recreation to the west.
- iii. The nearest parcel in, in the County and excluding the subject parcel, that is located in the Agricultural (A10) Zone, is located directly to the east.
  - The High Country Estates rezone, located directly to the north of the subject parcel, was a request to rezone 70.07 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, and was approved by the County Council as Ordinance 2011-11.
  - The M&R rezone, located directly to the east of the subject parcel, was a request to rezone 88.51 acres from the Agricultural (A10) Zone to the Commercial (C) Zone, and was approved by the County Council as Ordinance 2017-07.
- iv. Agricultural Use: It appears that agricultural production has been occurring on both the portion of the parcel that is located in the Agricultural (A10) Zone and the portion that is located in the Forest Recreation (FR40) Zone since at least 1993.



- v. Annexation Areas: The subject property is located within the Mendon City future annexation area.



- The Mendon City General Plan Map, an appendix to the Mendon City General Plan, marks this location as “Agricultural (A-1/A-2/A-3)”.

**B. Ordinance—§12.02.010, §17.02.060; §17.08.030 [E]**

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Agricultural (A10) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Agricultural (A10) Zone and includes the following:
  - a. “To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy.”
  - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”
  - b. “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Mountain Rural and Conservation”. *Cache County General Plan, Chapter 4, Page 25*. This section states:
  - a. Location: The majority of privately-owned mountain and foothill areas.
  - b. Example Areas: FR-40 zone that is not public land
  - c. Purpose and Character: Forestry, recreation, and multiple resource uses on private lands. Forestry and recreation land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological, and flood hazards.
  - d. Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.
  - e. Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.
  - f. Discouraged Land Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.

9. Consideration of impacts related to uses allowed within the Agricultural (A10) Zone will be addressed as part of each respective approval process required prior to site development activities.

**C. Access—16.04.040 [A], 16.04.080 [E], Road Manual**

10. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
11. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
12. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Agricultural (A10) Zone is 90 feet.
13. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage
14. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
15. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
16. The Road Manual specifies the following:
  - a. §2.1 Roadway Functional Classification – Major Local (ML) – Major local roads serve a dual function of providing access to properties that abut the road as well as providing through or connection service between higher road classification facilities. Major local roads may have a significant local continuity and may operate at relatively high speeds. Because of the possibility of through traffic, a meaningful segment of traffic on major local roads may include drivers who are unfamiliar with the roads. Traffic on major local roads is largely composed of passenger vehicles or other smaller vehicle types. Where a significant portion of traffic is trucks or other heavy vehicles, additional design considerations will be required.
17. A basic review of the access to the subject property identifies the following:
  - a. An analysis of the nearest road, 8000 West, is below.
18. 8000 West – County Road:
  - a. East of the subject parcel, 8000 West is a County road classified as Major Local.
  - b. Is maintained by the County year round.
  - c. Has a paved width of 20-feet, a 66-foot right-of-way, a 2-foot paved shoulder, a variable gravel shoulder, and a variable clear zone.
  - d. Is considered substandard as to gravel shoulder and clear zone.
  - e. Has a current public/private road spacing of 300 feet, commercial access spacing of 150 feet, and a residential/farm access spacing of 200 feet.

<b>Roadway Element</b>	<b>Existing Width (ft)</b>	<b>Required Width (ft)</b>	<b>Comments or Findings</b>
Travel Lanes	20	20	<b>OK</b>
Right-of-Way	66	66	<b>OK</b>
Paved Shoulder	2	2	<b>OK</b>
Gravel Shoulder	1-4	4	<b>Substandard</b>
Clear Zone (4:1)	7-10	10	<b>Substandard</b>
Material	Paved	Paved	<b>OK</b>
Structural			<b>Visually OK</b>

**Primary Access Road – 8000 West**

Functional Classification	Major Local	Summer Maintenance	Yes
Speed Limit	20 MPH	Winter Maintenance	Yes
Dedicated ROW	Yes	Municipal Boundary	No

**Access Management – 8000 West**

	Min. Spacing Standard (Feet)		
Classification	Public/Private Roads	Commercial	Residential/Farm Access
Minor Collector	300	150	200

**D. Service Provisions:**

19. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.
20. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

**E. Public Notice and Comment—§17.02.040 Notice of Meetings**

21. Public notice was posted online to the Utah Public Notice Website on 24 March 2025.
22. Notices were posted in three public places on 24 March 2025.
23. Notices were mailed to all property owners within 300 feet on 21 March 2025.
24. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

**Conclusion**

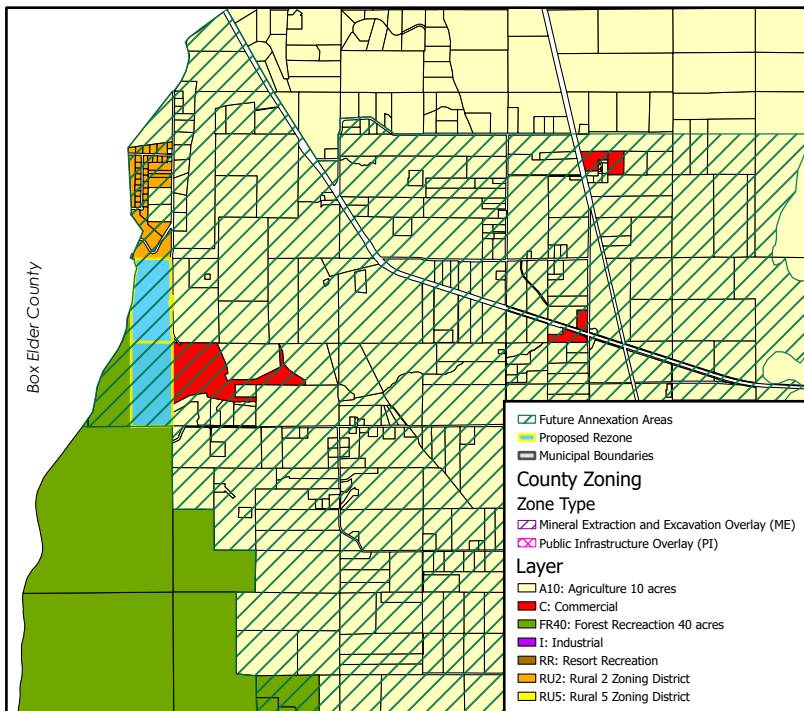
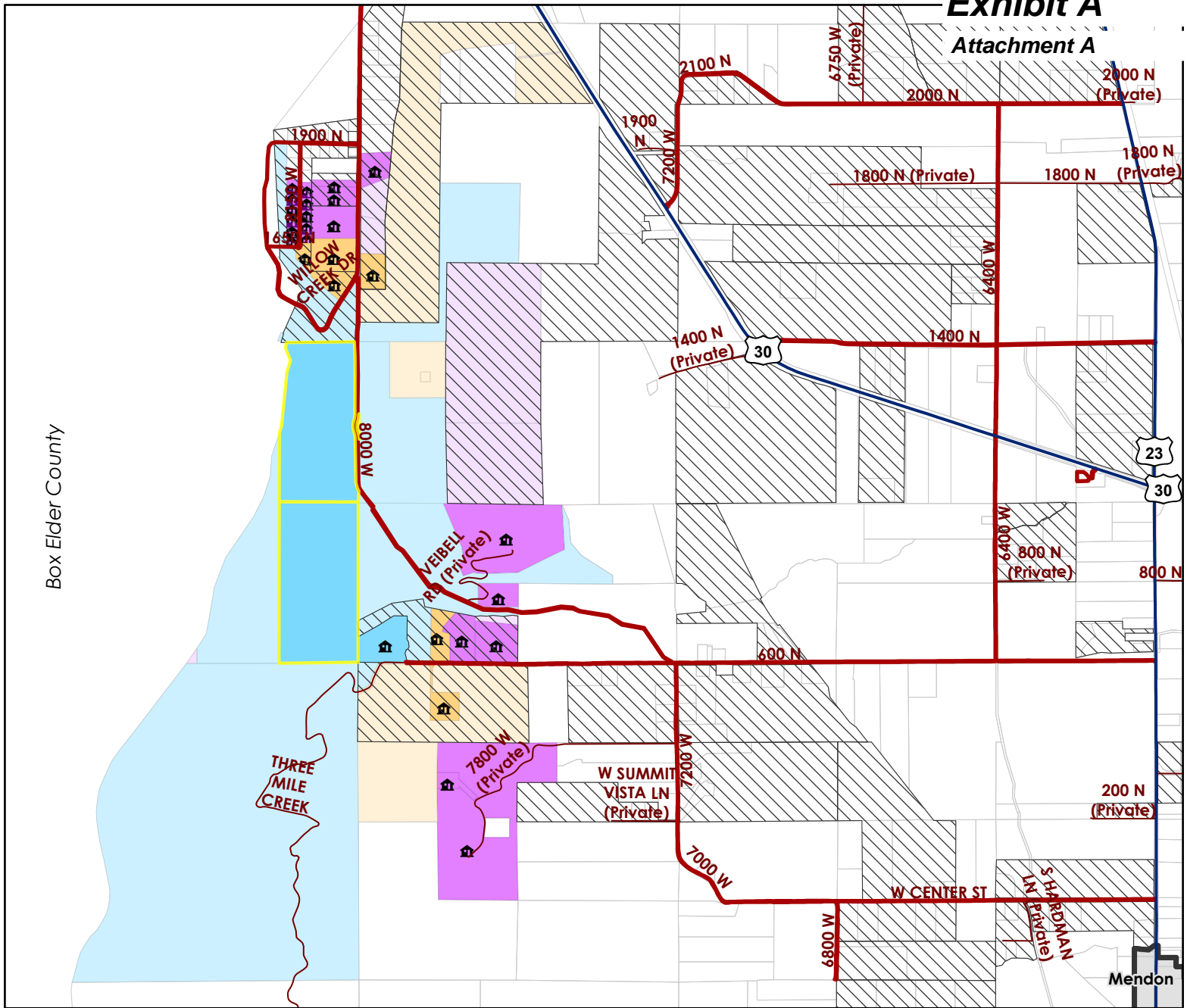
The Yonk Homestead rezone, a request to rezone approximately eighty (80) acres of 155.79 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

**Planning Commission Conclusion**

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Based on the findings of fact noted herein, the Yonk Homestead rezone is hereby recommended for approval to the County Council as follows:

1. The nearest area, in the County, that is in the Agricultural (A10) Zone is located directly to the east of the subject parcel. Additionally, because the subject parcel has split zoning, part of it is already in the Agricultural (A10) Zone.
2. The subject property is consistent with the purpose of the Agricultural (A10) Zone:
  - a. “To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy.”
  - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering.”
3. The rezone is partially consistent with the Mendon City General Plan:
  - a. The subject parcel falls within the “Agriculture (A-1/A-2/A-3)” zone:
    - i. Agricultural – (A-1) Lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.
    - ii. Agricultural – (A-2) Lot sizes of 5 acres up to 10 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.
    - iii. Agricultural – (A-3) Lot sizes 10 acres or more may have no access to secondary water (irrigation) may be dry farmed and reduced production due to insufficient water.
4. A subdivision, located directly to the north of the subject parcel, is currently in the Rural 2 (RU2) zone.
5. Based on aerial imagery, it appears that both the northern portion of the property, located in the Agricultural (A10) Zone, and the southern portion of the property, located in the Forest Recreation (FR40) Zone, have been utilized for agricultural production since at least 1993.



### Legend

- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

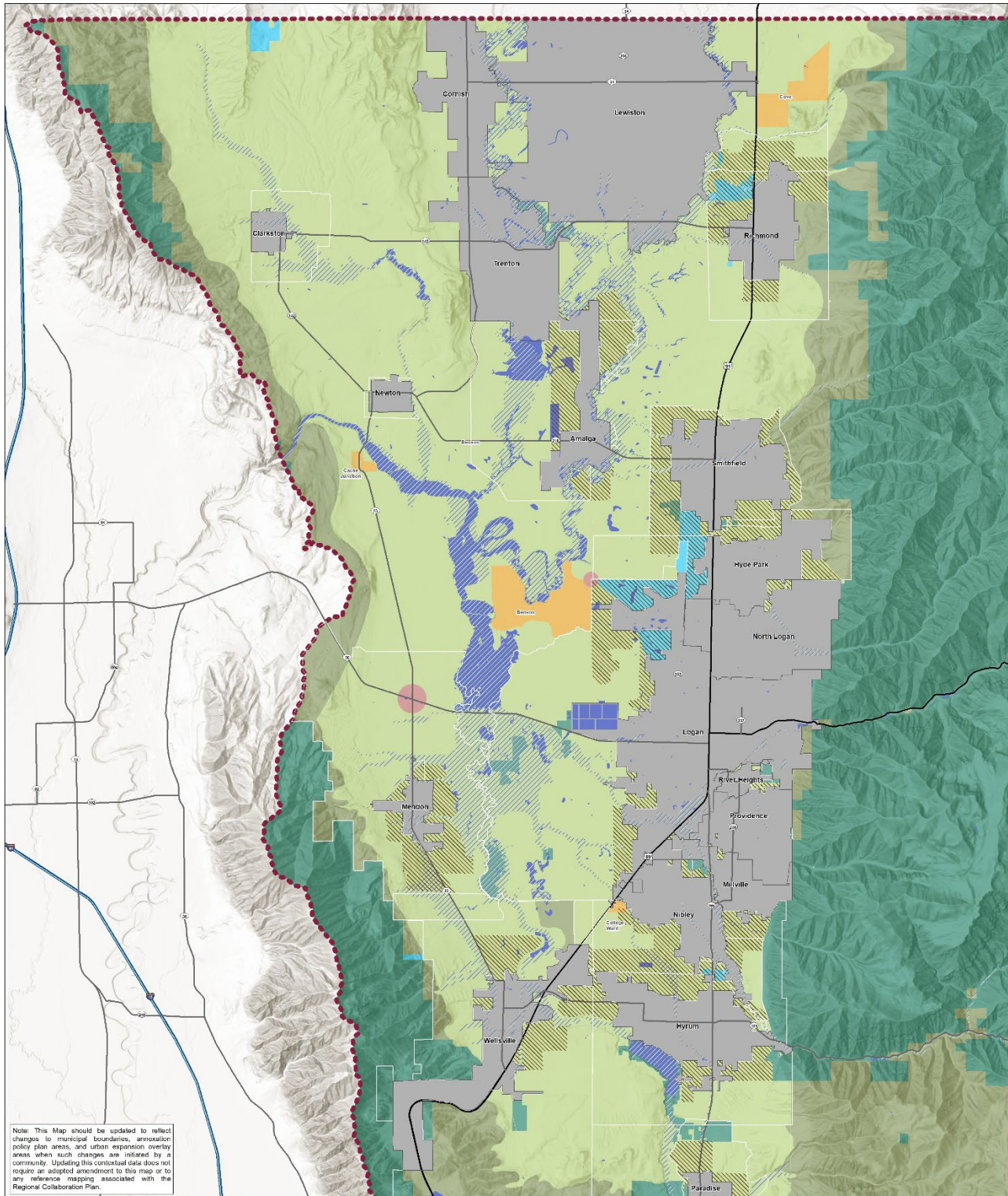
0 0.25 0.5 Mile

### Average Parcel Size

<b>Adjacent Parcels</b>	With a Home: 12 Acres (1 Parcel)
	Without a Home: 53.4 Acres (12 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 6.5 Acres (7 Parcels)
	Without a Home: 48.1 Acres (19 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 8.3 Acres (28 Parcels)
	Without a Home: 42.9 Acres (25 Parcels)



3/12/2025



Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this contextual data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

Water Bodies	Urban Expansion Overlay	Agriculture and Ranching
100 Year Floodplain	Retail Commercial	Mountain Rural and Conservation
Municipalities	Rural Community	Forest and Natural Resource
Annexation Policy Plan Areas	Industrial and Mineral Extraction	

**Cache County**  
**Future Land Use Map**

Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.

Date: February 28, 2023



## RAPZ AND RESTAURANT PROGRAM 2025 RECOMMENDED FUNDING

No.	Entity	Title	Request	Award
1	Amalga Town	Amalga Town/Restroom Upgrades/Playground Equipment	\$13,000.00	\$13,000
2	American Festival Chorus & Orchestra	American Festival Chorus & Orchestra - General Operating Funds	\$60,000.00	\$40,000
3	American West Heritage Center	American West Heritage Center - 2025 Operational Support	\$125,000.00	\$125,000
4	American West Heritage Center	American West Heritage Center - 2025 Programming Capital/Maintenance Request	\$51,500.00	\$51,500
5	American West Heritage Center	American West Heritage Center - Tractor Barn and Education Center	\$250,000.00	\$125,000
6	Bridger Folk Music Society	Bridger Folk Music Society Concert Production	\$2,400.00	\$1,000
7	Cache Children's Choir	Cache Children's Choir - General Operating Fund	\$16,000.00	\$12,000
8	Cache Community Bands	Cache Community Bands 2025-26 Concert Season	\$6,000.00	\$4,000
9	Cache Community Connections	Cache Community Connections Logan Tabernacle Interfaith Summer Concerts	\$5,850.00	\$5,850
10	Cache County Event Center	Cache County Event Center-Cache Valley Cheese and Dairy Festival-RAPZ Solicitation	\$34,300.00	\$20,500
11	Cache County Fairgrounds	Cache County Fairgrounds - Concert in the park for suicide and mental health . awareness	\$25,000.00	\$25,000
12	Cache County Fairgrounds	Cache County Fairgrounds - Northwest Corner and monument construction	\$55,732.00	\$10,000
13	Cache County Fairgrounds	Cache County Fairgrounds - Outdoor Arena / P2P data network backup generator	\$11,300.00	\$11,300
14	Cache County Fairgrounds	Cache County Fairgrounds - Portable entertainment stage upgrade	\$135,691.00	\$135,691
15	Cache County Fairgrounds	Cache County Fairgrounds indoor arena ventilation fan upgrade	\$73,412.00	\$0
16	Cache County Fairgrounds	Cache County-Fairgrounds and Event Center-Fair and Rodeo Enhancement Request	\$58,050.00	\$58,050
17	Cache County's Trails & Active Transportation Program - The Trails Cache	Cache County's Trail & Active Transportation Program Funding	\$175,345.60	\$0
18	Cache County's Trails & Active Transportation Program - The Trails Cache	Cache County's Trails & Active Transportation Program Hwy 101 Trail Feasibility Study	\$40,000.00	\$40,000
19	Cache County's Trails & Active Transportation Program - The Trails Cache	Cache County's Trails & Active Transportation Program Hyrum Reservoir Trail Feasibility Study	\$40,000.00	\$40,000



## RAPZ AND RESTAURANT PROGRAM 2025 RECOMMENDED FUNDING

No.	Entity	Title	Request	Award
20	Cache County's Trails & Active Transportation Program - The Trails Cache	Cache County's Trails & Active Transportation Program Northern BST Phase 1B Match	\$394,000.00	\$151,000
21	Cache Pioneer Museum (International Society Daughters of Utah Pioneers)	Cache Pioneer Museum Operating Expenses	\$9,000.00	\$9,000
22	Cache Valley Center for the Arts	Cache Valley Center for the Arts General Operating Support	\$100,000.00	\$100,000
23	Cache Valley Center for the Arts	Cache Valley Center for the Arts Logan City owned cultural arts facilities - operated by CV Center for the Arts	\$150,000.00	\$150,000
24	Cache Valley Center for the Arts	Cache Valley Center for the Arts Presents - out of area marketing	\$20,000.00	\$15,000
25	Cache Valley Chamber of Commerce	Cache Valley Chamber of Commerce City Center Business Association	\$40,000.00	\$20,000
26	Cache Valley Chamber of Commerce	Cache Valley Chamber of Commerce Summer Citizens 2025	\$75,000.00	\$60,000
27	Cache Valley Children's Museum	Cache Valley Children's Museum - Community Engagement and Outreach	\$25,000.00	\$0
28	Cache Valley Civic Ballet	Cache Valley Civic Ballet Performance and Education Enhancement	\$49,999.00	\$25,000
29	Cowboy Rendezvous	Cache Valley Cowboy Rendezvous	\$21,000.00	\$18,000
30	Cache Valley Cruise-In	Cache Valley Cruise-In	\$49,800.00	\$40,000
31	Cache Valley Cup	Cache Valley Cup Soccer Tournament	\$20,000.00	\$5,000
32	Cache Valley Gardeners' Market	Cache Valley Gardeners' Market-Promoting tourism and offering Events at the Cache Valley Gardeners' Market	\$17,850.00	\$4,000
33	Cache Valley Men's Chorus	Cache Valley Men's Chorus - Elevating Cache Valley Citizens and Singers	\$1,000.00	\$1,000
34	Cache Valley Symphonic Society	Cache Valley Symphonic Society - General Operating Support	\$27,000.00	\$15,000
35	Cache Valley Visitors Bureau	Cache Valley Visitors Bureau New outside courthouse signs	\$35,000.00	\$0
36	Cache Youth Orchestras	Cache Youth Orchestras - General Operating Support	\$10,000.00	\$5,000
37	The Chamber Music Society of Logan	Chamber Music Society of Logan Enhancing Chamber Music in Cache Valley	\$6,000.00	\$4,000
38	Clarkston	Clarkston Town Pickleball Courts Lighting and Landscaping	\$33,902.00	\$30,000



## RAPZ AND RESTAURANT PROGRAM 2025 RECOMMENDED FUNDING

No.	Entity	Title	Request	Award
39	Cornish	Cornish Town Park	\$60,000.00	\$40,000
40	Four Seasons Theatre Company	Four Seasons Theatre Company 2025 Season Expenses	\$80,000.00	\$80,000
41	Four Seasons Theatre Company	Four Seasons Theatre Company Advertising Budget	\$20,000.00	\$0
42	Hspin Events, LLC	Hspin Events, LLC. 14th Annual Cache Gran Fondo Cycling Event	\$10,000.00	\$10,000
43	Hsoin Events	Hspin Events: Cache Valley Century Bike Tour	\$4,500.00	\$4,500
44	Hyde Park City	Hyde Park City Hall Park Accessibility Update	\$228,537.82	\$180,000
45	Hyrum City	Hyrum City - Elite Hall Annex	\$350,000.00	\$180,000
46	Jump the Moon Foundation	Jump the Moon - Operating Expenses, Community Art Festival, Mural, and Capital Improvement Projects	\$37,000.00	\$20,000
47	Justice By Objectives	Justice By Objectives - Bridging Realities: Exploring Psychosis and the Criminal Justice System	\$300,000.00	
48	Lewiston City	Lewiston City - Sports Court Restrooms	\$112,758.00	\$56,000
49	Lewiston City	Lewiston City - Sports Court Resurfacing	\$57,000.00	\$35,000
50	Logan City School District - 102292	Logan City School District Recreation Center	\$40,000.00	\$0
51	Logan City	Logan City- Aquatic Center Pool Replacement Boilers Two (2) for Wading Pool	\$64,999.00	\$35,000
52	Logan City	Logan City- Main Street Pedestrian/Bike Underpass	\$275,000.00	\$275,000
53	Logan City	Logan City-Outdoor Recreation Complex- Disc Golf Course Restroom	\$83,758.00	\$83,758
54	Logan City	Logan City-Outdoor Recreation Complex-Disc Golf Course & Picnic Tables	\$53,915.00	\$53,915
55	Logan Community Foundation	Logan Community Foundation - 2025-2026 School Year Academy and Summer Camp	\$80,000.00	\$45,000
56	Logan Community Foundation	Logan Community Foundation - Cache Theatre Company 2025-2026 Season	\$100,000.00	\$90,000
57	Logan Downtown Alliance, Inc.	Logan Downtown Alliance - Free Community Events	\$15,000.00	\$10,000



## RAPZ AND RESTAURANT PROGRAM 2025 RECOMMENDED FUNDING

No.	Entity	Title	Request	Award
58	Logan Downtown Alliance, Inc.	Logan Downtown Alliance - Top of Utah Marathon	\$20,000.00	\$20,000
59	Logan Youth Shakespeare	Logan Youth Shakespeare 2025-2026 Season	\$5,000.00	\$5,000
60	Logan-Cache Airport	Logan-Cache Airport Self-Serve Fuel Farm Project	\$150,000.00	\$0
61	Mendon City	Mendon City: City Square Automated Irrigation	\$56,000.00	\$36,000
62	Millville	Millville - Outdoor Futsal Court	\$80,000.00	\$0
63	Millville	Millville - South Park Pavilion Phase 2	\$58,200.00	\$52,000
64	Mountain West String Academy	Mountain West String Academy - General Operating Support	\$2,500.00	\$2,500
65	Music Alliance for Youth Scholarship	Music Alliance for Youth Scholarship - General Operating Support	\$4,060.00	\$0
66	Music Theatre West	Music Theatre West 2025-2026 Season	\$80,000.00	\$80,000
67	Newton Town	Newton, Utah Pickleball Courts	\$123,859.90	\$110,000
68	Nibley City	Nibley Children's Theatre and Nibley Recreation Portable Bleacher Request	\$18,556.00	\$9,000
69	Nibley City	Nibley City -- Nibley Children's Theatre Presents: The Pharaoh's Quest	\$2,000.00	\$2,000
70	Nibley City	Nibley City Ridgeline Park Phase 2B	\$400,000.00	\$180,000
71	Nibley Morgan Farm	Nibley Morgan Farm- Footsteps Through the Fields	\$25,000.00	\$10,000
72	Nordic United	Nordic United: Promotion of Cache Country Outdoor Winter Recreation	\$6,000.00	\$6,000
73	North Logan City	North Logan City - Elkridge Park North Pavilion and Basketball Court	\$122,500.00	\$122,500
74	North Logan City	North Logan City Elkridge North Bathroom	\$78,250.00	\$78,250
75	North Logan City	North Logan City Elkridge North Parking Lot	\$212,050.00	\$85,000
76	North Logan City	North Logan City North Elkridge Playground Install	\$150,000.00	\$0



## RAPZ AND RESTAURANT PROGRAM 2025 RECOMMENDED FUNDING

No.	Entity	Title	Request	Award
77	North Logan City	North Logan City Pumpkin Walk	\$7,500.00	\$7,500
78	Paradise Town	Paradise Town 2025 RAPZ Application	\$55,000.00	\$50,000
79	Paz Wellness-901852	Paz Wellness Utah Faith Summit on Mental Health	\$48,000.00	\$0
80	Providence City	Providence City Hillcrest Park Improvements	\$200,000.00	\$110,000
81	Richmond City Corportation	RICHMOND CITY - PARK BENCH COMMUNITY CENTER	\$146,000.00	\$135,000
82	River Heights	River Heights Pavilion	\$120,000.00	\$50,000
83	SMITHFIELD CITY	SMITHFIELD CITY - HISTORY MUSEUM III	\$50,000.00	\$50,000
84	Smithfield Parks & Recreation	Smithfield City - Softball Complex Irrigation System & Field Improvements	\$275,000.00	\$205,000
85	SMITHFIELD CITY	SMITHFIELD CITY - YOUTH THEATRE PRESENTATION 2026	\$3,500.00	\$3,500
86	Stokes, Allen & Alice Nature Center	Stokes Nature Center - Community Programs Expansion	\$35,000.00	\$35,000
87	Summerfest Arts Faire	Summerfest Arts Faire - Summerfest Arts Faire 2025	\$22,000.00	\$22,000
88	Trenton	Trenton Bathrooms	\$77,400.00	\$56,000
89	Unicorn Theatre	Unicorn Theatre – Theatre by Children, for Children: Creative Drama Classes & Pillow Productions Project Support	\$19,000.00	\$12,000
90	Utah Festival Opera & Musical Theatre	Utah Festival Opera & Musical Theatre - Operations, General Support and Education	\$365,000.00	\$365,000
91	Utah Festival Opera & Musical Theatre	Utah Festival Opera and Musical Theatre - Marketing for Year Round Programming	\$65,000.00	\$25,000
92	Utah State University	Utah State University - Nora Eccles Harrison Museum of Art (NEHMA): Support for Panel Discussion "The Lure and Lore of the West"	\$7,500.00	\$0
93	Utah State University	Utah State University's Lyric Repertory Company 2026 Season	\$25,000.00	\$20,000
94	Valley Dance Ensemble	Valley Dance Ensemble - Modern Dance Public Performances (VDE School for Modern Dance)	\$5,000.00	\$5,000
95	Wellsville City	Wellsville City Tennis Courts	\$150,000.00	\$70,000



# **RESOLUTION NO. 2025-15**

**CACHE COUNTY, UTAH**

## **FRANCIS AGRICULTURE PROTECTION AREA**

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### **THE MODIFICATION AND APPROVAL OF AN AGRICULTURE PROTECTION AREA**

WHEREAS, County Code §2.70 and Utah Code Annotated (UCA) §17-41-305 establish the requirements for petitions and the consideration of petitions for agriculture protection areas by the County Legislative Body (the “Council”), and;

WHEREAS, the Council caused that notice of the petition for the proposed Francis Agriculture Protection Areas was provided, and;

WHEREAS, pursuant to the said code sections, the County’s Planning Commission (the “Commission”) and Agriculture Protection Advisory Board (the “Board”) shall provide to the Council, a recommendation to approve, modify and approve, or reject the proposed agriculture protection area, and;

WHEREAS, the Board was notified as per the state and county requirements but did not provide either a recommendation of approval or denial of the proposed Francis Agriculture Protection Area, and;

WHEREAS, the Commission has reviewed the request as per the state and county requirements and has provided a recommendation to modify and approve the proposed Francis Agriculture Protection Area, and;

WHEREAS, on May 13, 2025, at 5:30 P.M. the Council held a public hearing for the proposed Francis Agriculture Protection Area which meeting was preceded by all required legal notice, and at which time all interested parties were given the opportunity to provide written or oral comment, and;

WHEREAS, after careful consideration of the recommendations of the Commission, and comments at the public hearing and other public meetings where the proposed Francis Agriculture Protection Area were discussed;

NOW, THEREFORE, BE IT RESOLVED that the Council hereby modifies and approves the proposed Francis Agriculture Protection Area based on the included Findings of Fact, Conclusion, and Conditions (Exhibit A) with the following resolution:

2025-15 Francis Agriculture Protection Area

*Disclaimer: This is provided for informational purposes only. The formatting of this resolution may vary from the official hard copy. In the case of any discrepancy between this resolution and the official hard copy, the official hard copy will prevail.*

APPROVED AND ADOPTED this 13<sup>th</sup> day of May, 2025.

	In Favor	Against	Abstained	Absent
Goodlander				
Erickson				
Garrity				
Tidwell				
Hurd				
Gunnell				
Beus				
Total				

CACHE COUNTY COUNCIL

ATTEST:

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Sandi Goodlander, Chair  
Cache County Council

---

Bryson J. Behm  
Cache County Clerk

*Disclaimer: This is provided for informational purposes only. The formatting of this resolution may vary from the official hard copy. In the case of any discrepancy between this resolution and the official hard copy, the official hard copy will prevail.*

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**Amending the Cache County Zoning Map by establishing 64.12 acres of Agriculture Protection Area in the Agricultural (A10) zone.**

Hold a public hearing on May 13<sup>th</sup>, 2025.

If approved, the request will take effect 15 days from the date of approval.

Approval (4-yea; 0-nay).  
Public hearing held on April 3<sup>rd</sup>, 2025  
Conclusion: Based on the findings of fact noted [in the staff report], the Seneca Francis Agriculture Protection Area is hereby recommended for approval to the County Council as follows:

1. The subject property is consistent with the purpose of an Agriculture Protection Zone:
  - a. "To provide legal protection for agricultural land uses and activities."
2. This request meets the following criteria for an Agriculture Protection Area.
  - a. The proposed area is greater than 5 acres.
  - b. The land is currently being used for agriculture production.
  - c. The land is zoned for agricultural use.
  - d. The land is viable for agricultural production.
  - e. The nature of existing land is cattle grazing and crop production.

# Angie Zetterquist

# Aaron Thaxton

Amending the Cache County Zoning Map by establishing a new Agriculture Protection Area on 64.12 acres of land in the agriculture zone (A10).

## Staff Report to Planning Commission.

**Staff Report: Francis Agriculture Protection Area**

3 April 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Seneca Francis**Parcel ID#:** 04-024-0006, 04-026-0004, -0001**Staff Determination:** Approval**Type of Action:** Legislative**Land Use Authority:** Cache County Council**Project Location***Reviewed by Aaron Thaxton***Project Location:**

North of the Logan – Cache Regional Airport

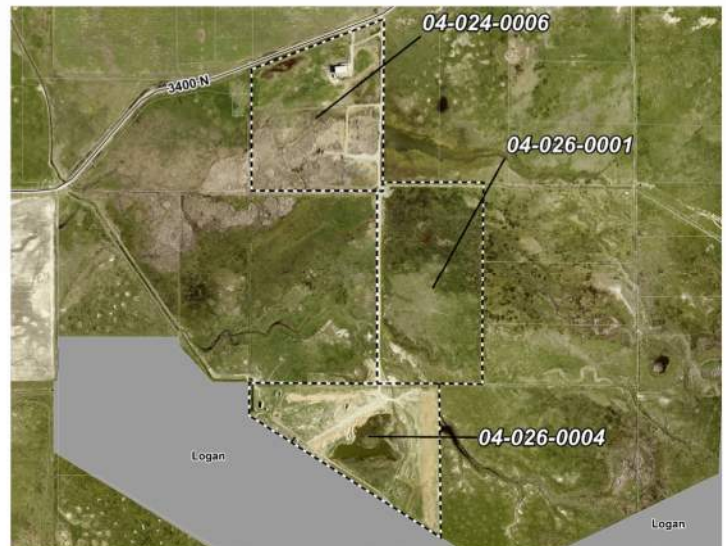
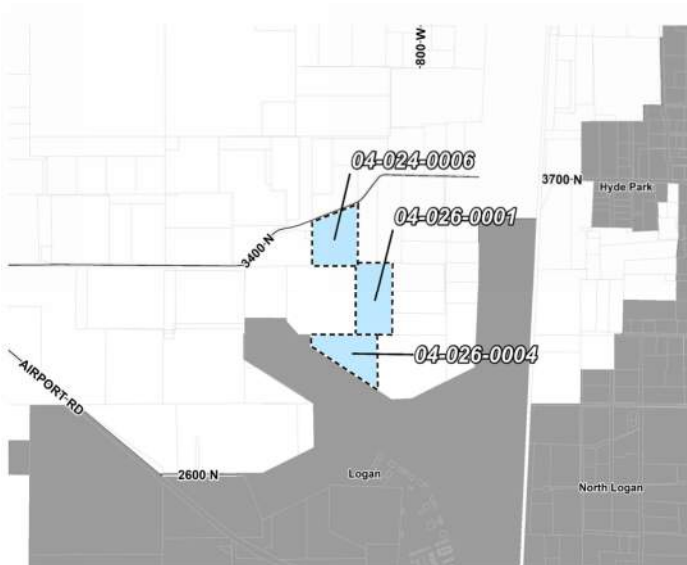
**Current Zoning:** Agricultural (A10)**Acres:** 64.142**Surrounding Uses:**

North – Agricultural

South – City Jurisdiction

East – Agricultural/City Jurisdiction

West – Agricultural

**Project Purpose**

The Cache County Development Services Office has forwarded an application to the Planning Commission for a review and recommendation to the County Council regarding the request to establish a new Agriculture Protection Area. The new Agriculture Protection Area consists of 3 parcels and 64.12 Acres. The 3 parcels have remained in the same configuration since 2006. All parcels are zoned A10 and are located north of the Logan-Cache Airport.

## Findings of Fact

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1. Portions of 3400 N border the Francis Agriculture Protection Area on parcel 04-024-0006. Parcels 04-026-0001 and 0004 have no frontage along a county road.
2. As per State Code §17-41-305 and County Code §2.70, the following criteria have been reviewed and addressed:
  - a. *Is the area proposed greater than 5 acres in size?* Yes.
  - b. *Is the land currently being used for agriculture production?* Yes.
  - c. *Is the land zoned for agricultural use?* Yes.
  - d. *Is the land viable for agriculture production?* Yes.
  - e. *What is the extent and nature of the existing or proposed farm improvements?* Cattle grazing and crop production.
  - f. *What are the anticipated trends in the agricultural and technological conditions?* This is agricultural property, has functioned as such in the past, and will likely continue to function in that manner into the future.
3. Notice to surrounding property owners has been provided as per State and County Code. At this time, one public comment regarding this proposal has been received by the Development Services Office.
4. Notice to the Agriculture Advisory Board has been provided as per State and County Code. The advisory board has 45 days to submit a written report and their recommendation will be presented to the County Council at the duly noticed public hearing to review the proposal.

## Conditions

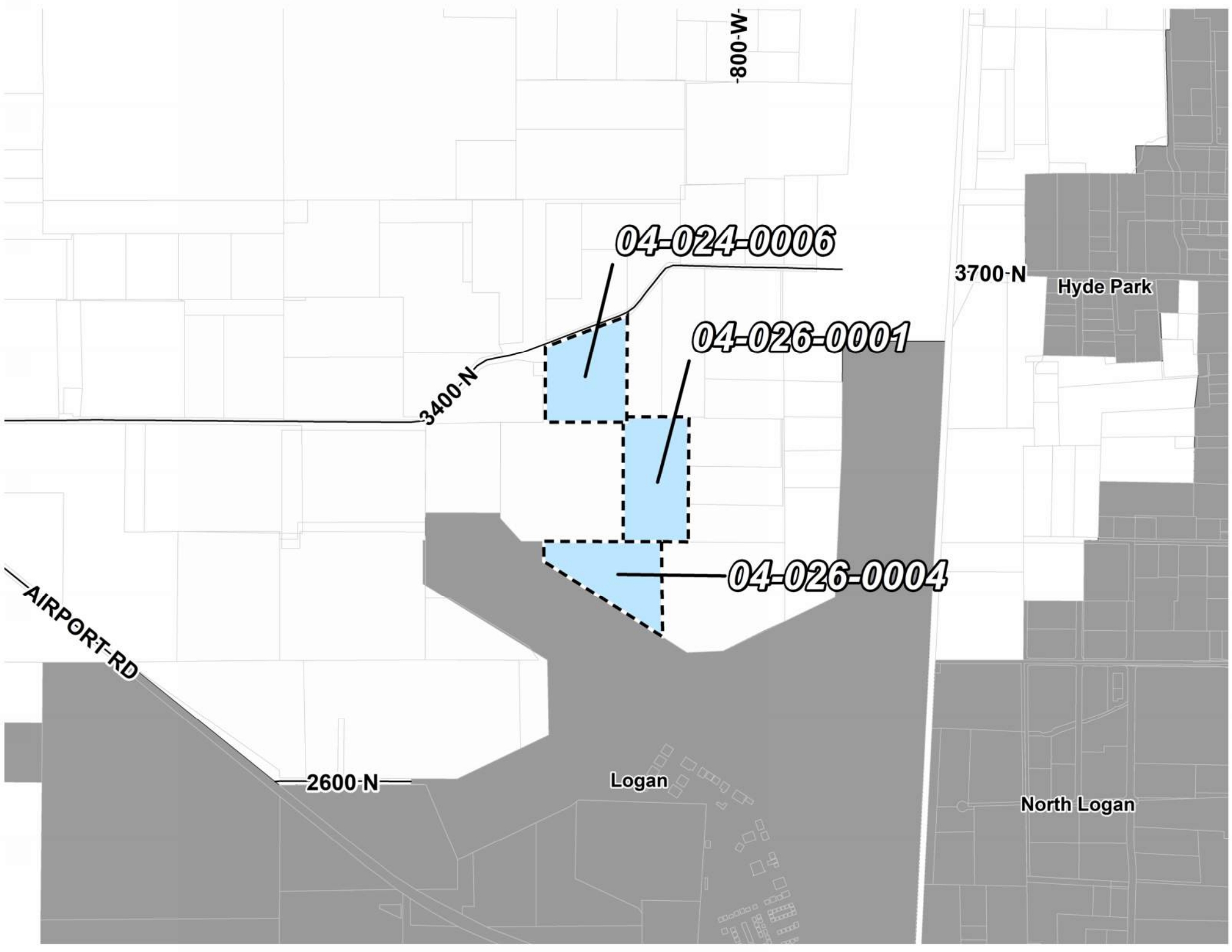
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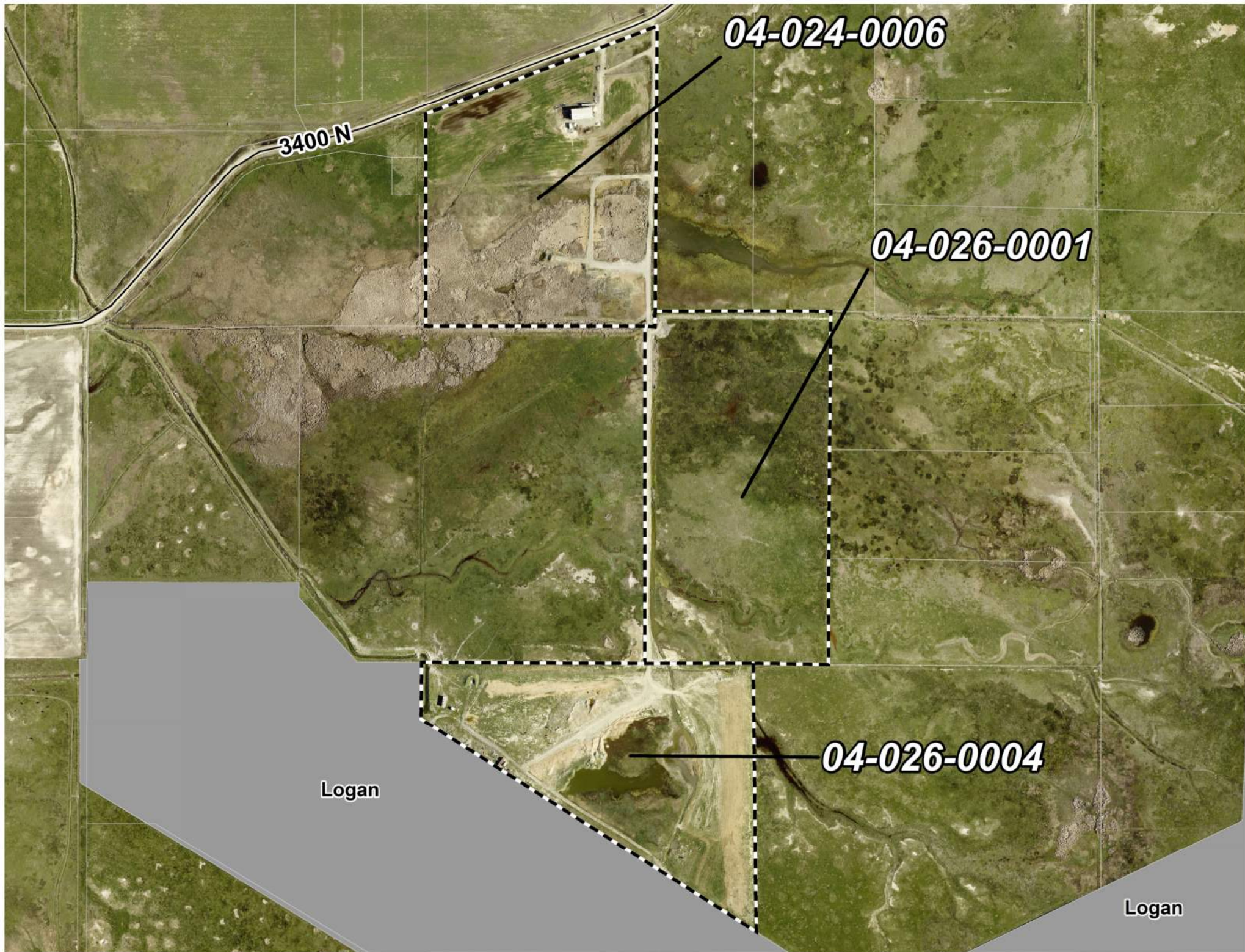
1. The Francis Agriculture Protection Area must continue to be used for agricultural purposes. If any new structure is proposed for development, applicant must receive a Zoning Clearance from the Development Services Department.

## Conclusions

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1. The proposed Francis Agriculture Protection Area has been reviews in conformance with, and meets the requirements and criteria of, § 17-41-305 of Utah State Code and §2.70 of the Cache County Code and is hereby recommended for approval. This conclusion is based on the findings of fact and conditions.





**04-024-0006**

**3400 N**

**04-026-0001**

**04-026-0004**

**Logan**

**Logan**



**CACHE COUNTY  
RESOLUTION NO. 2025 - 17**

**A RESOLUTION APPROVING THE ENTERING INTO A DEVELOPMENT  
AGREEMENT – LIFT WITH POWDER MOUNTAIN RESORT**

- (A) WHEREAS, the Cache County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code 17-53-223(1); and
- (B) WHEREAS, Utah Code 17-27a-528 provides that each County may enter into a development agreement; and
- (C) WHEREAS, pursuant to the Code, the County’s Planning Commission (the “Planning Commission”) shall hold a public hearing and provide to the Council a recommendation to approve or reject the proposed Development Agreement; and
- (D) WHEREAS, the Planning Commission provided the requisite public notice of the hearing at least ten (10) days in advance; and
- (E) WHEREAS, on April 3rd, 2025, the Planning Commission conducted a public hearing, accepted all comments, and recommended that the Cache County Council approve the proposed Development Agreement with Powder Mountain Resort; and
- (F) WHEREAS, on May 13th, 2025, the Cache County Council held a duly noticed public hearing on the proposed Development Agreement, and all interested parties were given the opportunity to provide written or oral comment; and
- (G) WHEREAS, after careful consideration of the Planning Commission's recommendations and all comments received, the Cache County Council finds it appropriate to approve the Development Agreement;

NOW, THEREFORE, BE IT RESOLVED that the Cache County Council hereby approves to enter into a Development Agreement – Lift, with Powder Mountain Resort attached as “Exhibit A,” based on the included Findings of Fact, Conclusions, and Conditions attached as “Exhibit B.”



**CACHE COUNTY  
RESOLUTION NO. 2025 - 17**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

	In Favor	Against	Abstained	Absent
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Council Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk

**DEVELOPMENT AGREEMENT – LIFT**

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

**R E C I T A L S**

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in maintaining the ski lift construction schedule, which includes the installation and operation of one new ski lift (Lift A) in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the ski lift on Exhibit B; and

**WHEREAS**, the property is zoned Resort Recreation (RR) and Forest Recreation 40 (FR40), which requires prior to the development of any RR & FR40 zoned property compliance with the standards of RR Zone & FR40 zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone and FR40 Zone, namely adoption of an updated Master Plan and other requirements within the RR Zone & FR40 Zone; and

**WHEREAS**, Ski lifts are specifically allowed in the County RR Zone & FR40 Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone & FR40 Zone Standards within County Code 17.14. & 17.09.030 ; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Ski Lift.** The ski lift known as Lift A as described in Exhibit B is allowed uses in the RR zone & FR40 zone and is by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Lift (inclusive of terminal structures/lift access gates/backup power support requirements). The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and FR40 zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards. The County shall also approve the Lift to be placed on sensitive lands, including steep slopes, but shall require a geotechnical report and compliance with the recommendation contained within that report. Following completion, the Lift may operate per the standards of the Utah State Tram Board.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run With the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

7. **Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Lifts for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the "Term"), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

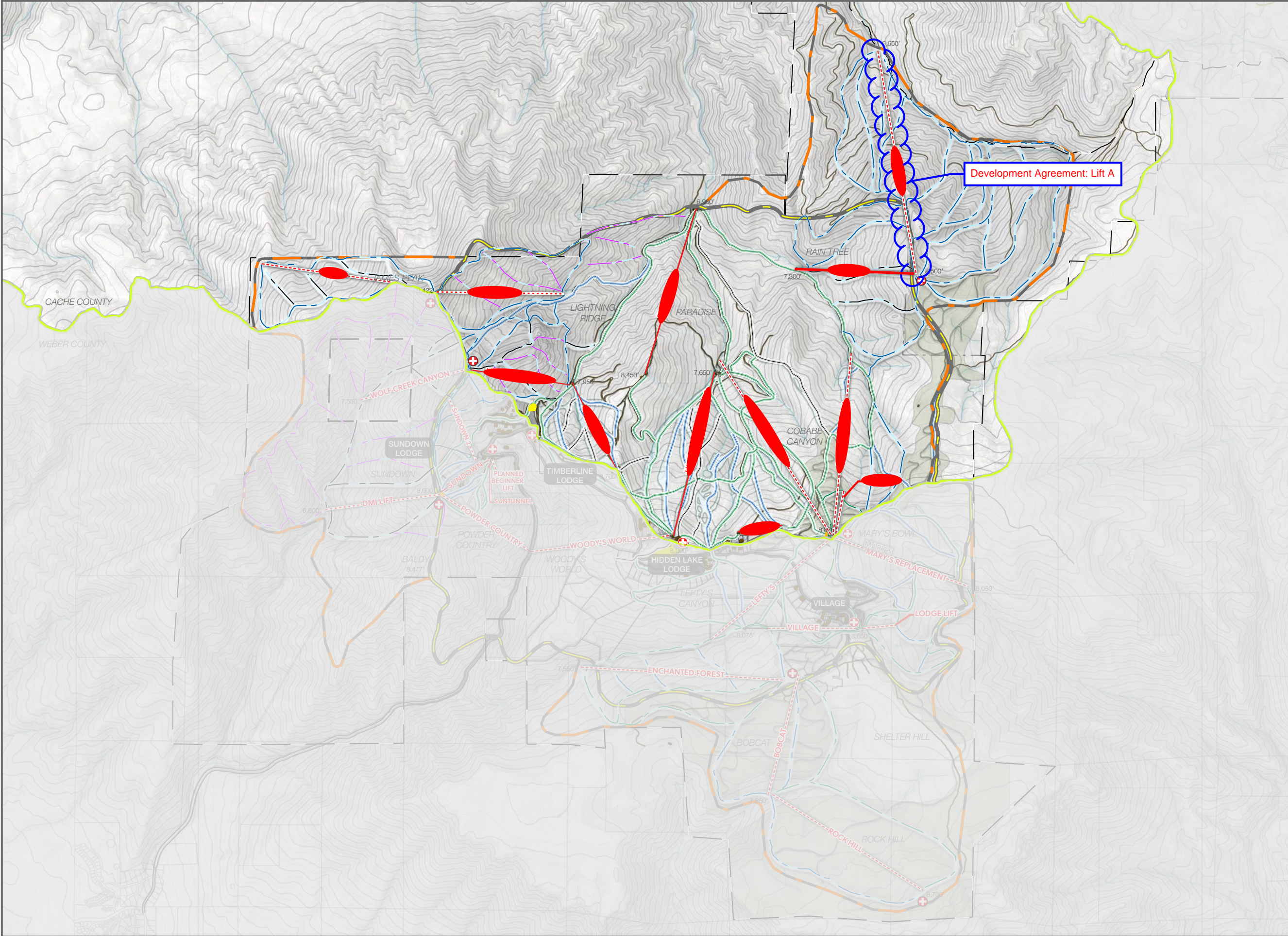
By: Powder River LLC  
By \_\_\_\_\_  
Brooke Hontz  
Chief Development and Construction Officer  
2/14/25  
\_\_\_\_\_  
Date

**Exhibit A**

(Property Tax Parcels)

**Lift A**

16-017-0013	RR Zone
16-015-0014	FR40 Zone
16-017-0015	FR40 Zone
16-016-0016	FR40 Zone
16-016-0004	FR40 Zone



POWDER MOUNTAIN 2024  
MASTER DEVELOPMENT PLAN

UPGRADE PLAN

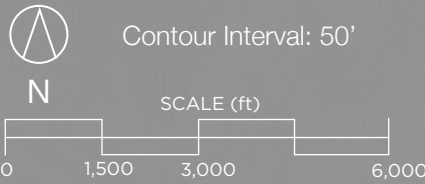
LEGEND

EXISTING

- Private Land Boundary
- 2024 Operational Boundary
- County Boundary
- Existing Lift
- Existing Ski Run by Ability Level
- Ski Patrol
- Building
- Road
- Parking

PLANNED

- Operational Boundary
- Lift
- Lift to be Removed
- Ski Run by Ability Level
- Undeveloped Ski Run
- Ski Patrol
- Facility
- Development
- Road
- Parking



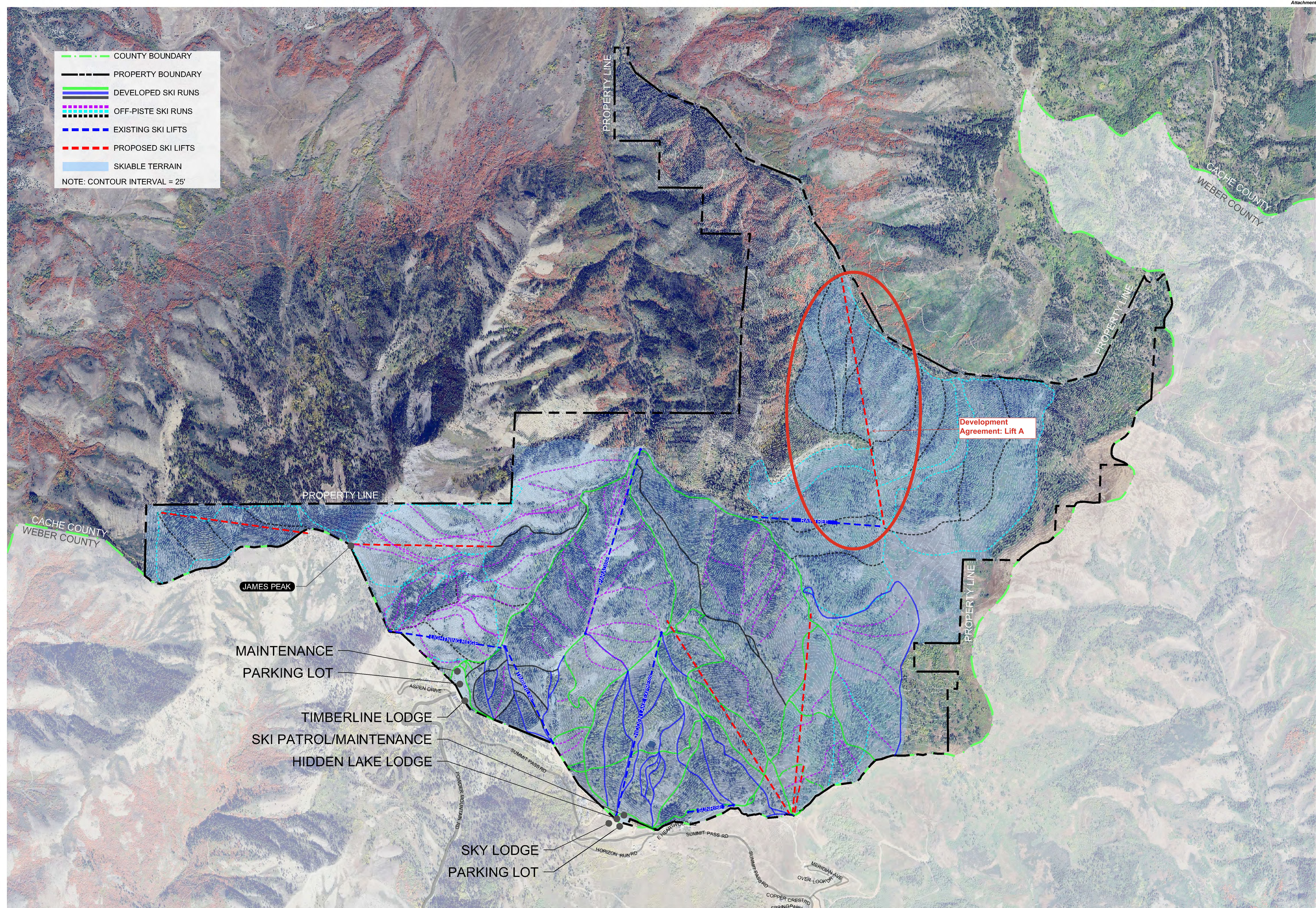
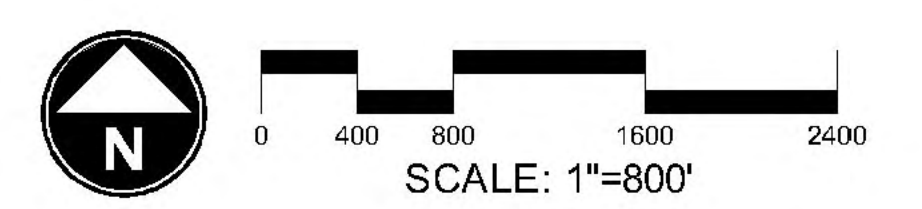


EXHIBIT 1C : WINTER RECREATION MAP  
MAP DATE: 09.30.2024





## Development Services Department

Building | GIS | Planning & Zoning

### Staff Report: Development Agreement – Lift

3 April 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Brooke Hontz

**Parcel ID#:** 16-015-0014, 16-016-0004, -0016, 16-017-0013, -0015

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

### Location

*Reviewed by Conner Smith*

#### Project Address:

Powder Mountain Resort

Cache County/Weber County

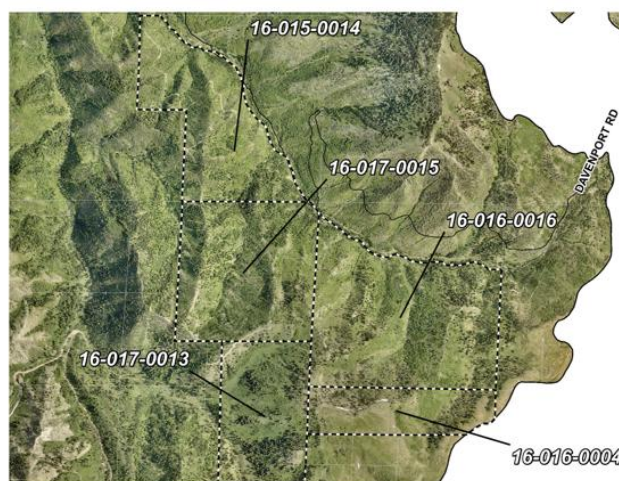
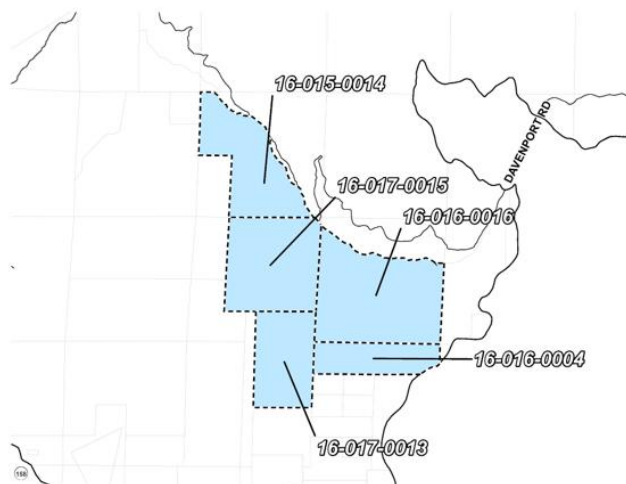
#### Surrounding Uses:

North – Forest Recreation

South – Forest Recreation/Resort Recreation

East – Forest Recreation/Weber County

West – Forest Recreation



### Findings of Fact

#### A. Request description

1. A request by the applicant to enter into a Development Agreement (Attachment A) with Cache County to construct a ski lift at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.
2. Staff has identified general information as pertains to the proposed Development Agreement to assist the Planning Commission and County Council in arriving at a decision.
3. The Development Agreement is limited to the construction of a ski lift (Attachment B), in unincorporated Cache County and is not meant to resolve issues of restricted properties nor non-compliant structures or uses within the unincorporated Cache County areas of the resort, and it is not intended to be a substitute for the required Master Plan.

#### B. History:

- a. 1970s:

- i. The first mentions of Powder Mountain in Planning Commission meeting minutes were in 1971 with the Planning Commission having a positive response. Powder Mountain initially opened in 1972 but no formal approvals or permits can be found until 1975. In 1975, permits were approved for the Hidden Lake ski lift and lift shack permits. In 1978, a conditional use permit (CUP) was approved for a ski inn on the Hidden Lake parcel in 1978 but it was rescinded in 1980 and was never reinstated.
  - 1. A lodge, called the Timberline Lodge, was likely constructed around 1972 but no permits or other records have been found.
- b. 1980s:
  - i. In 1985, the Hidden Lake Lodge opened but no CUP, building permits, or other records have been found for its construction.
- c. 1990s:
  - i. In 1998, an Interlocal Agreement was drafted regarding taxation and services between Weber and Cache Counties.
- d. 2000s:
  - i. In 2002, the area of Powder Mountain was rezoned to the Resort Recreation (RR) Zone.
  - ii. In 2008, the most recent (prior to the currently submitted Master Plan) Master Plan CUP and development agreement expired.
- e. 2020s:
  - i. 2024:
    - 1. In early 2024, a development agreement was submitted to the county to allow for the construction of two ski lifts, Lightning Ridge and Raintree. The development agreement was finalized and the two ski lifts obtained zoning clearances and building permits. In late 2024, a Master Plan and rezone application was submitted to the Development Services Office.
  - ii. 2025:
    - 1. In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started.
- f. General:
  - i. At least five various master plans and subdivisions have been proposed for the area in the last 40 years. However, no signed/valid CUP has been found in County records for any version of a master plan for the Powder Mountain Resort development to date. Since 2015, the development team at Powder Mountain has reached out to the County multiple times to try and resolve the unpermitted structures/uses. However, no applications have been submitted or approved.
  - ii. Ownership of the properties has changed multiple times over the years.

### **C. Application Process**

- a. After reviewing the County Code and Utah Code, the Development Services Department and the County Attorneys Office provided the applicant with three options to move forward:
  - i. **Normal Approval Process:**
    - 1. Per Cache County Code §17.06.050, §17.14.020: General Requirements, and §17.14.030: Master Plan Application Requirements and Approval Process, any development within the Powder Mountain Resort must submit a Master Plan as a CUP and this Master Plan/CUP must be approved by the Planning Commission. Once this Master Plan/CUP has been approved, the applicant must then submit a Development Plan that meets the standards of Cache County Code §17.14.060: Development Plan Application Requirements and

Approval Process and must obtain approval from the Planning Commission. After these approvals have been obtained, each structure will require a zoning clearance and building permit.

**ii. Development Agreement:**

1. Per Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code, the County may enter into a development agreement allowing for a unique development process that falls outside of the standard regulations. However, that development agreement must meet the same standards and requirements of a new land use code, which is a legislative process. Consequently, the Planning Commission must hold a public hearing and review and make recommendations to the County Council. The County Council, acting as the Land Use Authority for legislative actions, may approve, deny, or modify the proposed development agreement.

a. Utah Code 17-27a-528(2)(a) and Utah Code 17-27a-528(2)(a)(iii) state:

i. “A development agreement may not:”

1. “allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 17-27a-502, including a review and recommendation from the planning commission and a public hearing.”

**iii. Code Amendment**

1. The applicant has the right to submit an application for an Ordinance Amendment to propose revisions to the Resort Recreation (RR) Zone to change the current requirements and processes. An ordinance amendment is a legislative action and the County Council, as the Land Use Authority for legislative actions, has a substantial amount of discretion in approving or denying the proposed amendment.

b. Based on the three options, the applicant has submitted this request for a Development Agreement while still continuing to work on the Master Plan. This is the same process that was done for the Development Agreements that were completed in 2024.

**D. Development Agreement**

a. The proposed Development Agreement, as revised, (Attachment C) will be between the property owner, Summit Mountain Holding Group, and the County, acknowledging that it is beneficial for both parties to agree to the installation and operation of a ski lift. This recognizes that the Development Agreement is the appropriate tool outside of full compliance with the Resort Recreation (RR) Zone requirements (i.e. approved Master Plan and CUPs).

i. This agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future. Additionally, the agreement does not allow for any development or expansion beyond the new ski lift until the facility is in full compliance with Cache County Chapter 17.14 or unless the legislative body approves another development agreement in accordance with the same procedures for enacting a land use regulation.

- ii. The term of the Development Agreement is from the date executed by the parties but not to exceed two (2) years. Should the ski lift not be issued a building permit within two (2) years from the date of the Development Agreement, the Development Agreement shall terminate.
- iii. The County will issue the required permits if the applications and all necessary supporting documentation comply with the Cache County and International Building Code regardless of the facility's compliance with the Resort Recreation (RR) Zone, CUP process, or parcel legality status.

**E. Ordinance—§12.02.010, §17.02.030**

- a. As per §17.02.030, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.

**F. Public Notice and Comment—§17.02.040 Notice of Meetings**

- a. Public notice was posted online to the Utah Public Notice Website on 24 March 2025.
- b. Notices were posted in three public places on 24 March 2025.
- c. Notices were mailed to all property owners within 300 feet on 26 March 2025.
- d. At this time, four written public comments regarding this proposal, and a further twenty-six regarding the Powder Mountain project as a whole have been received by the Development Services Office.

## **Conclusion**

---

Development Agreement – Lift, a request by the applicant to enter into a Development Agreement with Cache County to construct a new ski lift at the Powder Mountain Resort prior to getting approval of a Master Plan, has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code. Staff has not made a recommendation based on the findings of fact identified above nor any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.



## Development Services Department

Building | GIS | Planning & Zoning

### Application: Ordinance Amendment

Date Received:	By:	Receipt #:	Amount:	Check #:

1. Applications are accepted by appointment only. Call (435) 755-1640 to set an appointment.
2. The items indicated in the attached checklist must accompany this application.
3. Incomplete applications are not accepted.
4. Late applications are held for the next meeting's agenda.
5. The application fee is not refundable.
6. Any information submitted with this application becomes public record and is posted online.

### Ordinance Information

Ordinance Section(s): Request for Development Agreement

Affected Zones: RR & FR40 - see exhibit A for breakdown

### Agent Contact Information

Agent Name: Brooke Hontz Email: bhontz@powdermountain.com

Phone: (435) 640-1941 Mailing Address: P.O. Box 1119 Eden, Utah 84310

### Review Process

- 1) Staff will review the application with the applicant to ensure that the information submitted is sufficient to completely review the request.
- 2) Complete applications are forwarded to the necessary county departments for review and comment. The application, site visits, and department reviews are used in the preparation of the staff report that is presented to the county land use authority and is available to all interested parties and is posted online at <http://www.cachecounty.org/pz/>.
- 3) Notices are posted on Utah Public Notice. Agendas are posted online at [www.cachecounty.org](http://www.cachecounty.org) and at <http://www.utah.gov/pmn/index.html>.
- 4) Projects requiring County Council approval are placed on the next available council agenda once the Planning Commission has made a recommendation. Staff forwards the staff report, the Planning Commission's recommendation, and any other pertinent information for County Council's review.

2025 Meeting Dates and Application Deadlines				
Planning Commission (1 <sup>st</sup> Thursday of each month*)		County Council (2nd & 4th Tuesday*)		Land Use Hearing Officer (variances & appeals)
Application Deadline 3:00 PM	Meeting Date 5:30 PM	Meeting Date 5:00 PM		
4 Dec 24	9 Jan*	14 Jan	28 Jan	Public meetings will be scheduled on an as needed basis.
8 Jan	6 Feb	11 Feb	25 Feb	
5 Feb	6 Mar	11 Mar	25 Mar	
5 Mar	3 Apr	15 Apr	29 Apr	
2 Apr	1 May	13 May	27 May	
30 Apr	5 Jun	10 Jun	24 Jun	
4 Jun	10 Jul	8 Jul	22 Jul	All public meetings will be fully noticed per State and County Codes.
2 Jul	7 Aug	5 Aug	19 Aug	
6 Aug	4 Sep	9 Sep	23 Sep	
3 Sep	2 Oct	14 Oct	28 Oct	
1 Oct	6 Nov	11 Nov	25 Nov	
5 Nov	4 Dec	2 Dec	9 Dec	

## Ordinance Amendment

### Application Checklist and Acknowledgment

A complete application must include the items noted below unless specified otherwise. Further information may be required by staff, other departments and agencies, and/or the authority that reviews the application based on the proposed amendment.

- 1) ☒ A completed Ordinance Amendment application form and non-refundable review fees: \$600
- 2) ☒ A copy of the proposed ordinance amendment and any supporting materials.

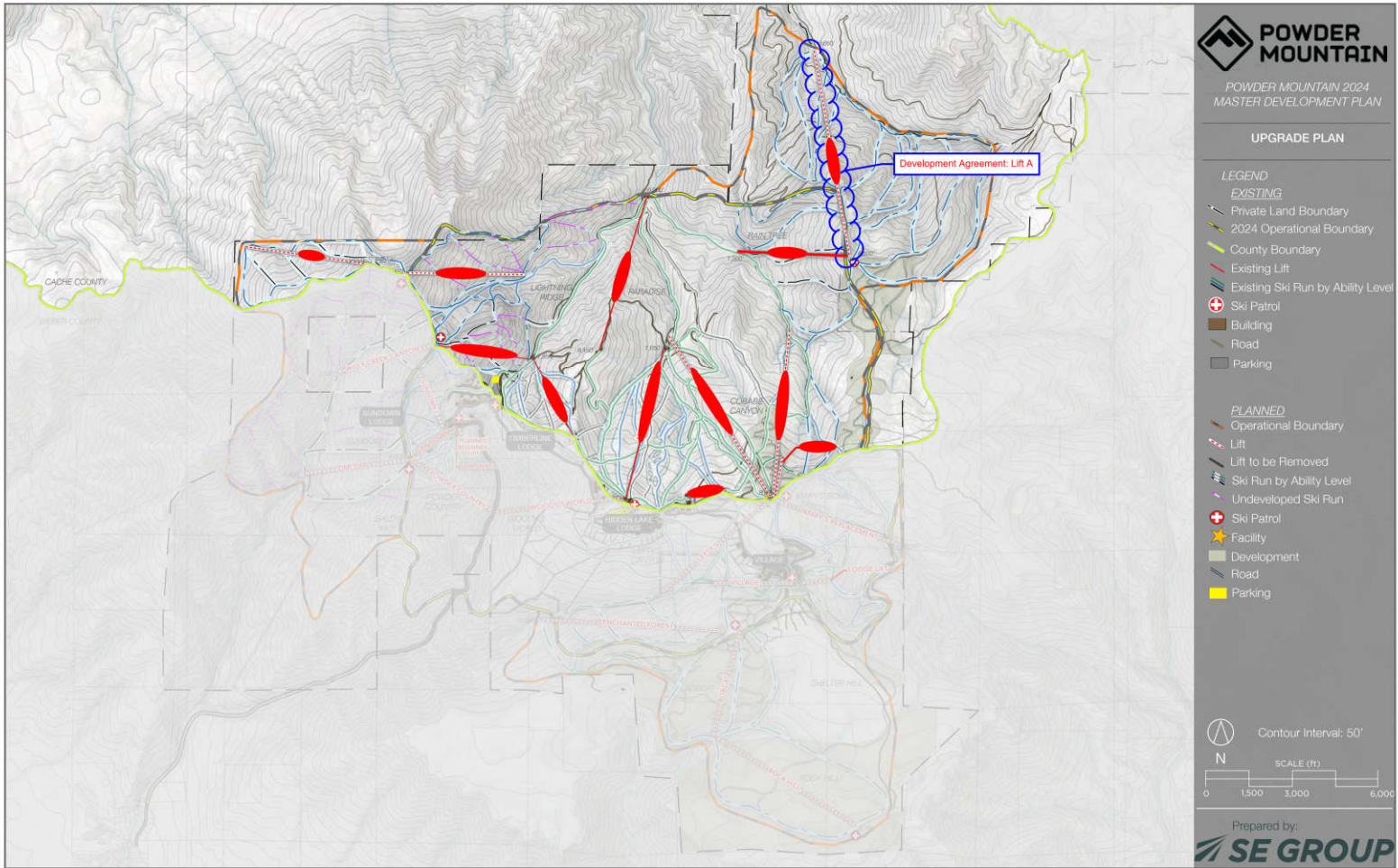
## Acknowledgment

I, Brooke Hontz the undersigned agent and/or owner of the property acknowledge that I have read and understand the information and requirements presented in this application, and that the information I have provided is accurate and complete.

Signature

2/14/25

Date



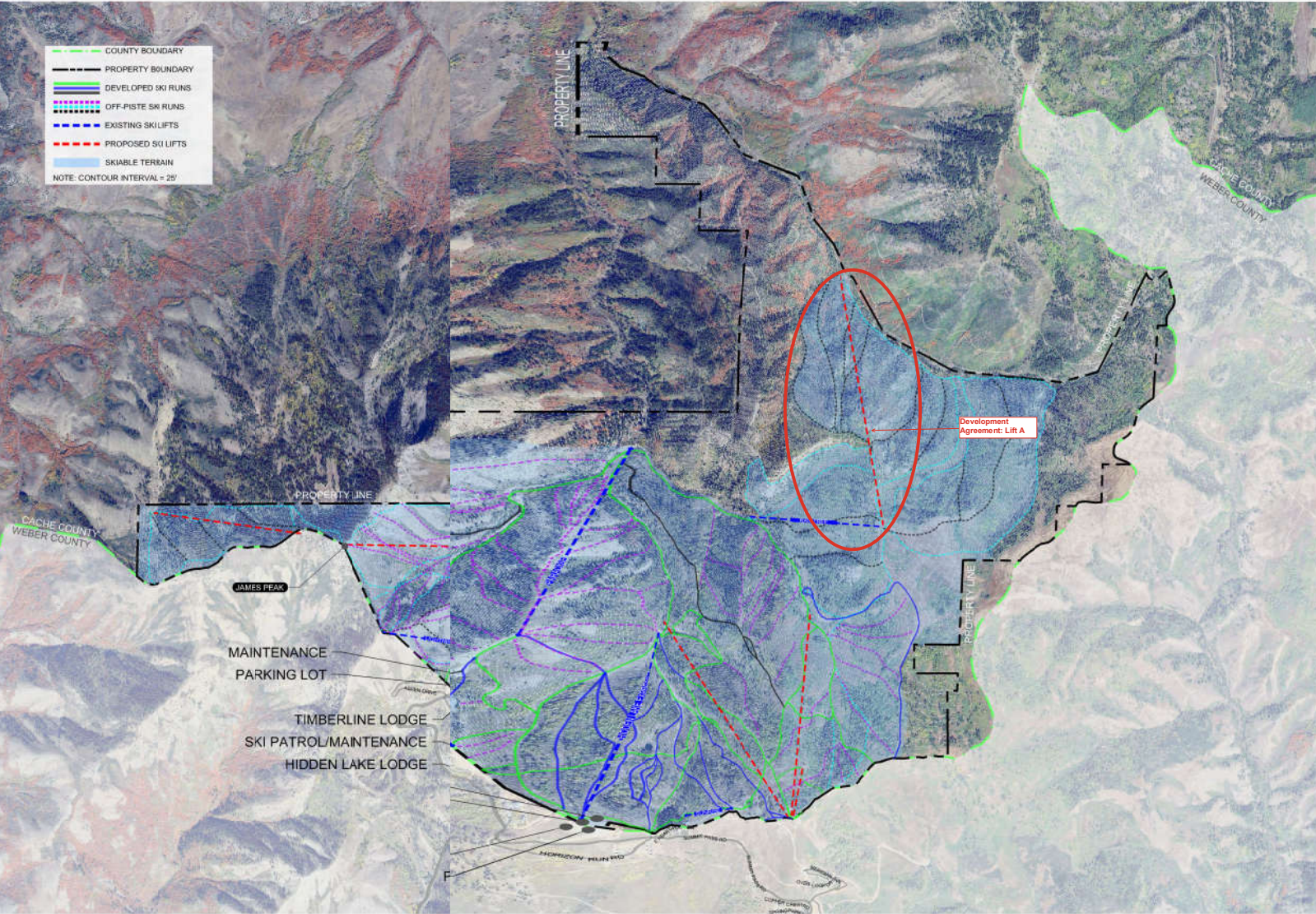


EXHIBIT 1C : WINTER IN MAP  
MAP DATE: 09.30.2024



## **DEVELOPMENT AGREEMENT – LIFT**

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

### **R E C I T A L S**

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in maintaining the ski lift construction schedule, which includes the installation and operation of one new ski lift (Lift A) in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the ski lift on Exhibit B; and

**WHEREAS**, the property is zoned Resort Recreation (RR) and Forest Recreation 40 (FR40), which requires prior to the development of any RR & FR40 zoned property compliance with the standards of RR Zone & FR40 zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone and FR40 Zone, namely adoption of an updated Master Plan and other requirements within the RR Zone & FR40 Zone; and

**WHEREAS**, Ski lifts are specifically allowed in the County RR Zone & FR40 Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone & FR40 Zone Standards within County Code 17.14. & 17.09.030 ; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Ski Lift.** The ski lift known as Lift A as described in Exhibit B is allowed uses in the RR zone & FR40 zone and is by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Lift (inclusive of terminal structures/lift access gates/backup power support requirements). The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and FR40 zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards. The County shall also approve the Lift to be placed on sensitive lands, including steep slopes, but shall require a geotechnical report and compliance with the recommendation contained within that report. Following completion, the Lift may operate per the standards of the Utah State Tram Board.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run With the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

7. **Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Lifts for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the "Term"), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

By: Powder Parent LLC  
By: \_\_\_\_\_  
Brooke Hontz  
Chief Development and Construction Officer  
2/14/25  
\_\_\_\_\_  
Date

**Exhibit A**

(Property Tax Parcels)

**Lift A**

16-017-0013	RR Zone
16-015-0014	FR40 Zone
16-017-0015	FR40 Zone
16-016-0016	FR40 Zone
16-016-0004	FR40 Zone



April 1, 2025

Dirk Anderson, Interim Director of Development Services  
[Dirk.anderson@cachecounty.gov](mailto:Dirk.anderson@cachecounty.gov)

Angie Zetterquist, Planning Manager  
[Angie.zetterquist@cachecounty.gov](mailto:Angie.zetterquist@cachecounty.gov)

Conner Smith, Planner I  
[Conner.smith@cachecounty.gov](mailto:Conner.smith@cachecounty.gov)

Cache County Planning Commission  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov)

Dear Cache County Planning Commission and Staff Members,

We are writing to express our serious concerns with the proposed Powder Mountain Development Agreements included on the April 3, 2025, Public Hearing Planning Commission Agenda.

17.14.030- Cache County Code, Resort Recreation Zoning Regulations, Master Plan Application Requirements and Approval Process, requires an approved Master Plan before any additional approvals can be issued.

According to the Staff Report for 3, April 2025, Planning Commission Agenda, B. History: e 2020's, ii. 2025: 1. "In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started." There has not been an approval of the most recently submitted Powder Mountain Master Plan.

17.14.040 a- Cache County Code States A. "Creation of Development Agreement: After the applicant has obtained approval of the master plan as described above, the approval shall be put in the form of a development agreement."

Staff Report for 3, April 2025, Planning Commission Agenda, further states under section C., The applicant has requested approval for a Development Agreement per Utah Code 17-27a-528(2)(a)(iii): "A development agreement may not: allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section [17-27a-502](#), including a review and recommendation from the planning commission and a public hearing."

Utah State Code would only apply if there was not a County Code adopted regulating the Resort Recreation Zone requiring a completed and approved Master Plan before any Development Agreement can be signed by the County Council. (17.14.060 -Development Plan Application Requirements and Approval Process, B.) It appears that Cache County Development Services is using the State Code to circumvent the current adopted County Code to allow for a less-restrictive development process.

We as Elected Officials and Town Administrators of Paradise Town, and as Cache County citizens, ask that the County Planning Commission and County Council follow the County Code as it pertains to Master Plans and Development Agreements, specifically in the Resort Recreation Zone. There should be a Master Plan approved before any Development Agreements are entered into.

Paradise Town Corporation  
PO Box 286, Paradise UT 84328  
435-245-6737  
[www.paradise.utah.gov](http://www.paradise.utah.gov)



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

## Upcoming Planning Commission Meetings - Urgent Concerns and Considerations re: Powder Mountain Ongoing Land Use | Interlocal Agreement

Christi Dant <opiciye@gmail.com>

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, called@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without an enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development is approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Even we who are season passholders are told we have access, but not advised as to how or where even to formerly readily accessible public areas (Brim Trail, for instance). We are areas due to alleged construction and there is no parking available. The boundaries for the construction areas are questionable, unclear, and appear overly generous. We are also to access the ski & ski areas that are designated as public (we are not not using the lifts and know we have to have to walk out) A select few may know how, most of us don't. So can't park in a reasonable distance from the "public" access point, in reality, **we have no public access to the areas they themselves designate as public**. They are being difficult to show paper compliance. As a voting citizen of Weber County, I can assure you we have not found their promise of public access is being met.

Weber County residents, like our family, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and inadequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County, the newly incorporated Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
  - Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. All our inquiries directly to Powder Mountain about any future plan receive an adequate response. When deciding to pay thousands of \$ for season passes, it should be incumbent on PM to be able to assure us what terrain will be available. But it's the brochure completely locked out.
  - Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts. We have deep concerns based on ticket pricing will continue to rise exponentially rendering Powder Mountain *de facto* private. These protections must meet the "reasonable person standard".
  - **Protect year-round public access to trails, trailheads, and parking areas.** Address the risk that exclusive membership models will reduce tax revenues and undermine the Weber County resident and especially residents of Ogden Valley are bearing the burden for the wealthy who, after the completion of the 55,000 sq. ft lodge at Powder Haven, will see business within our own newly incorporated city and much of the top of the mountain revenues going to Cache County (not sure where the boundaries are).
- Ogden Valley municipality will be burdened with excessive traffic, parking issues, degradation of our roadways (all this construction traffic is crumbling our roads to build and see none of the benefits. Yes, there will be some property tax revenues, but our way of life and quality life will be taking a massive hit. With another private resort (Wasatch Peaks) at the foot of Powder Mountain, how much more highly desirable public lands will be given away before action is taken? You are setting precedent with every single vote. Don't let there be detriment of your voters and your neighbors.
- Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and careful consideration.

Christi Dant  
Eden, UT



Conner Smith <conner.smith@cachecounty.gov>

## Save Powder Mountain

Jennifer Ferguson <jenferg101@yahoo.com>

Tue, Apr 1, 2025 at 10:40 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Jen Ferguson



Conner Smith <conner.smith@cachecounty.gov>

---

## Save Powder Mountain

---

Katie Metz <ktmetz@gmail.com>  
To: conner.smith@cachecounty.gov

Tue, Apr 1, 2025 at 9:49 AM

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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Thank you for your time and consideration.

Kathryn Metz



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain long time guest

john agler <aglerjns@gmail.com>

Tue, Apr 1, 2025 at 8:52 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

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Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

John & Sherri Agler

330-312-6209

[aglerjns@gmail.com](mailto:aglerjns@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Master Plan

Stephanie Edge <edge.stephanie1@gmail.com>

Tue, Apr 1, 2025 at 8:27 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

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- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

- Stephanie Edge



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

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**Caitlin Reid** <reid.caitlin26@gmail.com>

Tue, Apr 1, 2025 at 8:19 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
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- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Powder mountain hold so many memories for me. It's my favorite mountain in all of Utah.

Thank you for your time and consideration

Caitlin Reid



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

## Save Powder Mountain from Privatization

1 message

Caylin Eide &lt;caylinhintz@gmail.com&gt;

Tue, Apr 1, 2025 at 7:48 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

Powder Mountain holds a special place in my heart. I have been a skier my entire life, but Powder is the one place that still felt "local." I loved the charm it had with limited lift access, requiring skiers/boarders to hike to many of the best powder spots. I patrolled there for some time and am saddened and disturbed by the changes taking place that limit public access and destroy the things about Powder that made it unique and special from other mountains. This has historically been public land. There is no reason to suddenly allow only rich businessmen to access and enjoy the mountain, depriving people who have invested in the community for years.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

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Thank you for your time and consideration.

-Caylin Eide



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Master Plan

Marcus E. Pierce <pierce6068@gmail.com>

Tue, Apr 1, 2025 at 7:31 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

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- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

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Thank you for your time and consideration.

Sent from my iPhone

Begin forwarded message:

**From:** Save Powder Mountain <[reply@petitions.moveon.org](mailto:reply@petitions.moveon.org)>

**Date:** April 1, 2025 at 1:23:49 AM MDT

**To:** [pierce6068@gmail.com](mailto:pierce6068@gmail.com)

**Subject:** Powder Mountain Needs YOU

**Reply-To:** [moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com](mailto:moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com)

[angie.zetterquist@cachecounty.gov](mailto:angie.zetterquist@cachecounty.gov), [brandon.bell@cachecounty.gov](mailto:brandon.bell@cachecounty.gov),  
[conner.smith@cachecounty.gov](mailto:conner.smith@cachecounty.gov), [emily.fletcher@cachecounty.gov](mailto:emily.fletcher@cachecounty.gov),  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov), [nolan.gunnell@cachecounty.org](mailto:nolan.gunnell@cachecounty.org),  
[dirk.anderson@cachecounty.org](mailto:dirk.anderson@cachecounty.org), [keegan.garrity@cachecounty.gov](mailto:keegan.garrity@cachecounty.gov),  
[barbara.tidwell@cachecounty.org](mailto:barbara.tidwell@cachecounty.org), [sandi.goodlander@cachecounty.org](mailto:sandi.goodlander@cachecounty.org),  
[david.erickson@cachecounty.org](mailto:david.erickson@cachecounty.org), [mark.hurd@cachecounty.org](mailto:mark.hurd@cachecounty.org),  
[kathryn.beus@cachecounty.org](mailto:kathryn.beus@cachecounty.org), [callred@co.weber.ut.us](mailto:callred@co.weber.ut.us), [gfroerer@co.weber.ut.us](mailto:gfroerer@co.weber.ut.us),  
[jHarvey@co.weber.ut.us](mailto:jHarvey@co.weber.ut.us), [sbolos@webercountyutah.gov](mailto:sbolos@webercountyutah.gov)



Conner Smith <conner.smith@cachecounty.gov>

## SAVE POWDER MOUNTAIN

**Amy Ballard** <amyballard22@gmail.com>

Tue, Apr 1, 2025 at 5:54 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

--  
Amy Ballard  
Realtor® Licensed NC and SC

704-560-9505



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

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## Powder Mountain - Upcoming Planning Commission

1 message

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**Christina Schiermann** <cschiermann@gmail.com>

Sat, Mar 29, 2025 at 12:31 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express my deep concern about the current Powder Mountain Master Plan process. As a Powder Mountain West owner, this place holds incredible personal significance for me, and I urge you to ensure that future development prioritizes public access, responsible planning, and the long-term integrity of this unique mountain.

Powder Mountain isn't just another ski resort—it's a rare and special place that has cultivated a deep sense of community and connection with nature. I chose to be a part of Powder Mountain West because of its commitment to open space, incredible skiing, and the opportunity to be immersed in an environment that feels untouched by the over-commercialization seen at many other resorts. Whether it's skiing through fresh powder in complete solitude, hiking in the summer with panoramic views that stretch for miles, or simply enjoying the camaraderie of fellow mountain lovers, Powder Mountain represents something bigger than just a place to ski—it's a way of life.

What concerns me is that piecemeal approvals without a finalized Master Plan could jeopardize everything that makes this mountain special. Without strong protections, we risk losing the very character that drew so many of us here in the first place. If development moves forward without clear guarantees for public access and responsible infrastructure planning, we may see Powder Mountain transform into something exclusive and inaccessible—eroding the spirit of inclusion and adventure that has defined it for so long.

I strongly urge you to:

- Pause additional approvals until a comprehensive, enforceable Master Plan is in place.
- Guarantee public access to all lifts and terrain, preventing future privatization.
- Include pricing protections to ensure affordability for the broader public.
- Secure commitments to responsible tourism development that benefits Cache and Weber counties.
- Protect year-round access to trails, trailheads, and parking areas.

Powder Mountain is more than just a ski destination—it is a sanctuary, a gathering place, and a vital part of our outdoor heritage. We have a responsibility to protect it, not just for current homeowners and visitors, but for future generations who deserve to experience its magic as we have.

Please do the right thing and ensure that future development respects the values that make Powder Mountain extraordinary.

Sincerely,  
Christina Schiermann  
Powder Mountain West Owner



Conner Smith <conner.smith@cachecounty.gov>

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## Please keep Powder Mountain accessible to the public

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Danny Brewer <railroader921@gmail.com>

Fri, Mar 28, 2025 at 9:47 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I moved to Weber County in 1994, and have been skiing at Powder Mountain Resort almost every year since.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Daniel Brewer

4051 W 4550 S, West Haven, UT 84401



Conner Smith <conner.smith@cachecounty.gov>

## The future of Powder Mountain.

steve hernandez <udntwntme@gmail.com>

Fri, Mar 28, 2025 at 9:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Steve Hernandez



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain Resort

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**Jean-Francois Erforth** <jeanoerforth@gmail.com>

Fri, Mar 28, 2025 at 9:13 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation. Without adequate protections, Weber County taxpayers will ultimately bear some of the costs of services and infrastructure. Weber County officials must have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

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- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Could you make sure of firm commitments to hotel development and tourism revenue that benefit Cache County?
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the resort's zoning intent.

Powder Mountain should remain a resource for the broader public, and a line in the sand needs to be drawn to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for future generations.

Thank you for your time and consideration.

Jean-Francois Erforth

March 27,2025

Planning Commissioners  
Cache County  
199 North Main  
Logan, Utah

Re: Regular Action Items 4, 5, 6 (all Powder Mountain) for April 3<sup>rd</sup> Meeting

Dear Commissioners:

I am writing regarding the above regular action items. I have been a landowner in Powder Mountain West for approximately 17 years and as such am very interested in the development of the mountain. I am not a Utah resident, but have come to love this pristine area for many reasons.

I understand a Master Plan for the area is in process. However, until such time as it is codified I am concerned that negotiating and approving certain categories of Development Agreements may ultimately prove counter-productive to both Cache County and the public. Of the three agendaized development agreements, item 4 (replacement of a maintenance shed) seems completely appropriate for consideration at this time. However, item 6 (trails and art park) and especially item 5 (new ski lift) have a reasonable chance of conflicting with the core intent of the Master Plan, assuming the plan will incorporate protections for public access to this important northern Utah recreation venue.

I request you table the review and approval of items 5 and 6 until the Master Plan is finalized and approved.

Thank you very much for your time and consideration.

Sincerely,

Robert Guthrie



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Rezoning Concerns

Brady Ahlstrom <brady.ahlstrom@gmail.com>

Tue, Mar 25, 2025 at 11:25 AM

To: conner.smith@cachecounty.gov

**Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department:**

I have carefully reviewed the Master Plan for Powder Mountain Ski Resort and am deeply concerned by its lack of critical detail — particularly regarding public access, recreation, tourism revenue, broader benefits to Cache County, and the clear intent of the zoning to improve recreational opportunities in Northern Utah. The absence of a Development Agreement within the November submittal only amplifies these concerns, leaving key issues unresolved and the public unprotected.

Even more troubling is the ongoing pattern of piecemeal approvals, where one-off Development Agreements have allowed lifts and major infrastructure to move forward without a completed master plan. The mountain was granted this flexibility over a year ago, and yet there has been little progress in delivering the required plan. At this point, the question must be asked: is the County's hand getting worse with every approval? Each step forward without conditions reduces the County's leverage to secure meaningful public benefits. It's like building a house by giving away bricks one at a time — by the time the developer asks for the final permits, the County may have little left to bargain with.

Without negotiated exactions and public benefits tied directly to a comprehensive master plan, the developer has little incentive to fulfill the broader obligations that zoning and community expectations require. In Utah, once a development agreement is approved, it is difficult to revoke or amend unless strong remedies are established from the outset. The County's leverage is decreasing, and if action is not taken now to require these protections, it may soon be too late to ensure that Powder Mountain develops in a way that truly serves the public interest.

I've included the Weber County Commission on this email, as Weber County will be providing essential services to homes at Powder Mountain located in Cache County. Given that responsibility, it's critical that Weber County has a seat at the table as the development agreement (related to the Master Plan) in Cache County is formalized. This is especially important considering how many Weber County residents rely on Powder Mountain for outdoor recreation.

The existing development agreement (in Weber County) for Powder Mountain rightly guarantees public access to all recreational amenities in Weber County. We should expect nothing less here. Weber County officials should strongly advocate for similar provisions, particularly given the significance of a potential interlocal agreement that enables development at Powder Mountain in Cache County with Weber County services.

### **Key Concerns Regarding Cache County Powder Mtn Master Plan:**

#### **1. Lack of Public Access & Recreation Protections**

- The Master Plan does not guarantee public skiing and recreation access, despite zoning requiring new recreation opportunities in northern Utah with a focus on visitors in Northern Utah.
- It is unclear which chairlifts may be privatized, making it impossible to assess whether public access is being maintained.
- Development in Timberline and Sunrise areas could create barriers to public access.

#### **2. Unclear Economic Benefit to the County**

- The plan does not explain how it will generate tourism revenue for Cache County.
- The hotel development timeline is uncertain, with no firm commitments.
- There is no assessment of sales tax impacts, especially if membership models reduce taxable transactions.

#### **3. Missing Development Agreement Protections**

A Development Agreement must:

- Be legally binding for future owners to uphold public access.
- Require all existing chairlifts to remain public or be replaced with equivalent access.
- Ensure public skiing access at reasonable rates, capped at no more than 20% above the five most expensive public ski resorts in Utah.
- Prevent high membership fees that could reduce property tax revenues.
- Clearly define year-round public access, including trail networks, trailheads, and parking facilities.

**Why This Matters to Cache County and Weber County**

- A future roadway connection between Cache and Weber County was contemplated in Weber County's master plan, which could make Powder Mountain an important recreation area for Cache County in the future.
- Without safeguards, Powder Mountain could become a private resort, limiting public access.
- Zoning exists to benefit the broader community, and it must be upheld.

I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Brady Ahlstrom



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Permits/ loss of public recreation lands

**Douglas Martin** <salvagedoug@gmail.com>

Tue, Mar 25, 2025 at 6:44 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

### Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department:

I have carefully reviewed the Master Plan for Powder Mountain Ski Resort and am deeply concerned by its lack of critical detail — particularly regarding public access, recreation, tourism revenue, broader benefits to Cache County, and the clear intent of the zoning to improve recreational opportunities in Northern Utah. The absence of a Development Agreement within the November submittal only amplifies these concerns, leaving key issues unresolved and the public unprotected.

Even more troubling is the ongoing pattern of piecemeal approvals, where one-off Development Agreements have allowed lifts and major infrastructure to move forward without a completed master plan. The mountain was granted this flexibility over a year ago, and yet there has been little progress in delivering the required plan. At this point, the question must be asked: is the County's hand getting worse with every approval? Each step forward without conditions reduces the County's leverage to secure meaningful public benefits. It's like building a house by giving away bricks one at a time — by the time the developer asks for the final permits, the County may have little left to bargain with.

Without negotiated exactions and public benefits tied directly to a comprehensive master plan, the developer has little incentive to fulfill the broader obligations that zoning and community expectations require. In Utah, once a development agreement is approved, it is difficult to revoke or amend unless strong remedies are established from the outset. The County's leverage is decreasing, and if action is not taken now to require these protections, it may soon be too late to ensure that Powder Mountain develops in a way that truly serves the public interest.

I've included the Weber County Commission on this email, as Weber County will be providing essential services to homes at Powder Mountain located in Cache County. Given that responsibility, it's critical that Weber County has a seat at the table as the development agreement (related to the Master Plan) in Cache County is formalized. This is especially important considering how many Weber County residents rely on Powder Mountain for outdoor recreation.

The existing development agreement (in Weber County) for Powder Mountain rightly guarantees public access to all recreational amenities in Weber County. We should expect nothing less here. Weber County officials should strongly advocate for similar provisions, particularly given the significance of a potential interlocal agreement that enables development at Powder Mountain in Cache County with Weber County services.

### Key Concerns Regarding Cache County Powder Mtn Master Plan:

#### 1. Lack of Public Access & Recreation Protections

- The Master Plan does not guarantee public skiing and recreation access, despite zoning requiring new recreation opportunities in northern Utah with a focus on visitors in Northern Utah.
- It is unclear which chairlifts may be privatized, making it impossible to assess whether public access is being maintained.
- Development in Timberline and Sunrise areas could create barriers to public access.

#### 2. Unclear Economic Benefit to the County

- The plan does not explain how it will generate tourism revenue for Cache County.
- The hotel development timeline is uncertain, with no firm commitments.

- There is no assessment of sales tax impacts, especially if membership models reduce taxable transactions.

### **3. Missing Development Agreement Protections**

A Development Agreement must:

- Be legally binding for future owners to uphold public access.
- Require all existing chairlifts to remain public or be replaced with equivalent access.
- Ensure public skiing access at reasonable rates, capped at no more than 20% above the five most expensive public ski resorts in Utah.
- Prevent high membership fees that could reduce property tax revenues.
- Clearly define year-round public access, including trail networks, trailheads, and parking facilities.

### **Why This Matters to Cache County and Weber County**

- A future roadway connection between Cache and Weber County was contemplated in Weber County's master plan, which could make Powder Mountain an important recreation area for Cache County in the future.
- Without safeguards, Powder Mountain could become a private resort, limiting public access.
- Zoning exists to benefit the broader community, and it must be upheld.

I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Doug Martin  
281-830-5577



Conner Smith <conner.smith@cachecounty.gov>

## Master plan

shelley.lutz@gmail.com <shelley.lutz@gmail.com>

Tue, Mar 25, 2025 at 4:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org

**Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department:**

I have carefully reviewed the Master Plan for Powder Mountain Ski Resort and am deeply concerned by its lack of critical detail — particularly regarding public access, recreation, tourism revenue, broader benefits to Cache County, and the clear intent of the zoning to improve recreational opportunities in Northern Utah. The absence of a Development Agreement within the November submittal only amplifies these concerns, leaving key issues unresolved and the public unprotected.

Even more troubling is the ongoing pattern of piecemeal approvals, where one-off Development Agreements have allowed lifts and major infrastructure to move forward without a completed master plan. The mountain was granted this flexibility over a year ago, and yet there has been little progress in delivering the required plan. At this point, the question must be asked: is the County's hand getting worse with every approval? Each step forward without conditions reduces the County's leverage to secure meaningful public benefits. It's like building a house by giving away bricks one at a time — by the time the developer asks for the final permits, the County may have little left to bargain with.

Without negotiated exactions and public benefits tied directly to a comprehensive master plan, the developer has little incentive to fulfill the broader obligations that zoning and community expectations require. In Utah, once a development agreement is approved, it is difficult to revoke or amend unless strong remedies are established from the outset. The County's leverage is decreasing, and if action is not taken now to require these protections, it may soon be too late to ensure that Powder Mountain develops in a way that truly serves the public interest.

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The existing development agreement (in Weber County) for Powder Mountain rightly guarantees public access to all recreational amenities in Weber County. We should expect nothing less here. Weber County officials should strongly advocate for similar provisions, particularly given the significance of a potential interlocal agreement that enables development at Powder Mountain in Cache County with Weber County services.

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#### **1. Lack of Public Access & Recreation Protections**

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- It is unclear which chairlifts may be privatized, making it impossible to assess whether public access is being maintained.
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I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Shelley Lutz



Virus-free [www.avast.com](https://www.avast.com)



Conner Smith <conner.smith@cachecounty.gov>

## The Future of Powder Mountain

J.R. Makapugay <mkpgyjr@yahoo.com>

Wed, Apr 2, 2025 at 9:35 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Best Regards,  
JR Makapugay



Conner Smith <conner.smith@cachecounty.gov>

## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Peggy Turner <classyutahhomes@gmail.com>

Wed, Apr 2, 2025 at 3:40 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, "Froerer,Gage" <gfroerer@co.weber.ut.us>, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement **or conditions of approval** with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Peg Turner  
cell 801-389-4514  
[classyutahhomes@gmail.com](mailto:classyutahhomes@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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**Brian Bojarski** <brianbojarski@gmail.com>

Wed, Apr 2, 2025 at 11:38 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

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- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Brian Bojarski



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

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**Deborah Engelsman** <dengelsman@ymail.com>

Thu, Apr 3, 2025 at 10:10 AM

Reply-To: Deborah Engelsman <dengelsman@ymail.com>

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jharvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department

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Grayson Guthrie <graysonator22@gmail.com>

Thu, Apr 3, 2025 at 10:39 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

## Pause Powder Mountain Approvals Until Master Plan is In-Place

**Blake Hofmeister** <blake.hofmeister@gmail.com>

Thu, Apr 3, 2025 at 11:29 AM

To: Angie Zetterquist <angie.zetterquist@cachecounty.gov>, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, Keegan Garrity <keegan.garrity@cachecounty.gov>, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountytah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

My family owns property at Powder Mountain less than 100 yards from Cache County in Weber County. We have enjoyed skiing at Powder Mountain for over 15 years.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals (like they will tonight at Planning Commission) for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

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The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Save Powder Mt.

Dan White <djwhitestuff02@gmail.com>

Thu, Apr 3, 2025 at 1:20 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

**Subject:** Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Dan White

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I have skied at Powder for 40 years and think it is a very special area that is very rare in this time and valley. Please ensure the development is on the level and benefits the community.



Conner Smith <conner.smith@cachecounty.gov>

## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Jeanne Speranza <jeanne\_speranza@yahoo.com>

Thu, Apr 3, 2025 at 2:04 PM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. It is sad that we don't have an easy way to Cobabe without using the poma. That area is great for easy/fun skiing and no longer usable without Mary's chair lift.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

---

**Donna Cangelosi** <dcangelosi@gmail.com>

Thu, Apr 3, 2025 at 2:19 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees a private/public partnership for year-round recreational access, and clear community benefits. **Powder Mountain has been an icon of Utah Skiing for decades and is a Utah gem that should be accessible by the public. While I respect property rights, I also believe we should respect the community's longstanding access to all this magnificent mountain has to offer. I urge the counties to inspire a mutually beneficial public/private partnership that is represented in a documented and approved master plan.**

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to **Publicly Stated and Promised** lifts and terrain, with clear language that they will not be privatized in the future. This includes DMI future development, and all lifts except Mary's Village and Raintree.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Please take action now to ensure that future development honors the community **AS PROMISED** and protects public access and joy for generations to come.

Thank you for your time and consideration

--

Donna Cangelosi

The contents of this electronic mail message and any attachments are confidential, possibly privileged and intended for the address(s) only. Only the addressee(s) may read, disseminate, retain or otherwise use this message. If received in error, please immediately inform the sender and then delete this message without disclosing its contents to anyone.



**CACHE COUNTY  
RESOLUTION NO. 2025 - 18**

**A RESOLUTION APPROVING THE ENTERING INTO A DEVELOPMENT  
AGREEMENT – MAINTENANCE FACILITY WITH POWDER MOUNTAIN RESORT**

- (A) WHEREAS, the Cache County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code 17-53-223(1); and
- (B) WHEREAS, Utah Code 17-27a-528 provides that each County may enter into a development agreement; and
- (C) WHEREAS, pursuant to the Code, the County’s Planning Commission (the “Planning Commission”) shall hold a public hearing and provide to the Council a recommendation to approve or reject the proposed Development Agreement; and
- (D) WHEREAS, the Planning Commission provided the requisite public notice of the hearing at least ten (10) days in advance; and
- (E) WHEREAS, on April 3rd, 2025, the Planning Commission conducted a public hearing, accepted all comments, and recommended that the Cache County Council approve the proposed Development Agreement with Powder Mountain Resort; and
- (F) WHEREAS, on May 13th, 2025, the Cache County Council held a duly noticed public hearing on the proposed Development Agreement, and all interested parties were given the opportunity to provide written or oral comment; and
- (G) WHEREAS, after careful consideration of the Planning Commission's recommendations and all comments received, the Cache County Council finds it appropriate to approve the Development Agreement;

NOW, THEREFORE, BE IT RESOLVED that the Cache County Council hereby approves to enter into a Development Agreement – Maintenance Facility, with Powder Mountain Resort attached as “Exhibit A,” based on the included Findings of Fact, Conclusions, and Conditions attached as “Exhibit B.”



**CACHE COUNTY  
RESOLUTION NO. 2025 - 18**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

	In Favor	Against	Abstained	Absent
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Council Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk

**DEVELOPMENT AGREEMENT – MAINTENANCE FACILITY**

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

**R E C I T A L S**

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in sustaining the operation of the resort by constructing an updated maintenance facility on the site of the existing maintenance use in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the maintenance facility on Exhibit B; and

**WHEREAS**, the property is zoned Resort Recreation (RR), which requires prior to the development of any RR Zoned property compliance with the standards of RR Zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone, namely adoption of an updated Master Plan and other requirements within the RR Zone; and

**WHEREAS**, Ski lifts are specifically allowed in the County RR Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone Standards within County Code 17.14.; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Maintenance Facility.** The Maintenance Facility is an existing structure scheduled for demolition and new construction as described in Exhibit B and is an allowed use in the RR zone and is by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Maintenance Facility. The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run with the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

7. **Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Maintenance Facility for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the "Term"), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law.

To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

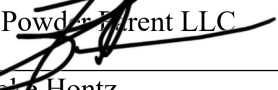
\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

By:  Powder Parent LLC  
By \_\_\_\_\_  
Brooke Hontz  
Chief Development and Construction Officer  
2/14/25  
Date

**Exhibit A**

(Property Tax Parcels)

**Maintenance Shop**

16-007-0006

16-007-0003

We have secured this authorization letter from Bequia Investments LTD, which empowers us to represent Bequia in all matters concerning the development agreement and any related issues. Additionally, we have executed a Real Estate Purchase Contract (REPC) for the Bequia land parcel. In response to specific conditions stipulated by the seller, we anticipate closing the transaction within the next 45 days.

Date: 2/20/2025

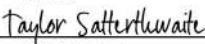
Cache County Development Services  
179 North Main Suite 305  
Logan, UT 84321

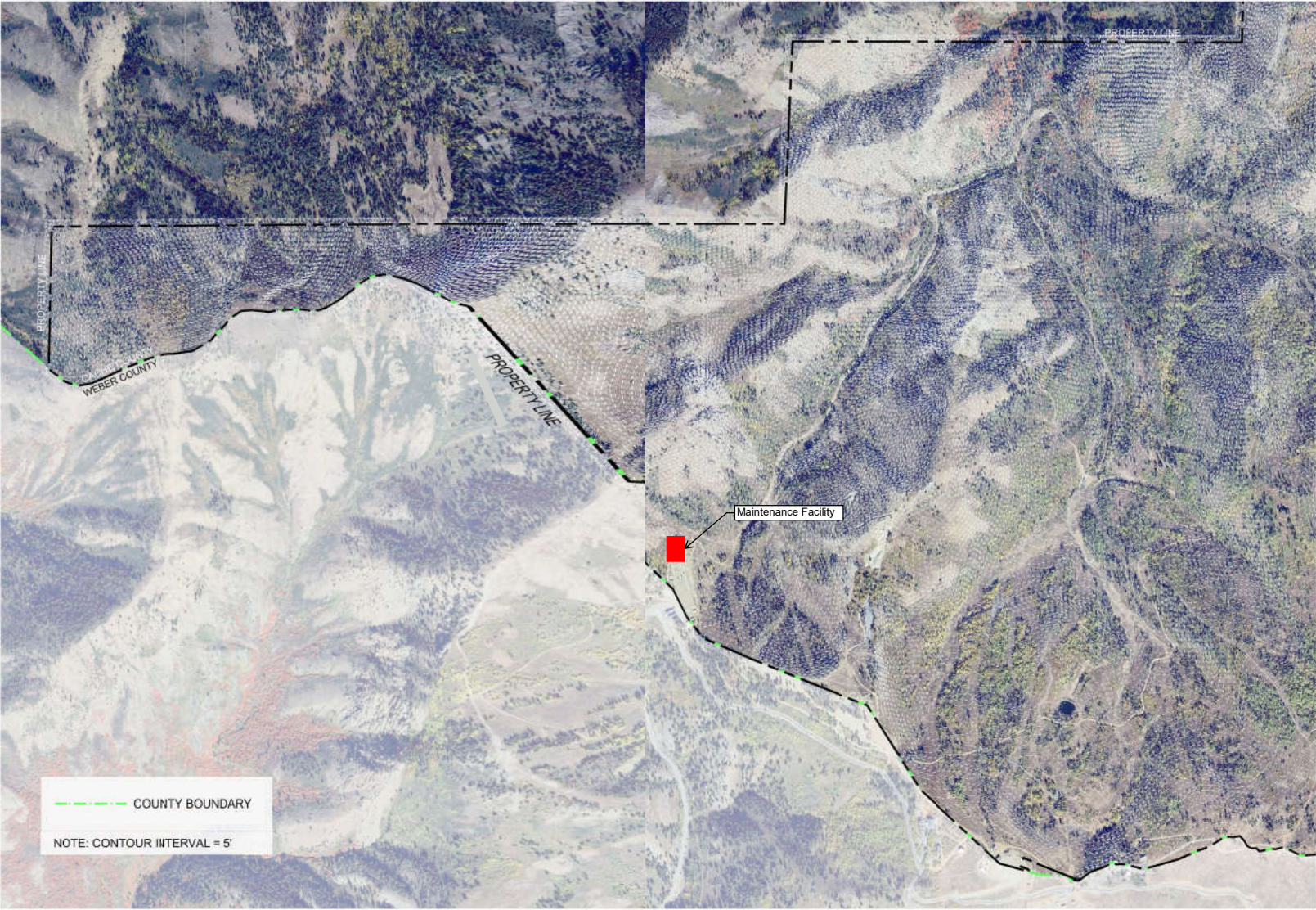
To Whom It May Concern:

BEQUIA INVESTMENTS LTD (“Bequia”) is the owner of a certain parcel of land in Cache County, Utah (“Bequia Parcel”). The Bequia Parcel is included in that certain application for Development Agreement (*for the maintenance building*) filed by Summit Mountain Holding Group, LLC (“Powder Mountain”). Bequia hereby gives Powder Mountain authority to represent Bequia regarding the Development Agreement, and any other items directly related to the Development Agreement (*for the maintenance building*).

Sincerely Yours,

BEQUIA INVESTMENTS LTD

Signed by:  
  
D2FB40E0E72A488  
Taylor Satterthwaite



Maintenance Facility

MAP





OWNER: POWDER MOUNTAIN  
PROJECT NO.: 17-0001  
DATE: 01/14/2025  
PROJECT: MAINTENANCE BUILDING

# POWDER MOUNTAIN MAINTENANCE BUILDING

## EARLY PERMIT PACKAGE

2025-03-24

<b>GENERAL NOTES:</b>
1. MAINTENANCE BUILDING, 10,000 SQ. FT.
2. MAINTENANCE BUILDING, 10,000 SQ. FT.
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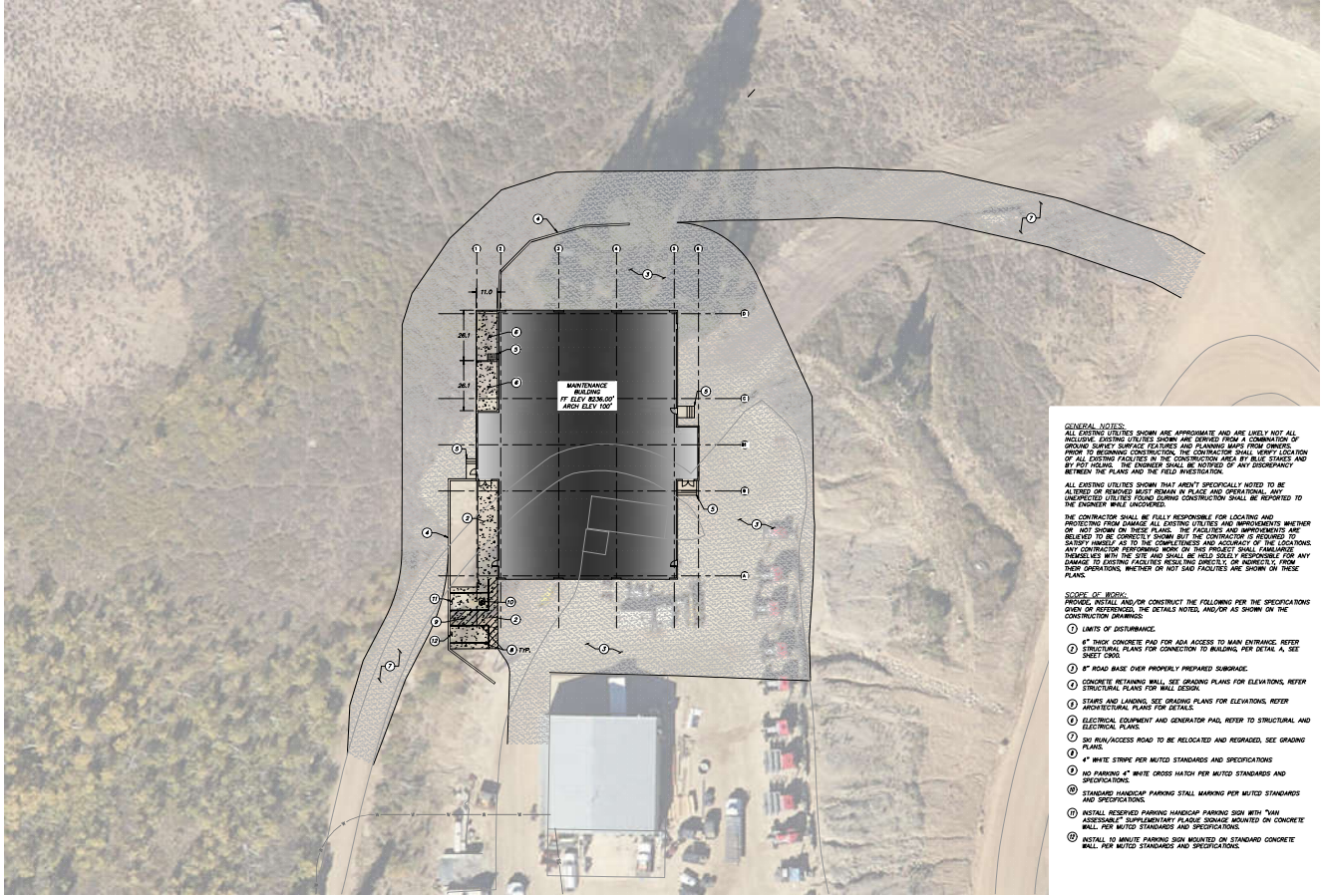
POWDER MOUNTAIN MAINTENANCE BUILDING



POWDER MOUNTAIN  
17-0001  
01/14/2025

DATE: 03/24/2023

PROJECT: 24-202-03



- GENERAL NOTES:**
- ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LIKELY NOT ALL INCLUSIVE. EXISTING UTILITIES SHOWN ARE DERIVED FROM A COMBINATION OF RECORD SURVEY, SURFACE FEATURES AND PLANNING MAPS FROM OWNERS. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA BY FIELD STAKES AND BY POT HOLEING. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INVESTIGATION.
- ALL EXISTING UTILITIES SHOWN THAT AREN'T SPECIFICALLY NOTED TO BE ALTERED OR REMOVED MUST REMAIN IN PLACE AND OPERATIONAL. ANY UNEXPECTED UTILITIES FOUND DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUESTED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL REMAIN FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.
- SCOPE OF WORK:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. LIMITS OF DISTURBANCE.
  2. 6" THICK CONCRETE PAD FOR ADA ACCESS TO MAIN ENTRANCE. REFER TO STRUCTURAL PLANS FOR CONNECTION TO BUILDING PER DETAIL A, SEE SHEET C200.
  3. 8" ROAD BASE OVER PROPERLY PREPARED SUBGRADE.
  4. CONCRETE RETAINING WALL, SEE GRADING PLANS FOR ELEVATIONS, REFER TO STRUCTURAL PLANS FOR WALL DESIGN.
  5. STAKE AND LAMPING, SEE GRADING PLANS FOR ELEVATIONS, REFER TO STRUCTURAL PLANS FOR DETAILS.
  6. ELECTRICAL EQUIPMENT AND GENERATOR PAD, REFER TO STRUCTURAL AND ELECTRICAL PLANS.
  7. SOI RUN/ACCESS ROAD TO BE RELOCATED AND REGRADED, SEE GRADING PLANS.
  8. 4" WHITE STRIKE PER MUTED STANDARDS AND SPECIFICATIONS.
  9. NO PARKING 4" WHITE CROSS HATCH PER MUTED STANDARDS AND SPECIFICATIONS.
  10. STANDARD HANDICAP PARKING STALL MARKING PER MUTED STANDARDS AND SPECIFICATIONS.
  11. INSTALL RECESSED PARKING HANDICAP PARKING SIGN WITH "ADA ACCESSIBLE" SUPPLEMENTARY PLACARD SIGNAGE MOUNTED ON CONCRETE WALL PER MUTED STANDARDS AND SPECIFICATIONS.
  12. INSTALL 10 WHITE PARKING SIGN MOUNTED ON STANDARD CONCRETE WALL PER MUTED STANDARDS AND SPECIFICATIONS.



**POWDER MOUNTAIN RESORT  
MAINTENANCE BUILDING  
SITE PLAN**

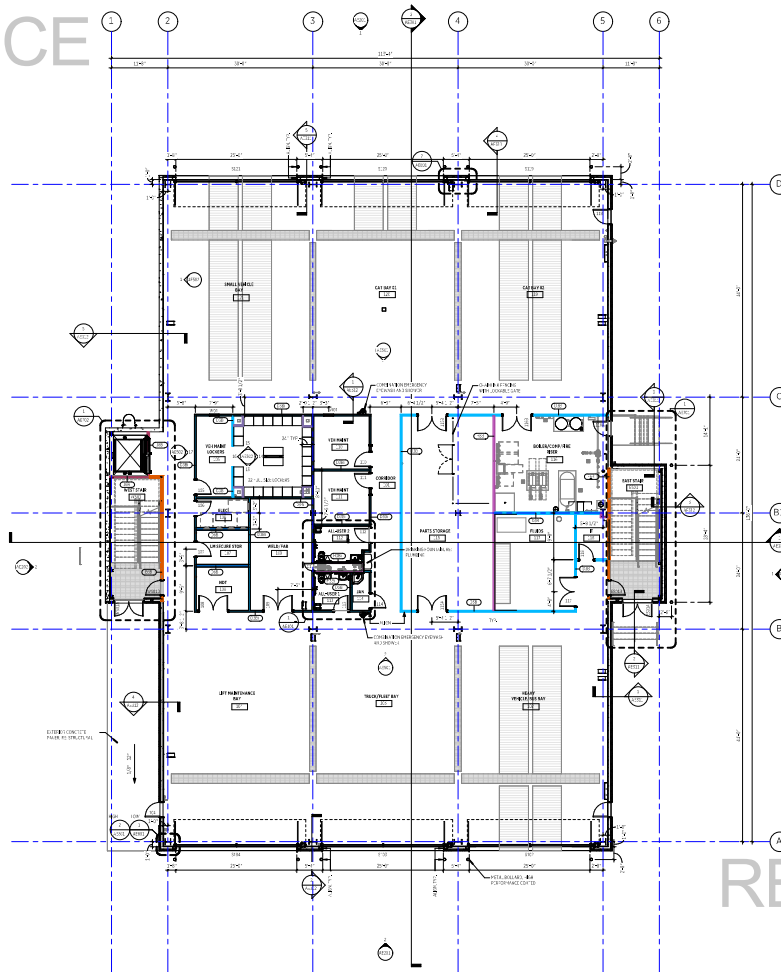
DATE SUBMITTED: 03/24/2023

PROJECT NUMBER: 24-202-03



**C200**

FOR  
REFERENCE  
ONLY



WALL TYPES PLAN - LEVEL ONE



WALL TYPES NOTES	
1. ALL WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).	
2. ALL WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).	
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Attachment E

**GSBS**

175 WEST 2ND STREET  
SUITE 200  
DENVER, CO 80202  
303.733.7333  
www.gsbsinc.com

NOT FOR CONSTRUCTION

NOTE - THIS SHEET IS INTENDED TO  
BE VIEWED IN COLOR

CONSTRUCTION DOCUMENT

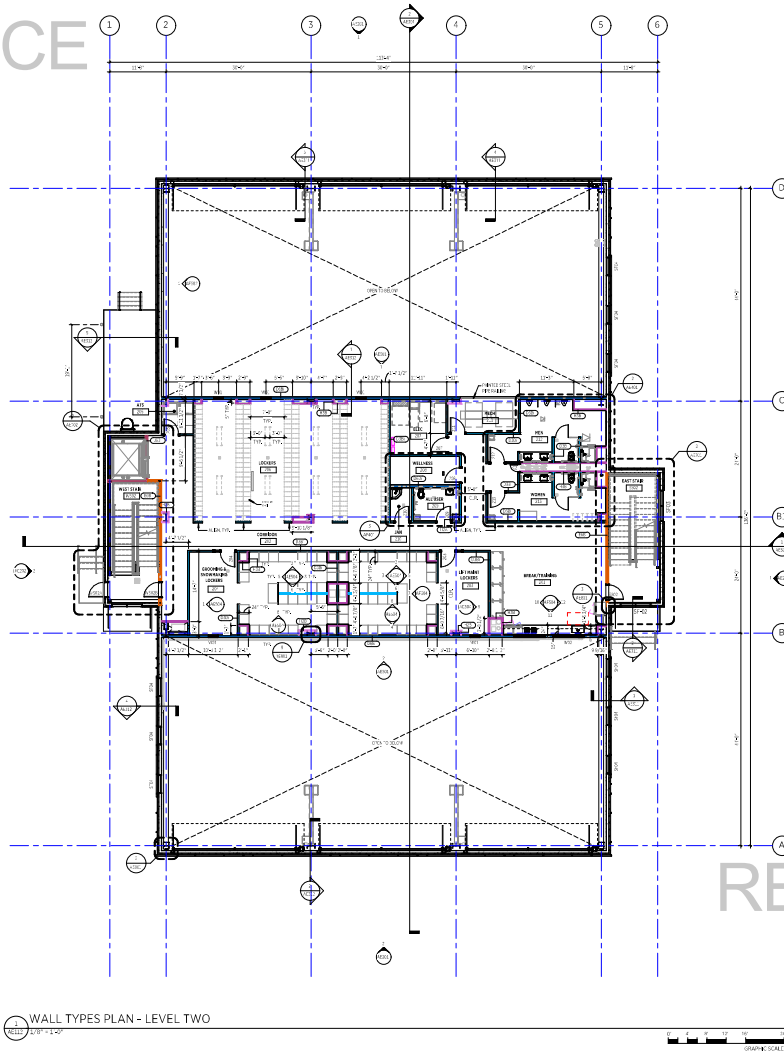
POWDER MOUNTAIN  
MAINTENANCE  
BUILDING -  
CORE & SHELL

POWDER MOUNTAIN

OWNER PROJECT NO.:  
POWDER MOUNTAIN  
ISSUED DATE: 03/22/2023  
FLOOR PLAN - LEVEL ONE

AE111 | REV

AE112 | REV

[illegible]



## Development Services Department

Building | GIS | Planning & Zoning

### Staff Report: Development Agreement – Maintenance Facility

3 April 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Brooke Hontz

**Parcel ID#:** 16-007-0003, -0006

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

### Location

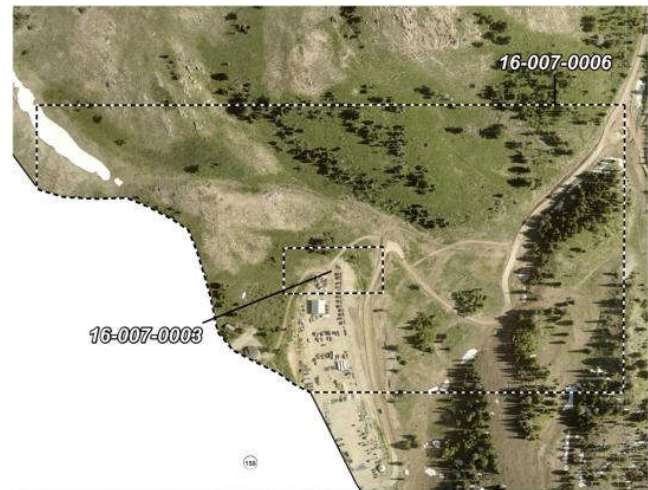
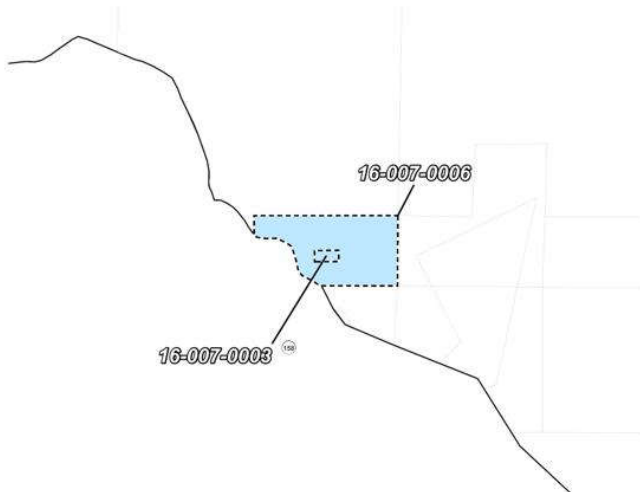
*Reviewed by Conner Smith*

#### Project Address:

Powder Mountain Resort  
Cache County/Weber County

#### Surrounding Uses:

North – Forest Recreation  
South – Forest Recreation/Weber County  
East – Forest Recreation  
West – Forest Recreation/Weber County



### Findings of Fact

#### A. Request description

1. A request by the applicant to enter into a Development Agreement (Attachment A) with Cache County to construct a maintenance facility at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.
2. Staff has identified general information as pertains to the proposed Development Agreement to assist the Planning Commission and County Council in arriving at a decision.
3. The Development Agreement is limited to the construction of a maintenance facility (Attachment B), in unincorporated Cache County and is not meant to resolve issues of restricted properties nor non-compliant structures or uses within the unincorporated Cache County areas of the resort, and it is not intended to be a substitute for the required Master Plan.

#### B. History:

- a. 1970s:

3 April 2025

1 of 4

- i. The first mentions of Powder Mountain in Planning Commission meeting minutes were in 1971 with the Planning Commission having a positive response. Powder Mountain initially opened in 1972 but no formal approvals or permits can be found until 1975. In 1975, permits were approved for the Hidden Lake ski lift and lift shack permits. In 1978, a conditional use permit (CUP) was approved for a ski inn on the Hidden Lake parcel in 1978 but it was rescinded in 1980 and was never reinstated.
  - 1. A lodge, called the Timberline Lodge, was likely constructed around 1972 but no permits or other records have been found.
- b. 1980s:
  - i. In 1985, the Hidden Lake Lodge opened but no CUP, building permits, or other records have been found for its construction.
- c. 1990s:
  - i. In 1998, an Interlocal Agreement was drafted regarding taxation and services between Weber and Cache Counties.
- d. 2000s:
  - i. In 2002, the area of Powder Mountain was rezoned to the Resort Recreation (RR) Zone.
  - ii. In 2008, the most recent (prior to the currently submitted Master Plan) Master Plan CUP and development agreement expired.
- e. 2020s:
  - i. 2024:
    - 1. In early 2024, a development agreement was submitted to the county to allow for the construction of two ski lifts, Lightning Ridge and Raintree. The development agreement was finalized and the two ski lifts obtained zoning clearances and building permits. In late 2024, a Master Plan and rezone application was submitted to the Development Services Office.
  - ii. 2025:
    - 1. In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started.
- f. General:
  - i. At least five various master plans and subdivisions have been proposed for the area in the last 40 years. However, no signed/valid CUP has been found in County records for any version of a master plan for the Powder Mountain Resort development to date. Since 2015, the development team at Powder Mountain has reached out to the County multiple times to try and resolve the unpermitted structures/uses. However, no applications have been submitted or approved.
  - ii. Ownership of the properties has changed multiple times over the years.

### **C. Application Process**

- a. After reviewing the County Code and Utah Code, the Development Services Department and the County Attorneys Office provided the applicant with three options to move forward:
  - i. **Normal Approval Process:**
    - 1. Per Cache County Code §17.06.050, §17.14.020: General Requirements, and §17.14.030: Master Plan Application Requirements and Approval Process, any development within the Powder Mountain Resort must submit a Master Plan as a CUP and this Master Plan/CUP must be approved by the Planning Commission. Once this Master Plan/CUP has been approved, the applicant must then submit a Development Plan that meets the standards of Cache County Code §17.14.060: Development Plan Application Requirements and

Approval Process and must obtain approval from the Planning Commission. After these approvals have been obtained, each structure will require a zoning clearance and building permit.

**ii. Development Agreement:**

1. Per Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code, the County may enter into a development agreement allowing for a unique development process that falls outside of the standard regulations. However, that development agreement must meet the same standards and requirements of a new land use code, which is a legislative process. Consequently, the Planning Commission must hold a public hearing and review and make recommendations to the County Council. The County Council, acting as the Land Use Authority for legislative actions, may approve, deny, or modify the proposed development agreement.

a. Utah Code 17-27a-528(2)(a) and Utah Code 17-27a-528(2)(a)(iii) state:

i. “A development agreement may not:”

1. “allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 17-27a-502, including a review and recommendation from the planning commission and a public hearing.”

**iii. Code Amendment**

1. The applicant has the right to submit an application for an Ordinance Amendment to propose revisions to the Resort Recreation (RR) Zone to change the current requirements and processes. An ordinance amendment is a legislative action and the County Council, as the Land Use Authority for legislative actions, has a substantial amount of discretion in approving or denying the proposed amendment.

b. Based on the three options, the applicant has submitted this request for a Development Agreement.

**D. Development Agreement**

a. The proposed Development Agreement, as revised, (Attachment C) will be between the property owner, Summit Mountain Holding Group, and the County, acknowledging that it is beneficial for both parties to agree to the installation and operation of a maintenance building. This recognizes that the Development Agreement is the appropriate tool outside of full compliance with the Resort Recreation (RR) Zone requirements (i.e. approved Master Plan and CUPs).

i. This agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future. Additionally, the agreement does not allow for any development or expansion beyond the new maintenance shed until the facility is in full compliance with Cache County Chapter 17.14 or unless the legislative body approves another development agreement in accordance with the same procedures for enacting a land use regulation.

- ii. The term of the Development Agreement is from the date executed by the parties but not to exceed two (2) years. Should the maintenance facility not be issued a building permit within two (2) years from the date of the Development Agreement, the Development Agreement shall terminate.
- iii. The County will issue the required permits if the applications and all necessary supporting documentation comply with the Cache County and International Building Code regardless of the facility's compliance with the Resort Recreation (RR) Zone, CUP process, or parcel legality status.

**E. Ordinance—§12.02.010, §17.02.030**

- a. As per §17.02.030, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.

**F. Public Notice and Comment—§17.02.040 Notice of Meetings**

- a. Public notice was posted online to the Utah Public Notice Website on 24 March 2025.
- b. Notices were posted in three public places on 24 March 2025.
- c. Notices were mailed to all property owners within 300 feet on 26 March 2025.
- d. At this time, four written public comments regarding this proposal, and a further twenty-six regarding the Powder Mountain project as a whole have been received by the Development Services Office.

## **Conclusion**

---

Development Agreement – Maintenance Facility, a request by the applicant to enter into a Development Agreement with Cache County to construct a new maintenance building at the Powder Mountain Resort prior to getting approval of a Master Plan, has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code. Staff has not made a recommendation based on the findings of fact identified above nor any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.



## Development Services Department

Building | GIS | Planning & Zoning

### Application: Ordinance Amendment

Date Received:	By:	Receipt #:	Amount:	Check #:

1. Applications are accepted by appointment only. Call (435) 755-1640 to set an appointment.
2. The items indicated in the attached checklist must accompany this application.
3. Incomplete applications are not accepted.
4. Late applications are held for the next meeting's agenda.
5. The application fee is not refundable.
6. Any information submitted with this application becomes public record and is posted online.

### Ordinance Information

Ordinance Section(s): Request for Development Agreement

Affected Zones: RR Zone

### Agent Contact Information

Agent Name: Brooke Hontz Email: bhontz@powdermountain.com

Phone: (435) 640-1941 Mailing Address: P.O. Box 1119 Eden, Utah 84310

### Review Process

- 1) Staff will review the application with the applicant to ensure that the information submitted is sufficient to completely review the request.
- 2) Complete applications are forwarded to the necessary county departments for review and comment. The application, site visits, and department reviews are used in the preparation of the staff report that is presented to the county land use authority and is available to all interested parties and is posted online at <http://www.cachecounty.org/pz/>.
- 3) Notices are posted on Utah Public Notice. Agendas are posted online at [www.cachecounty.org](http://www.cachecounty.org) and at <http://www.utah.gov/pmn/index.html>.
- 4) Projects requiring County Council approval are placed on the next available council agenda once the Planning Commission has made a recommendation. Staff forwards the staff report, the Planning Commission's recommendation, and any other pertinent information for County Council's review.

2025 Meeting Dates and Application Deadlines				
Planning Commission (1 <sup>st</sup> Thursday of each month*)		County Council (2nd & 4th Tuesday*)		Land Use Hearing Officer (variances & appeals)
Application Deadline 3:00 PM	Meeting Date 5:30 PM	Meeting Date 5:00 PM		
4 Dec 24	9 Jan*	14 Jan	28 Jan	Public meetings will be scheduled on an as needed basis.
8 Jan	6 Feb	11 Feb	25 Feb	
5 Feb	6 Mar	11 Mar	25 Mar	
5 Mar	3 Apr	15 Apr	29 Apr	
2 Apr	1 May	13 May	27 May	
30 Apr	5 Jun	10 Jun	24 Jun	All public meetings will be fully noticed per State and County Codes.
4 Jun	10 Jul	8 Jul	22 Jul	
2 Jul	7 Aug	5 Aug	19 Aug	
6 Aug	4 Sep	9 Sep	23 Sep	
3 Sep	2 Oct	14 Oct	28 Oct	
1 Oct	6 Nov	11 Nov	25 Nov	
5 Nov	4 Dec	2 Dec	9 Dec	

## Ordinance Amendment

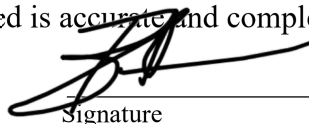
### Application Checklist and Acknowledgment

A complete application must include the items noted below unless specified otherwise. Further information may be required by staff, other departments and agencies, and/or the authority that reviews the application based on the proposed amendment.

- 1) ☒ A completed Ordinance Amendment application form and non-refundable review fees: \$600
- 2) ☒ A copy of the proposed ordinance amendment and any supporting materials.

## Acknowledgment

I, Brooke Hontz the undersigned agent and/or owner of the property acknowledge that I have read and understand the information and requirements presented in this application, and that the information I have provided is accurate and complete.



Signature

2/14/25

Date

We have secured this authorization letter from Bequia Investments LTD, which empowers us to represent Bequia in all matters concerning the development agreement and any related issues. Additionally, we have executed a Real Estate Purchase Contract (REPC) for the Bequia land parcel. In response to specific conditions stipulated by the seller, we anticipate closing the transaction within the next 45 days.

Date: 2/20/2025


Cache County Development Services  
179 North Main Suite 305  
Logan, UT 84321

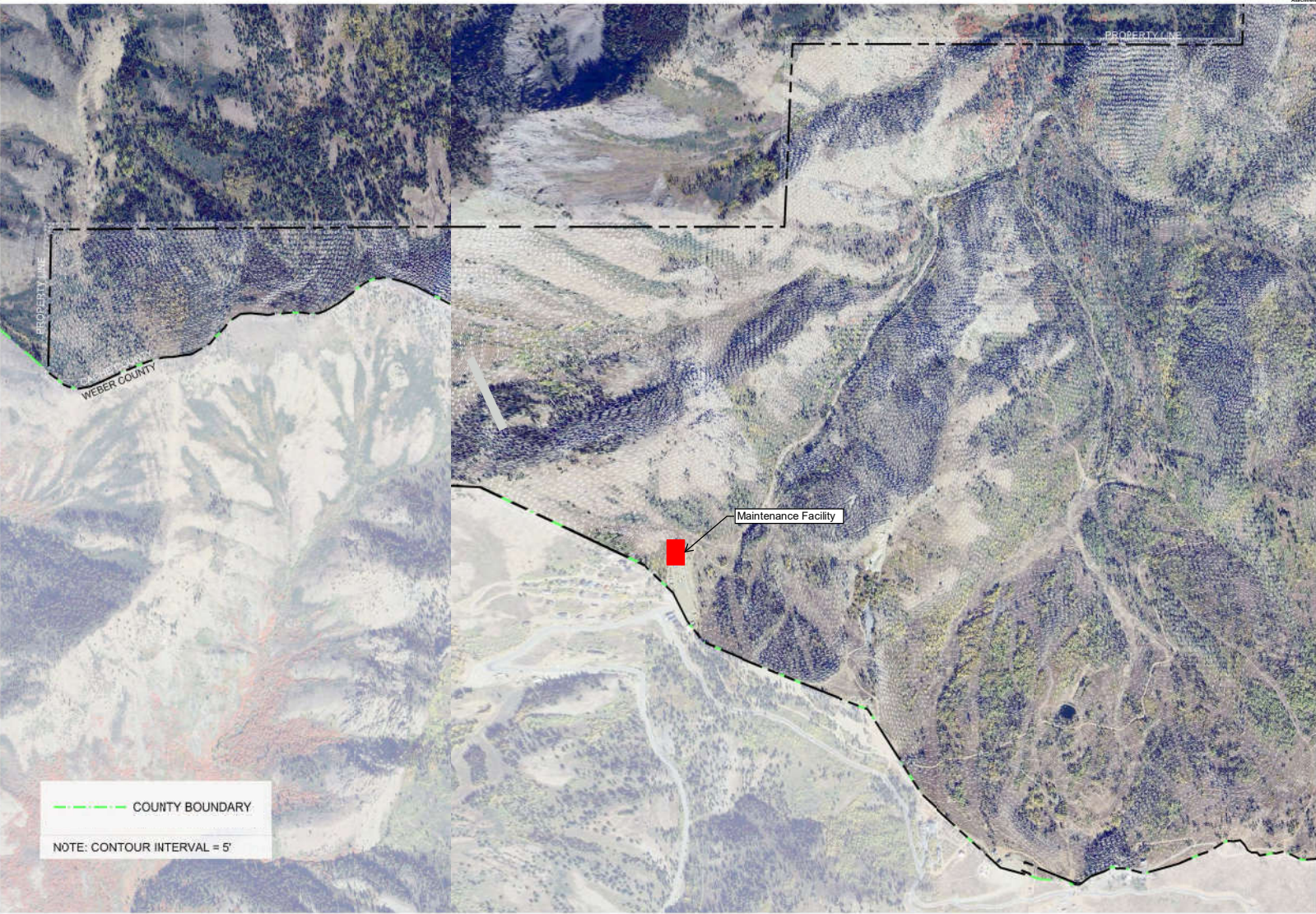
To Whom It May Concern:

BEQUIA INVESTMENTS LTD (“Bequia”) is the owner of a certain parcel of land in Cache County, Utah (“Bequia Parcel”). The Bequia Parcel is included in that certain application for Development Agreement (*for the maintenance building*) filed by Summit Mountain Holding Group, LLC (“Powder Mountain”). Bequia hereby gives Powder Mountain authority to represent Bequia regarding the Development Agreement, and any other items directly related to the Development Agreement (*for the maintenance building*).

Sincerely Yours,

BEQUIA INVESTMENTS LTD

Signed by:  
  
Taylor Satterthwaite

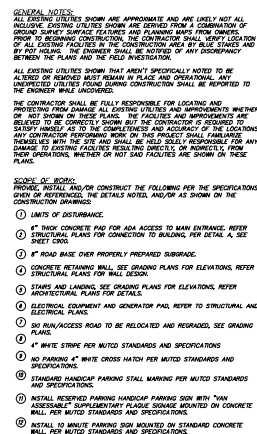


Maintenance Facility



## 2025-03-24





Age Group	Percentage of total sample
0'	3%
4'	3%
8'	5%
12'	4%
16'	5%

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NOTE - THIS SHEET IS INTENDED TO  
BE VIEWED IN COLOR

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ISSUED DATE:  
FLOOR PLAN - LEVEL  
ONE

AE111 | 9



**DEVELOPMENT AGREEMENT – MAINTENANCE FACILITY**

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

**R E C I T A L S**

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in sustaining the operation of the resort by constructing an updated maintenance facility on the site of the existing maintenance use in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the maintenance facility on Exhibit B; and

**WHEREAS**, the property is zoned Resort Recreation (RR), which requires prior to the development of any RR Zoned property compliance with the standards of RR Zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone, namely adoption of an updated Master Plan and other requirements within the RR Zone; and

**WHEREAS**, Ski lifts are specifically allowed in the County RR Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone Standards within County Code 17.14.; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Maintenance Facility.** The Maintenance Facility is an existing structure scheduled for demolition and new construction as described in Exhibit B and is an allowed use in the RR zone and is by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Maintenance Facility. The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run with the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

**7. Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Maintenance Facility for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the "Term"), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law.

To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

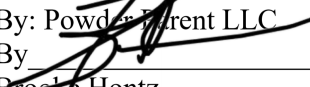
\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

By:  Powder River LLC  
By \_\_\_\_\_  
Brooke Hontz  
Chief Development and Construction Officer  
2/14/25  
Date

**Exhibit A**

(Property Tax Parcels)

**Maintenance Shop**

16-007-0006

16-007-0003



April 1, 2025

Dirk Anderson, Interim Director of Development Services  
[Dirk.anderson@cachecounty.gov](mailto:Dirk.anderson@cachecounty.gov)

Angie Zetterquist, Planning Manager  
[Angie.zetterquist@cachecounty.gov](mailto:Angie.zetterquist@cachecounty.gov)

Conner Smith, Planner I  
[Conner.smith@cachecounty.gov](mailto:Conner.smith@cachecounty.gov)

Cache County Planning Commission  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov)

Dear Cache County Planning Commission and Staff Members,

We are writing to express our serious concerns with the proposed Powder Mountain Development Agreements included on the April 3, 2025, Public Hearing Planning Commission Agenda.

17.14.030- Cache County Code, Resort Recreation Zoning Regulations, Master Plan Application Requirements and Approval Process, requires an approved Master Plan before any additional approvals can be issued.

According to the Staff Report for 3, April 2025, Planning Commission Agenda, B. History: e 2020's, ii. 2025: 1. "In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started." There has not been an approval of the most recently submitted Powder Mountain Master Plan.

17.14.040 a- Cache County Code States A. "Creation of Development Agreement: After the applicant has obtained approval of the master plan as described above, the approval shall be put in the form of a development agreement."

Staff Report for 3, April 2025, Planning Commission Agenda, further states under section C., The applicant has requested approval for a Development Agreement per Utah Code 17-27a-528(2)(a)(iii): "A development agreement may not: allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section [17-27a-502](#), including a review and recommendation from the planning commission and a public hearing."

Utah State Code would only apply if there was not a County Code adopted regulating the Resort Recreation Zone requiring a completed and approved Master Plan before any Development Agreement can be signed by the County Council. (17.14.060 -Development Plan Application Requirements and Approval Process, B.) It appears that Cache County Development Services is using the State Code to circumvent the current adopted County Code to allow for a less-restrictive development process.

We as Elected Officials and Town Administrators of Paradise Town, and as Cache County citizens, ask that the County Planning Commission and County Council follow the County Code as it pertains to Master Plans and Development Agreements, specifically in the Resort Recreation Zone. There should be a Master Plan approved before any Development Agreements are entered into.

Paradise Town Corporation  
PO Box 286, Paradise UT 84328  
435-245-6737  
[www.paradise.utah.gov](http://www.paradise.utah.gov)



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

## Upcoming Planning Commission Meetings - Urgent Concerns and Considerations re: Powder Mountain Ongoing Land Use | Interlocal Agreement

Christi Dant <opiciye@gmail.com>

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.gov, dirk.anderson@cachecounty.org, keegan.garritty@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without an enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once developed and approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Even we who are season passholders are told we have access, but not advised as to how or where even to formerly readily accessible public areas (Brim Trail, for instance). We are told areas due to alleged construction and there is no parking available. The boundaries for the construction areas are questionable, unclear, and appear overly generous. We are asked to access the ski & ski areas that are designated as public (we are not not using the lifts and know we have to have to walk out) A select few may know how, most of us don't. So we can't park in a reasonable distance from the "public" access point, in reality, **we have no public access to the areas they themselves designate as public**. They are being developed to show paper compliance. As a voting citizen of Weber County, I can assure you we have not found their promise of public access is being met.

Weber County residents, like our family, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and inadequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County, the newly incorporated Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
  - Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. All our inquiries directly to Powder Mountain about any future plan receive an adequate response. When deciding to pay thousands of \$ for season passes, it should be incumbent on PM to be able to assure us what terrain will be available. But it's the brochure completely locked out.
  - Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts. We have deep concerns based on ticket pricing will continue to rise exponentially rendering Powder Mountain *de facto* private. These protections must meet the "reasonable person standard".
  - **Protect year-round public access to trails, trailheads, and parking areas.** Address the risk that exclusive membership models will reduce tax revenues and undermine the Weber County resident and especially residents of Ogden Valley are bearing the burden for the wealthy who, after the completion of the 55,000 sq. ft lodge at Powder Haven, will have a business within our own newly incorporated city and much of the top of the mountain revenues going to Cache County (not sure where the boundaries are).
- Ogden Valley municipality will be burdened with excessive traffic, parking issues, degradation of our roadways (all this construction traffic is crumbling our roads to build and none of the benefits). Yes, there will be some property tax revenues, but our way of life and quality life will be taking a massive hit. With another private resort (Wasatch Peaks) at the foot of Powder Mountain, how much more highly desirable public lands will be given away before action is taken? You are setting precedent with every single vote. Don't let the detriment of your voters and your neighbors.
- Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and careful consideration.

Christi Dant  
Eden, UT



Conner Smith <conner.smith@cachecounty.gov>

## Save Powder Mountain

Jennifer Ferguson <jenferg101@yahoo.com>

Tue, Apr 1, 2025 at 10:40 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Jen Ferguson



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

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## Save Powder Mountain

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Katie Metz <ktmetz@gmail.com>  
To: conner.smith@cachecounty.gov

Tue, Apr 1, 2025 at 9:49 AM

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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Thank you for your time and consideration.

Kathryn Metz



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain long time guest

john agler <aglerjns@gmail.com>

Tue, Apr 1, 2025 at 8:52 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

John & Sherri Agler

330-312-6209

[aglerjns@gmail.com](mailto:aglerjns@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain Master Plan

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Stephanie Edge <edge.stephanie1@gmail.com>

Tue, Apr 1, 2025 at 8:27 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

- Stephanie Edge



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

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**Caitlin Reid** <reid.caitlin26@gmail.com>

Tue, Apr 1, 2025 at 8:19 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Powder mountain hold so many memories for me. It's my favorite mountain in all of Utah.

Thank you for your time and consideration

Caitlin Reid



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

## Save Powder Mountain from Privatization

1 message

Caylin Eide &lt;caylinhintz@gmail.com&gt;

Tue, Apr 1, 2025 at 7:48 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

Powder Mountain holds a special place in my heart. I have been a skier my entire life, but Powder is the one place that still felt "local." I loved the charm it had with limited lift access, requiring skiers/boarders to hike to many of the best powder spots. I patrolled there for some time and am saddened and disturbed by the changes taking place that limit public access and destroy the things about Powder that made it unique and special from other mountains. This has historically been public land. There is no reason to suddenly allow only rich businessmen to access and enjoy the mountain, depriving people who have invested in the community for years.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
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Thank you for your time and consideration.

-Caylin Eide



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Master Plan

Marcus E. Pierce <pierce6068@gmail.com>

Tue, Apr 1, 2025 at 7:31 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Sent from my iPhone

Begin forwarded message:

**From:** Save Powder Mountain <[reply@petitions.moveon.org](mailto:reply@petitions.moveon.org)>

**Date:** April 1, 2025 at 1:23:49 AM MDT

**To:** [pierce6068@gmail.com](mailto:pierce6068@gmail.com)

**Subject:** Powder Mountain Needs YOU

**Reply-To:** [moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com](mailto:moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com)

[angie.zetterquist@cachecounty.gov](mailto:angie.zetterquist@cachecounty.gov), [brandon.bell@cachecounty.gov](mailto:brandon.bell@cachecounty.gov),  
[conner.smith@cachecounty.gov](mailto:conner.smith@cachecounty.gov), [emily.fletcher@cachecounty.gov](mailto:emily.fletcher@cachecounty.gov),  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov), [nolan.gunnell@cachecounty.org](mailto:nolan.gunnell@cachecounty.org),  
[dirk.anderson@cachecounty.org](mailto:dirk.anderson@cachecounty.org), [keegan.garrity@cachecounty.gov](mailto:keegan.garrity@cachecounty.gov),  
[barbara.tidwell@cachecounty.org](mailto:barbara.tidwell@cachecounty.org), [sandi.goodlander@cachecounty.org](mailto:sandi.goodlander@cachecounty.org),  
[david.erickson@cachecounty.org](mailto:david.erickson@cachecounty.org), [mark.hurd@cachecounty.org](mailto:mark.hurd@cachecounty.org),  
[kathryn.beus@cachecounty.org](mailto:kathryn.beus@cachecounty.org), [callred@co.weber.ut.us](mailto:callred@co.weber.ut.us), [gfroerer@co.weber.ut.us](mailto:gfroerer@co.weber.ut.us),  
[jHarvey@co.weber.ut.us](mailto:jHarvey@co.weber.ut.us), [sbolos@webercountyutah.gov](mailto:sbolos@webercountyutah.gov)



Conner Smith <conner.smith@cachecounty.gov>

## SAVE POWDER MOUNTAIN

Amy Ballard <amyballard22@gmail.com>

Tue, Apr 1, 2025 at 5:54 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

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Thank you for your time and consideration.

--

Amy Ballard  
Realtor® Licensed NC and SC

704-560-9505



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain - Upcoming Planning Commission

1 message

**Christina Schiermann** <cschiermann@gmail.com>

Sat, Mar 29, 2025 at 12:31 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express my deep concern about the current Powder Mountain Master Plan process. As a Powder Mountain West owner, this place holds incredible personal significance for me, and I urge you to ensure that future development prioritizes public access, responsible planning, and the long-term integrity of this unique mountain.

Powder Mountain isn't just another ski resort—it's a rare and special place that has cultivated a deep sense of community and connection with nature. I chose to be a part of Powder Mountain West because of its commitment to open space, incredible skiing, and the opportunity to be immersed in an environment that feels untouched by the over-commercialization seen at many other resorts. Whether it's skiing through fresh powder in complete solitude, hiking in the summer with panoramic views that stretch for miles, or simply enjoying the camaraderie of fellow mountain lovers, Powder Mountain represents something bigger than just a place to ski—it's a way of life.

What concerns me is that piecemeal approvals without a finalized Master Plan could jeopardize everything that makes this mountain special. Without strong protections, we risk losing the very character that drew so many of us here in the first place. If development moves forward without clear guarantees for public access and responsible infrastructure planning, we may see Powder Mountain transform into something exclusive and inaccessible—eroding the spirit of inclusion and adventure that has defined it for so long.

I strongly urge you to:

- Pause additional approvals until a comprehensive, enforceable Master Plan is in place.
- Guarantee public access to all lifts and terrain, preventing future privatization.
- Include pricing protections to ensure affordability for the broader public.
- Secure commitments to responsible tourism development that benefits Cache and Weber counties.
- Protect year-round access to trails, trailheads, and parking areas.

Powder Mountain is more than just a ski destination—it is a sanctuary, a gathering place, and a vital part of our outdoor heritage. We have a responsibility to protect it, not just for current homeowners and visitors, but for future generations who deserve to experience its magic as we have.

Please do the right thing and ensure that future development respects the values that make Powder Mountain extraordinary.

Sincerely,  
Christina Schiermann  
Powder Mountain West Owner



Conner Smith <conner.smith@cachecounty.gov>

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## Please keep Powder Mountain accessible to the public

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**Danny Brewer** <railroader921@gmail.com>

Fri, Mar 28, 2025 at 9:47 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I moved to Weber County in 1994, and have been skiing at Powder Mountain Resort almost every year since.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Daniel Brewer  
4051 W 4550 S, West Haven, UT 84401



Conner Smith <conner.smith@cachecounty.gov>

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## The future of Powder Mountain.

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steve hernandez <udntwntme@gmail.com>

Fri, Mar 28, 2025 at 9:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Steve Hernandez



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain Resort

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Jean-Francois Erforth <jeanoerforth@gmail.com>

Fri, Mar 28, 2025 at 9:13 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation. Without adequate protections, Weber County taxpayers will ultimately bear some of the costs of services and infrastructure. Weber County officials must have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Could you make sure of firm commitments to hotel development and tourism revenue that benefit Cache County?
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the resort's zoning intent.

Powder Mountain should remain a resource for the broader public, and a line in the sand needs to be drawn to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for future generations.

Thank you for your time and consideration.

Jean-Francois Erforth

March 27, 2025

Planning Commissioners  
Cache County  
199 North Main  
Logan, Utah

Re: Regular Action Items 4, 5, 6 (all Powder Mountain) for April 3<sup>rd</sup> Meeting

Dear Commissioners:

I am writing regarding the above regular action items. I have been a landowner in Powder Mountain West for approximately 17 years and as such am very interested in the development of the mountain. I am not a Utah resident, but have come to love this pristine area for many reasons.

I understand a Master Plan for the area is in process. However, until such time as it is codified I am concerned that negotiating and approving certain categories of Development Agreements may ultimately prove counter-productive to both Cache County and the public. Of the three agendaized development agreements, item 4 (replacement of a maintenance shed) seems completely appropriate for consideration at this time. However, item 6 (trails and art park) and especially item 5 (new ski lift) have a reasonable chance of conflicting with the core intent of the Master Plan, assuming the plan will incorporate protections for public access to this important northern Utah recreation venue.

I request you table the review and approval of items 5 and 6 until the Master Plan is finalized and approved.

Thank you very much for your time and consideration.

Sincerely,

Robert Guthrie



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain Rezoning Concerns

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Brady Ahlstrom <brady.ahlstrom@gmail.com>  
To: conner.smith@cachecounty.gov

Tue, Mar 25, 2025 at 11:25 AM

### Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department:

I have carefully reviewed the Master Plan for Powder Mountain Ski Resort and am deeply concerned by its lack of critical detail — particularly regarding public access, recreation, tourism revenue, broader benefits to Cache County, and the clear intent of the zoning to improve recreational opportunities in Northern Utah. The absence of a Development Agreement within the November submittal only amplifies these concerns, leaving key issues unresolved and the public unprotected.

Even more troubling is the ongoing pattern of piecemeal approvals, where one-off Development Agreements have allowed lifts and major infrastructure to move forward without a completed master plan. The mountain was granted this flexibility over a year ago, and yet there has been little progress in delivering the required plan. At this point, the question must be asked: is the County's hand getting worse with every approval? Each step forward without conditions reduces the County's leverage to secure meaningful public benefits. It's like building a house by giving away bricks one at a time — by the time the developer asks for the final permits, the County may have little left to bargain with.

Without negotiated exactions and public benefits tied directly to a comprehensive master plan, the developer has little incentive to fulfill the broader obligations that zoning and community expectations require. In Utah, once a development agreement is approved, it is difficult to revoke or amend unless strong remedies are established from the outset. The County's leverage is decreasing, and if action is not taken now to require these protections, it may soon be too late to ensure that Powder Mountain develops in a way that truly serves the public interest.

I've included the Weber County Commission on this email, as Weber County will be providing essential services to homes at Powder Mountain located in Cache County. Given that responsibility, it's critical that Weber County has a seat at the table as the development agreement (related to the Master Plan) in Cache County is formalized. This is especially important considering how many Weber County residents rely on Powder Mountain for outdoor recreation.

The existing development agreement (in Weber County) for Powder Mountain rightly guarantees public access to all recreational amenities in Weber County. We should expect nothing less here. Weber County officials should strongly advocate for similar provisions, particularly given the significance of a potential interlocal agreement that enables development at Powder Mountain in Cache County with Weber County services.

### Key Concerns Regarding Cache County Powder Mtn Master Plan:

#### 1. Lack of Public Access & Recreation Protections

- The Master Plan does not guarantee public skiing and recreation access, despite zoning requiring new recreation opportunities in northern Utah with a focus on visitors in Northern Utah.
- It is unclear which chairlifts may be privatized, making it impossible to assess whether public access is being maintained.
- Development in Timberline and Sunrise areas could create barriers to public access.

#### 2. Unclear Economic Benefit to the County

- The plan does not explain how it will generate tourism revenue for Cache County.
- The hotel development timeline is uncertain, with no firm commitments.
- There is no assessment of sales tax impacts, especially if membership models reduce taxable transactions.

#### 3. Missing Development Agreement Protections

A Development Agreement must:

- Be legally binding for future owners to uphold public access.
- Require all existing chairlifts to remain public or be replaced with equivalent access.
- Ensure public skiing access at reasonable rates, capped at no more than 20% above the five most expensive public ski resorts in Utah.
- Prevent high membership fees that could reduce property tax revenues.
- Clearly define year-round public access, including trail networks, trailheads, and parking facilities.

**Why This Matters to Cache County and Weber County**

- A future roadway connection between Cache and Weber County was contemplated in Weber County's master plan, which could make Powder Mountain an important recreation area for Cache County in the future.
- Without safeguards, Powder Mountain could become a private resort, limiting public access.
- Zoning exists to benefit the broader community, and it must be upheld.

I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Brady Ahlstrom



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Permits/ loss of public recreation lands

Douglas Martin <salvagedoug@gmail.com>

Tue, Mar 25, 2025 at 6:44 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Doug Martin  
281-830-5577



Conner Smith <conner.smith@cachecounty.gov>

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## Master plan

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shelley.lutz@gmail.com <shelley.lutz@gmail.com>

Tue, Mar 25, 2025 at 4:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org

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I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Shelley Lutz



Virus-free. [www.avast.com](https://www.avast.com)



Conner Smith <conner.smith@cachecounty.gov>

## The Future of Powder Mountain

J.R. Makapugay <mkpgyjr@yahoo.com>

Wed, Apr 2, 2025 at 9:35 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

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I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Best Regards,  
JR Makapugay



Conner Smith <conner.smith@cachecounty.gov>

---

## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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Peggy Turner <classyutahhomes@gmail.com>

Wed, Apr 2, 2025 at 3:40 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, "Froerer,Gage" <gfroerer@co.weber.ut.us>, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

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Thank you for your time and consideration.

Peg Turner  
cell 801-389-4514  
[classyutahhomes@gmail.com](mailto:classyutahhomes@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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Brian Bojarski <brianbojarski@gmail.com>

Wed, Apr 2, 2025 at 11:38 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Thank you for your time and consideration.

Brian Bojarski



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

---

**Deborah Engelsman** <dengelsman@ymail.com>

Thu, Apr 3, 2025 at 10:10 AM

Reply-To: Deborah Engelsman <dengelsman@ymail.com>

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jharvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department

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**Grayson Guthrie** <graysonator22@gmail.com>

Thu, Apr 3, 2025 at 10:39 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Pause Powder Mountain Approvals Until Master Plan is In-Place

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**Blake Hofmeister** <blake.hofmeister@gmail.com>

Thu, Apr 3, 2025 at 11:29 AM

To: Angie Zetterquist <angie.zetterquist@cachecounty.gov>, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, Keegan Garrity <keegan.garrity@cachecounty.gov>, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

My family owns property at Powder Mountain less than 100 yards from Cache County in Weber County. We have enjoyed skiing at Powder Mountain for over 15 years.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals (like they will tonight at Planning Commission) for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Save Powder Mt.

---

Dan White <djwhitestuff02@gmail.com>

Thu, Apr 3, 2025 at 1:20 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

**Subject:** Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

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- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Dan White

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I have skied at Powder for 40 years and think it is a very special area that is very rare in this time and valley. Please ensure the development is on the level and benefits the community.



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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Jeanne Speranza <jeanne\_speranza@yahoo.com>

Thu, Apr 3, 2025 at 2:04 PM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. It is sad that we don't have an easy way to Cobabe without using the poma. That area is great for easy/fun skiing and no longer usable without Mary's chair lift.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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**Donna Cangelosi** <dcangelosi@gmail.com>

Thu, Apr 3, 2025 at 2:19 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees a private/public partnership for year-round recreational access, and clear community benefits. **Powder Mountain has been an icon of Utah Skiing for decades and is a Utah gem that should be accessible by the public. While I respect property rights, I also believe we should respect the community's longstanding access to all this magnificent mountain has to offer. I urge the counties to inspire a mutually beneficial public/private partnership that is represented in a documented and approved master plan.**

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to **Publicly Stated and Promised** lifts and terrain, with clear language that they will not be privatized in the future. This includes DMI future development, and all lifts except Mary's Village and Raintree.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Please take action now to ensure that future development honors the community **AS PROMISED** and protects public access and joy for generations to come.

Thank you for your time and consideration

--

Donna Cangelosi

The contents of this electronic mail message and any attachments are confidential, possibly privileged and intended for the address(s) only. Only the addressee(s) may read, disseminate, retain or otherwise use this message. If received in error, please immediately inform the sender and then delete this message without disclosing its contents to anyone.



**CACHE COUNTY  
RESOLUTION NO. 2025 - 19**

**A RESOLUTION APPROVING THE ENTERING INTO A DEVELOPMENT  
AGREEMENT – TRAIL SYSTEM WITH POWDER MOUNTAIN RESORT**

- (A) WHEREAS, the Cache County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code 17-53-223(1); and
- (B) WHEREAS, Utah Code 17-27a-528 provides that each County may enter into a development agreement; and
- (C) WHEREAS, pursuant to the Code, the County’s Planning Commission (the “Planning Commission”) shall hold a public hearing and provide to the Council a recommendation to approve or reject the proposed Development Agreement; and
- (D) WHEREAS, the Planning Commission provided the requisite public notice of the hearing at least ten (10) days in advance; and
- (E) WHEREAS, on April 3rd, 2025, the Planning Commission conducted a public hearing, accepted all comments, and recommended that the Cache County Council approve the proposed Development Agreement with Powder Mountain Resort; and
- (F) WHEREAS, on May 13th, 2025, the Cache County Council held a duly noticed public hearing on the proposed Development Agreement, and all interested parties were given the opportunity to provide written or oral comment; and
- (G) WHEREAS, after careful consideration of the Planning Commission's recommendations and all comments received, the Cache County Council finds it appropriate to approve the Development Agreement;

NOW, THEREFORE, BE IT RESOLVED that the Cache County Council hereby approves to enter into a Development Agreement – Trail System, with Powder Mountain Resort attached as “Exhibit A,” based on the included Findings of Fact, Conclusions, and Conditions attached as “Exhibit B.”



**CACHE COUNTY  
RESOLUTION NO. 2025 - 19**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

	In Favor	Against	Abstained	Absent
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Council Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk

**DEVELOPMENT AGREEMENT – TRAIL SYSTEM**

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

**R E C I T A L S**

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in maintaining the non-winter trail construction schedule, which includes the construction of new non-motorized trails for hiking and mountain biking along with art features in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the trails and art features on Exhibit A; and

**WHEREAS**, the property is zoned Resort Recreation (RR), which requires prior to the development of any RR Zoned property compliance with the standards of RR Zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone, namely adoption of an updated Master Plan CUP and other requirements within the RR Zone; and

**WHEREAS**, non-motorized hiking and biking trails and design features are specifically allowed in the County RR Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone Standards within County Code 17.14.; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Non-winter Trails and Features.** The non-motorized hiking and biking trail system and associated art park features as described in Exhibit B (collectively, the “Trail System”) are allowed uses in the RR zone and are by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Trail System as applicable. The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards. The County shall also approve the Trail System to be placed on sensitive lands, including steep slopes, but shall require a geotechnical report and compliance (where applicable) with the recommendation contained within that report. Following completion, the Trail System may be opened and available for public use based on typical resort operations.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a “successor” includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party’s submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run with the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

7. **Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Trail System for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the “Term”), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

By: Powder Mountain LLC  
By \_\_\_\_\_  
Brooke Montz  
Chief Development and Construction Officer  
2/14/25  
\_\_\_\_\_  
Date

**Exhibit A**

(Property Tax Parcels)

**Trail System**

16-001-0009

16-001-0007

16-001-0018

16-017-0007

16-017-0010

16-017-0006

16-017-0005

16-017-0009

16-017-0008

16-001-0010

16-001-0017

16-001-0026

16-001-0008

16-007-0006

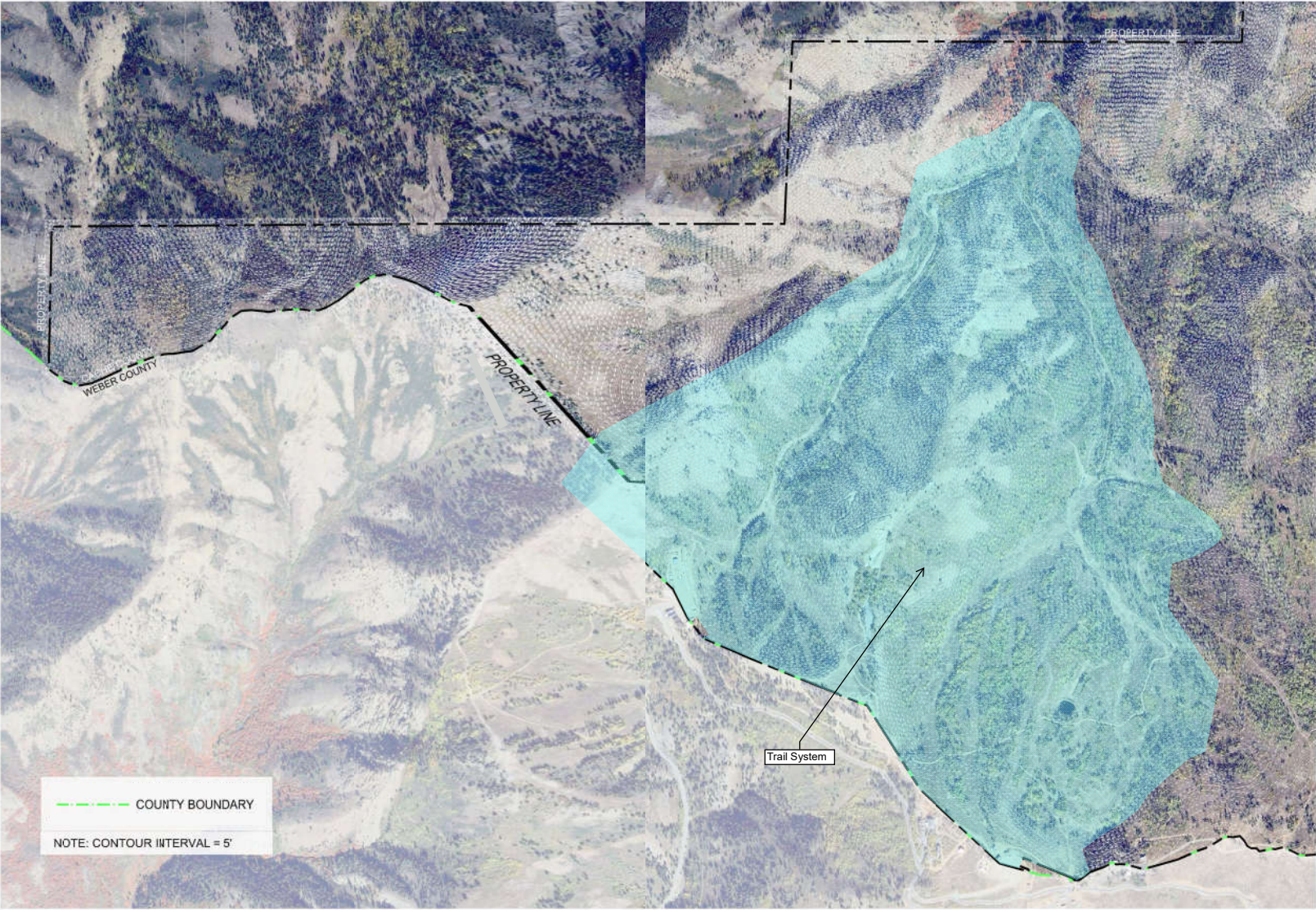
16-007-0003

16-007-0004

**SUPLLIMENTAL MATERIALS**

### **ART LOOP TRAILS SUMMARY**

The Core Art Zone features a collection of hiking-only trails that stretch across approximately 9.25 miles of varied terrain. These trails range from easy to intermediate levels of difficulty, ensuring accessibility for hikers of different skill levels. The paths are typically 4 feet in width, with elevation grades between 4% and 8%, facilitating a range of hiking experiences from gentle walks to more challenging hikes. Highlights include several art-centric trails, such as the out-and-back Art Loop 4 leading to the Ojo art piece and Art Loop 6-B connecting to a Turrell art installation. The area offers both scenic routes and artistic encounters, blending natural beauty with cultural elements, ideal for those looking to enjoy art within a natural setting.



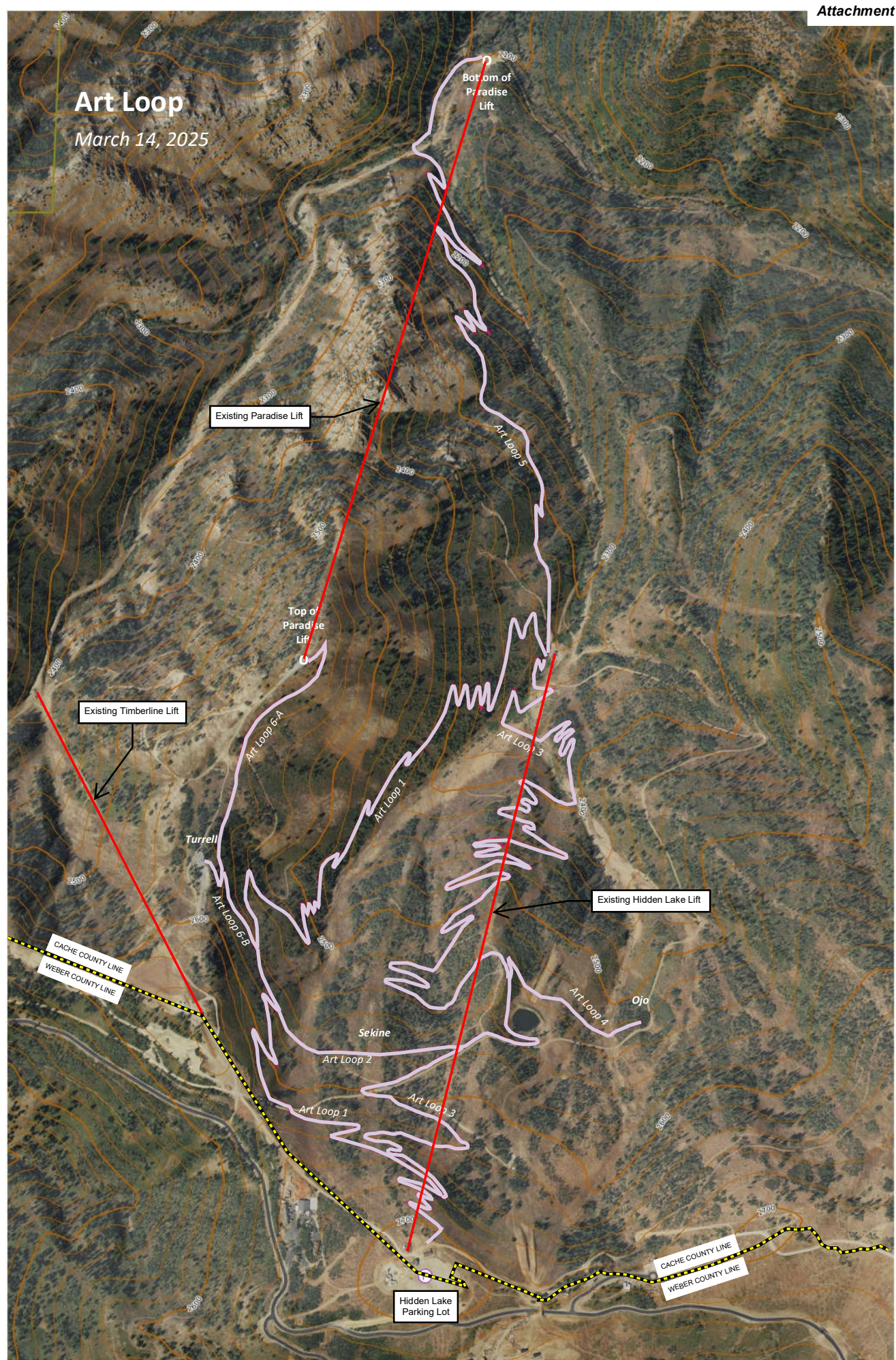
Trail System

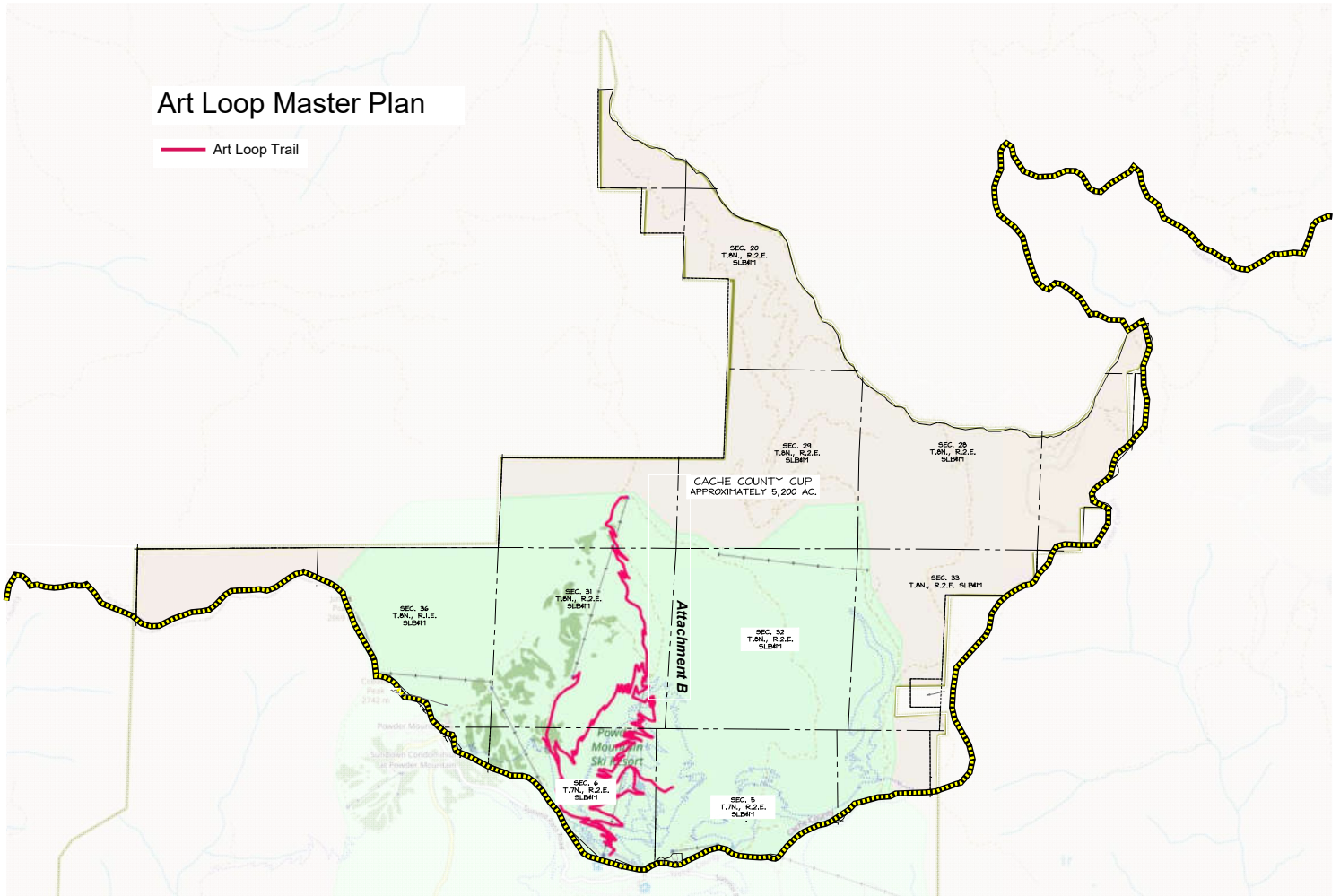
VIAP



# Art Loop

March 14, 2025





**Staff Report: Development Agreement – Trail System**

3 April 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Brooke Hontz

**Parcel ID#:** Multiple, See A-2-a

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**
*Reviewed by Conner Smith*
**Project Address:**

Powder Mountain Resort

Cache County/Weber County

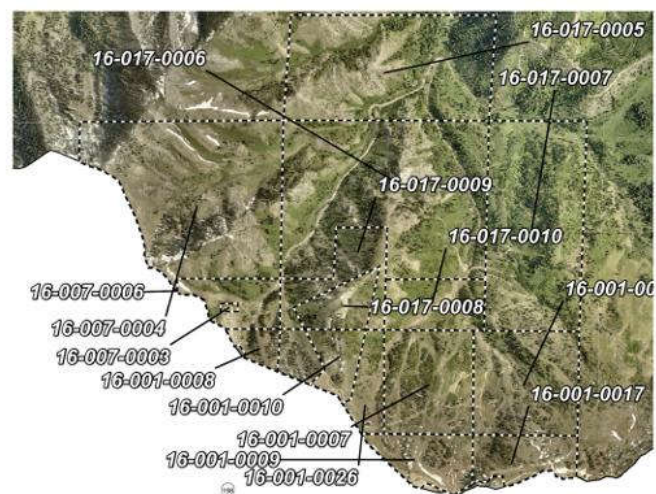
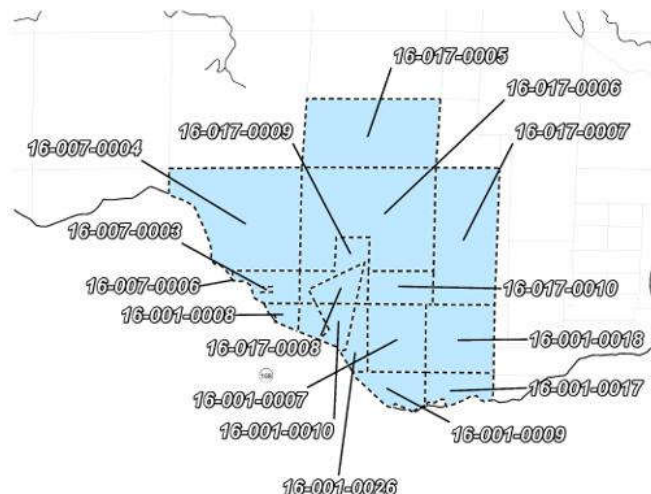
**Surrounding Uses:**

North – Forest Recreation

South – Weber County

East – Forest Recreation/Weber County

West – Weber County


**Findings of Fact**
**A. Request description**

1. A request by the applicant to enter into a Development Agreement (Attachment A) with Cache County to construct/install a system of trails and art features at the Powder Mountain Resort prior to submitting and getting approval of a Master Plan as required in the Resort Recreation (RR) Zone.
2. Involved parcels include:
  - a. 16-001-0007, -0008, -0009, -0010, -0017, -0018, -0026, 16-007-0003, -0004, -0006, 16-017-0005, -0006, -0007, -0008, -0009, -0010.
3. Staff has identified general information as pertains to the proposed Development Agreement to assist the Planning Commission and County Council in arriving at a decision.
4. The Development Agreement is limited to the construction of a system of trails and art features (Attachment B), in unincorporated Cache County and is not meant to resolve issues of restricted

properties nor non-compliant structures or uses within the unincorporated Cache County areas of the resort, and it is not intended to be a substitute for the required Master Plan.

**B. History:**

- a. 1970s:
  - i. The first mentions of Powder Mountain in Planning Commission meeting minutes were in 1971 with the Planning Commission having a positive response. Powder Mountain initially opened in 1972 but no formal approvals or permits can be found until 1975. In 1975, permits were approved for the Hidden Lake ski lift and lift shack permits. In 1978, a conditional use permit (CUP) was approved for a ski inn on the Hidden Lake parcel in 1978 but it was rescinded in 1980 and was never reinstated.
    - 1. A lodge, called the Timberline Lodge, was likely constructed around 1972 but no permits or other records have been found.
- b. 1980s:
  - i. In 1985, the Hidden Lake Lodge opened but no CUP, building permits, or other records have been found for its construction.
- c. 1990s:
  - i. In 1998, an Interlocal Agreement was drafted regarding taxation and services between Weber and Cache Counties.
- d. 2000s:
  - i. In 2002, the area of Powder Mountain was rezoned to the Resort Recreation (RR) Zone.
  - ii. In 2008, the most recent (prior to the currently submitted Master Plan) Master Plan CUP and development agreement expired.
- e. 2020s:
  - i. 2024:
    - 1. In early 2024, a development agreement was submitted to the county to allow for the construction of two ski lifts, Lightning Ridge and Raintree. The development agreement was finalized and the two ski lifts obtained zoning clearances and building permits. In late 2024, a Master Plan and rezone application was submitted to the Development Services Office.
  - ii. 2025:
    - 1. In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started.
- f. General:
  - i. At least five various master plans and subdivisions have been proposed for the area in the last 40 years. However, no signed/valid CUP has been found in County records for any version of a master plan for the Powder Mountain Resort development to date. Since 2015, the development team at Powder Mountain has reached out to the County multiple times to try and resolve the unpermitted structures/uses. However, no applications have been submitted or approved.
  - ii. Ownership of the properties has changed multiple times over the years.

**C. Application Process**

- a. After reviewing the County Code and Utah Code, the Development Services Department and the County Attorney's Office provided the applicant with three options to move forward:
  - i. **Normal Approval Process:**
    - 1. Per Cache County Code §17.06.050, §17.14.020: General Requirements, and §17.14.030: Master Plan Application Requirements and Approval Process, any development within the Powder Mountain Resort must submit a Master

Plan as a CUP and this Master Plan/CUP must be approved by the Planning Commission. Once this Master Plan/CUP has been approved, the applicant must then submit a Development Plan that meets the standards of Cache County Code §17.14.060: Development Plan Application Requirements and Approval Process and must obtain approval from the Planning Commission. After these approvals have been obtained, each structure will require a zoning clearance and building permit.

**ii. Development Agreement:**

1. Per Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code, the County may enter into a development agreement allowing for a unique development process that falls outside of the standard regulations. However, that development agreement must meet the same standards and requirements of a new land use code, which is a legislative process. Consequently, the Planning Commission must hold a public hearing and review and make recommendations to the County Council. The County Council, acting as the Land Use Authority for legislative actions, may approve, deny, or modify the proposed development agreement.
  - a. Utah Code 17-27a-528(2)(a) and Utah Code 17-27a-528(2)(a)(iii) state:
    - i. “A development agreement may not:”
      1. “allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 17-27a-502, including a review and recommendation from the planning commission and a public hearing.”

**iii. Code Amendment**

1. The applicant has the right to submit an application for an Ordinance Amendment to propose revisions to the Resort Recreation (RR) Zone to change the current requirements and processes. An ordinance amendment is a legislative action and the County Council, as the Land Use Authority for legislative actions, has a substantial amount of discretion in approving or denying the proposed amendment.
- b. Based on the three options, the applicant has submitted this request for a Development Agreement.

**D. Development Agreement**

- a. The proposed Development Agreement, as revised, (Attachment C) will be between the property owner, Summit Mountain Holding Group, and the County, acknowledging that it is beneficial for both parties to agree to the installation and operation of a system of trails and art features. This recognizes that the Development Agreement is the appropriate tool outside of full compliance with the Resort Recreation (RR) Zone requirements (i.e. approved Master Plan and CUPs).
  - i. This agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning

designation in the future. Additionally, the agreement does not allow for any development or expansion beyond the new system of trails and art features until the facility is in full compliance with Cache County Chapter 17.14 or unless the legislative body approves another development agreement in accordance with the same procedures for enacting a land use regulation.

- ii. The term of the Development Agreement is from the date executed by the parties but not to exceed two (2) years. Should the system of trails and art features not be issued a building permit within two (2) years from the date of the Development Agreement, the Development Agreement shall terminate.
- iii. The County will issue the required permits if the applications and all necessary supporting documentation comply with the Cache County and International Building Code regardless of the facility's compliance with the Resort Recreation (RR) Zone, CUP process, or parcel legality status.
- iv. The trail system and associated art features can be placed on sensitive lands, including steep slopes.
  - 1. A geotechnical report must be submitted and the construction/installation of the trail system and art features will be in compliance with the findings of that report.

**E. Ordinance—§12.02.010, §17.02.030**

- a. As per §17.02.030, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.

**F. Public Notice and Comment—§17.02.040 Notice of Meetings**

- a. Public notice was posted online to the Utah Public Notice Website on 24 March 2025.
- b. Notices were posted in three public places on 24 March 2025.
- c. Notices were mailed to all property owners within 300 feet on 26 March 2025.
- d. At this time, four written public comments regarding this proposal, and a further twenty-six regarding the Powder Mountain project as a whole have been received by the Development Services Office.

## **Conclusion**

---

Development Agreement – Trail System, a request by the applicant to enter into a Development Agreement with Cache County to construct a new system of trails and art features at the Powder Mountain Resort prior to getting approval of a Master Plan, has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and Title 17, Chapter 27a, Part 5, Section 528 of the Utah Code. Staff has not made a recommendation based on the findings of fact identified above nor any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.



## Development Services Department

Building | GIS | Planning & Zoning

### Application: Ordinance Amendment

Date Received:	By:	Receipt #:	Amount:	Check #:

1. Applications are accepted by appointment only. Call (435) 755-1640 to set an appointment.
2. The items indicated in the attached checklist must accompany this application.
3. Incomplete applications are not accepted.
4. Late applications are held for the next meeting's agenda.
5. The application fee is not refundable.
6. Any information submitted with this application becomes public record and is posted online.

### Ordinance Information

Ordinance Section(s): Request for Development Agreement

Affected Zones: RR Zone

### Agent Contact Information

Agent Name: Brooke Hontz Email: bhontz@powdermountain.com

Phone: (435) 640-1941 Mailing Address: P.O. Box 1119 Eden, Utah 84310

### Review Process

- 1) Staff will review the application with the applicant to ensure that the information submitted is sufficient to completely review the request.
- 2) Complete applications are forwarded to the necessary county departments for review and comment. The application, site visits, and department reviews are used in the preparation of the staff report that is presented to the county land use authority and is available to all interested parties and is posted online at <http://www.cachecounty.org/pz/>.
- 3) Notices are posted on Utah Public Notice. Agendas are posted online at [www.cachecounty.org](http://www.cachecounty.org) and at <http://www.utah.gov/pmn/index.html>.
- 4) Projects requiring County Council approval are placed on the next available council agenda once the Planning Commission has made a recommendation. Staff forwards the staff report, the Planning Commission's recommendation, and any other pertinent information for County Council's review.

2025 Meeting Dates and Application Deadlines			
Planning Commission (1 <sup>st</sup> Thursday of each month*)		County Council (2nd & 4th Tuesday*)	Land Use Hearing Officer (variances & appeals)
Application Deadline 3:00 PM	Meeting Date 5:30 PM	Meeting Date 5:00 PM	
4 Dec 24	9 Jan*	14 Jan 28 Jan	Public meetings will be scheduled on an as needed basis.
8 Jan	6 Feb	11 Feb 25 Feb	
5 Feb	6 Mar	11 Mar 25 Mar	
5 Mar	3 Apr	15 Apr 29 Apr	
2 Apr	1 May	13 May 27 May	
30 Apr	5 Jun	10 Jun 24 Jun	All public meetings will be fully noticed per State and County Codes.
4 Jun	10 Jul	8 Jul 22 Jul	
2 Jul	7 Aug	5 Aug 19 Aug	
6 Aug	4 Sep	9 Sep 23 Sep	
3 Sep	2 Oct	14 Oct 28 Oct	
1 Oct	6 Nov	11 Nov 25 Nov	
5 Nov	4 Dec	2 Dec 9 Dec	

## Ordinance Amendment

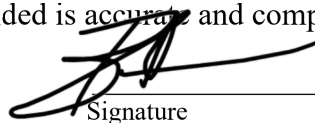
### Application Checklist and Acknowledgment

A complete application must include the items noted below unless specified otherwise. Further information may be required by staff, other departments and agencies, and/or the authority that reviews the application based on the proposed amendment.

- 1) ☒ A completed Ordinance Amendment application form and non-refundable review fees: \$600
- 2) ☒ A copy of the proposed ordinance amendment and any supporting materials.

## Acknowledgment

I, Brooke Hontz the undersigned agent and/or owner of the property acknowledge that I have read and understand the information and requirements presented in this application, and that the information I have provided is accurate and complete.

  
Signature

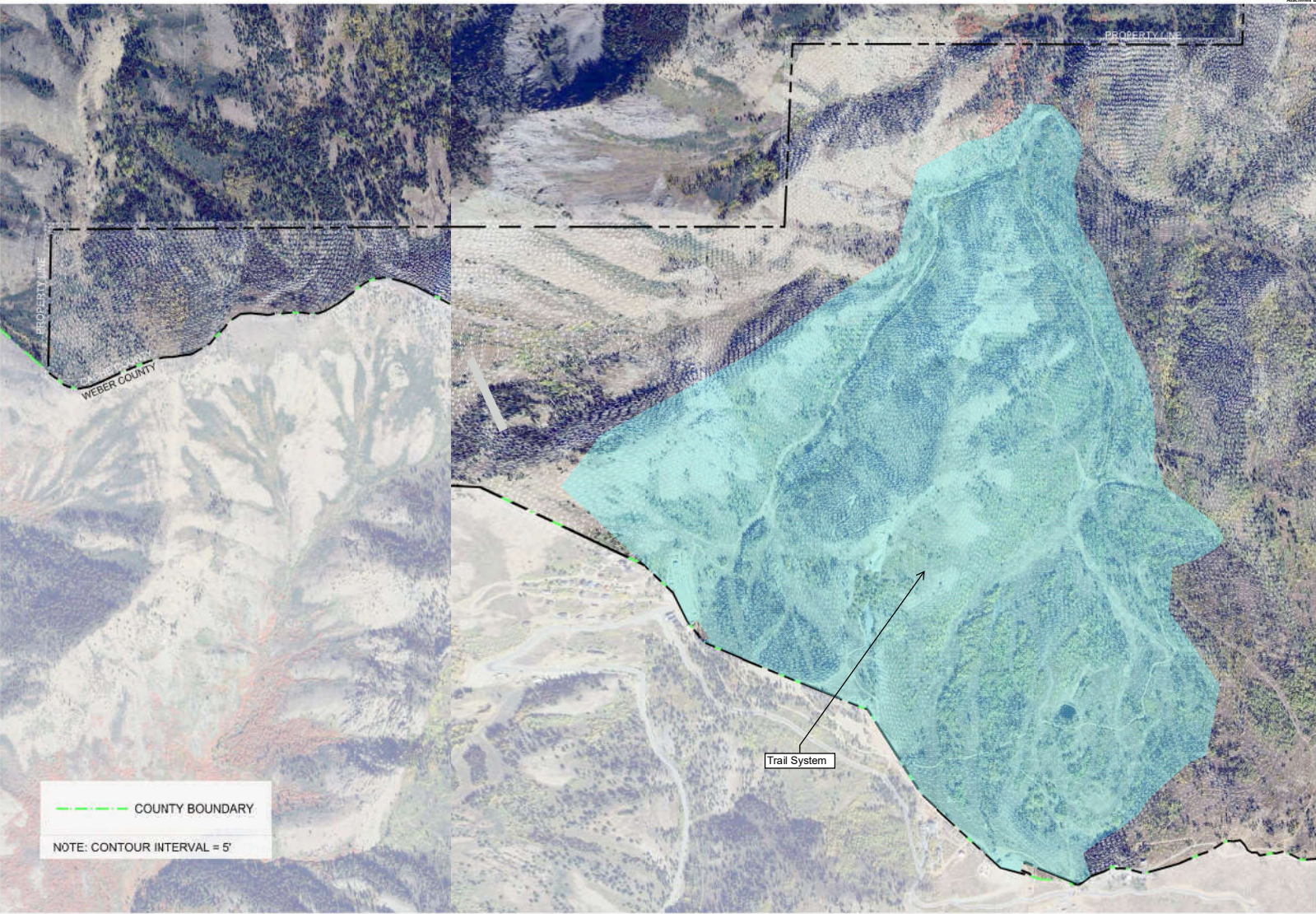
2/14/25

Date

**SUPLLIMENTAL MATERIALS**

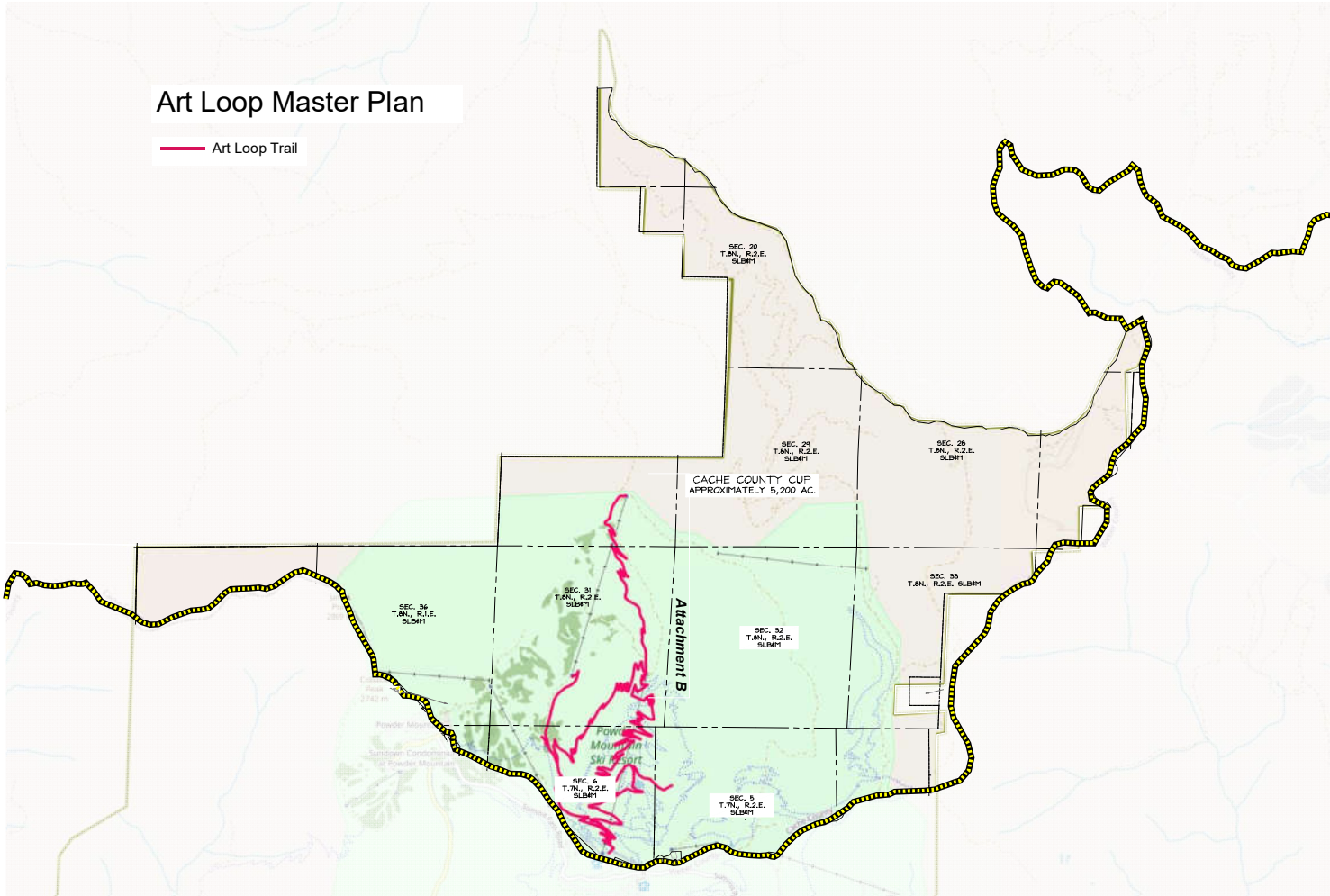
### **ART LOOP TRAILS SUMMARY**

The Core Art Zone features a collection of hiking-only trails that stretch across approximately 9.25 miles of varied terrain. These trails range from easy to intermediate levels of difficulty, ensuring accessibility for hikers of different skill levels. The paths are typically 4 feet in width, with elevation grades between 4% and 8%, facilitating a range of hiking experiences from gentle walks to more challenging hikes. Highlights include several art-centric trails, such as the out-and-back Art Loop 4 leading to the Ojo art piece and Art Loop 6-B connecting to a Turrell art installation. The area offers both scenic routes and artistic encounters, blending natural beauty with cultural elements, ideal for those looking to enjoy art within a natural setting.



Trail System







# Art Loop

March 14, 2025

## DEVELOPMENT AGREEMENT – TRAIL SYSTEM

This Development Agreement (“Agreement”) is entered into this 14th day of February, 2025 (“Execution Date”) by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company (“SMHG”), and Cache County, a body politic in the State of Utah (“County”) (SMHG and County are collectively referred to as the “Parties”).

### R E C I T A L S

**WHEREAS**, SMHG is the owner of that certain real property in Cache County commonly known as Powder Mountain and more specifically described on Exhibit A which is attached and incorporated into this Agreement (the “Property”); and

**WHEREAS**, the Parties each have an interest in maintaining the non-winter trail construction schedule, which includes the construction of new non-motorized trails for hiking and mountain biking along with art features in 2025, and have agreed that a development agreement is the appropriate tool by which to accomplish this goal; and

**WHEREAS**, Cache County is authorized pursuant to Utah Code Annotated section 17-27A-528 to enter into a development agreement containing any term that the county considers necessary or appropriate to accomplish the purposes of this (Chapter 27A) chapter; and

**WHEREAS**, specific to Utah Code Annotated section 17-27A-528 (2)(a) this Agreement does not limit the County’s authority to pass future land use regulations or ordinances, nor does it require the County to change any zoning designation in the future, further it does not allow the use or development of land that applicable land use regulations governing the area subject to this Agreement would otherwise *prohibit unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation* and therefore this Agreement is the appropriate tool to accomplish the goals and objectives of state law and the County as they relate to the trails and art features on Exhibit A; and

**WHEREAS**, the property is zoned Resort Recreation (RR), which requires prior to the development of any RR Zoned property compliance with the standards of RR Zone, including the creation and approval of a Master Plan Conditional Use Permit; and

**WHEREAS**, the ski resort’s general operation is a legal nonconforming use and further expansion of amenities and uses on the Property requires full compliance with RR Zone, namely adoption of an updated Master Plan CUP and other requirements within the RR Zone; and

**WHEREAS**, non-motorized hiking and biking trails and design features are specifically allowed in the County RR Zone, and the County desires to provide a means by which SMHG could do some limited expansion of current services prior to full approval of an updated Master Plan Conditional Use Permit, and other requirements within the RR Zone Standards within County Code 17.14.; and

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge the Parties agree to the following:

## **A G R E E M E N T**

1. **Property.** The Property covered by this Development Agreement is more specifically described in Exhibit A.

2. **Non-winter Trails and Features.** The non-motorized hiking and biking trail system and associated art park features as described in Exhibit B (collectively, the “Trail System”) are allowed uses in the RR zone and are by this Agreement, allowed to apply for development. SMHG shall apply for, obtain and comply with the Zoning Clearance and Building Permits issued by Cache County for the Trail System as applicable. The County shall issue such permits if these applications comply with the Cache County and International Building Code regardless of the Property's compliance with RR Zone and Conditional Use Permit update or restricted parcel status. SMHG shall submit all needed documentation to show compliance with adopted County development standards. The County shall also approve the Trail System to be placed on sensitive lands, including steep slopes, but shall require a geotechnical report and compliance (where applicable) with the recommendation contained within that report. Following completion, the Trail System may be opened and available for public use based on typical resort operations.

3. **Capacity.** Each person signing on behalf of one of the Parties below has full authority, and the Parties have the sole and full right, power, authority and capacity to execute, deliver and perform this Agreement.

4. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a “successor” includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party’s submission of land use applications to the County relating to the Property or the Project.

5. **Agreement to Run with the Land.** This Agreement shall be recorded in the Office of the Cache County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

6. **Duration.** The term of this Agreement is from the date executed by the parties below but not to exceed two (2) years from the date of this Agreement. The Term may be extended by mutual agreement of the Parties.

7. **Termination.**

a. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the Trail System for the Property have not been issued a building permit within two (2) years from the date of this Agreement (the “Term”), or upon a default of this Agreement that is not cured, this Agreement shall terminate.

b. Upon termination of this Agreement for the reasons set forth herein, the obligations of the County and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

8. **Amendment.** This Agreement may be amended only in writing, signed by the Parties hereto.

9. **Severability.** If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, will not be affected thereby and will be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

10. This Agreement will be valid and enforceable only upon authorization of the Cache County Council pursuant to 17-27A-528(2).

CACHE COUNTY

\_\_\_\_\_  
David Zook  
Cache County Executive

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Cache County Clerk/Auditor

Summit Mountain Holding Group, L.L.C., a  
Utah limited liability company

By: Powder Mountain LLC  
By \_\_\_\_\_  
Brooke Montz  
Chief Development and Construction Officer  
2/14/25  
\_\_\_\_\_  
Date

**Exhibit A**

(Property Tax Parcels)

**Trail System**

16-001-0009

16-001-0007

16-001-0018

16-017-0007

16-017-0010

16-017-0006

16-017-0005

16-017-0009

16-017-0008

16-001-0010

16-001-0017

16-001-0026

16-001-0008

16-007-0006

16-007-0003

16-007-0004



April 1, 2025

Dirk Anderson, Interim Director of Development Services  
[Dirk.anderson@cachecounty.gov](mailto:Dirk.anderson@cachecounty.gov)

Angie Zetterquist, Planning Manager  
[Angie.zetterquist@cachecounty.gov](mailto:Angie.zetterquist@cachecounty.gov)

Conner Smith, Planner I  
[Conner.smith@cachecounty.gov](mailto:Conner.smith@cachecounty.gov)

Cache County Planning Commission  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov)

Dear Cache County Planning Commission and Staff Members,

We are writing to express our serious concerns with the proposed Powder Mountain Development Agreements included on the April 3, 2025, Public Hearing Planning Commission Agenda.

17.14.030- Cache County Code, Resort Recreation Zoning Regulations, Master Plan Application Requirements and Approval Process, requires an approved Master Plan before any additional approvals can be issued.

According to the Staff Report for 3, April 2025, Planning Commission Agenda, B. History: e 2020's, ii. 2025: 1. "In early 2025, the rezone request was approved. Once the rezone had been approved, the official review of the Master Plan had started." There has not been an approval of the most recently submitted Powder Mountain Master Plan.

17.14.040 a- Cache County Code States A. "Creation of Development Agreement: After the applicant has obtained approval of the master plan as described above, the approval shall be put in the form of a development agreement."

Staff Report for 3, April 2025, Planning Commission Agenda, further states under section C., The applicant has requested approval for a Development Agreement per Utah Code 17-27a-528(2)(a)(iii): "A development agreement may not: allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section [17-27a-502](#), including a review and recommendation from the planning commission and a public hearing."

Utah State Code would only apply if there was not a County Code adopted regulating the Resort Recreation Zone requiring a completed and approved Master Plan before any Development Agreement can be signed by the County Council. (17.14.060 -Development Plan Application Requirements and Approval Process, B.) It appears that Cache County Development Services is using the State Code to circumvent the current adopted County Code to allow for a less-restrictive development process.

We as Elected Officials and Town Administrators of Paradise Town, and as Cache County citizens, ask that the County Planning Commission and County Council follow the County Code as it pertains to Master Plans and Development Agreements, specifically in the Resort Recreation Zone. There should be a Master Plan approved before any Development Agreements are entered into.

Paradise Town Corporation  
PO Box 286, Paradise UT 84328  
435-245-6737  
[www.paradise.utah.gov](http://www.paradise.utah.gov)



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

## Upcoming Planning Commission Meetings - Urgent Concerns and Considerations re: Powder Mountain Ongoing Land Use | Interlocal Agreement

Christi Dant <opiciye@gmail.com>

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.gov, keegan.garritty@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without an enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once developed and approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Even we who are season passholders are told we have access, but not advised as to how or where even to formerly readily accessible public areas (Brim Trail, for instance). We are told areas due to alleged construction and there is no parking available. The boundaries for the construction areas are questionable, unclear, and appear overly generous. We are also told we can access the ski & ski areas that are designated as public (we are not not using the lifts and know we have to have to walk out) A select few may know how, most of us don't. So we can't park in a reasonable distance from the "public" access point, in reality, **we have no public access to the areas they themselves designate as public**. They are being deceptive to show paper compliance. As a voting citizen of Weber County, I can assure you we have not found their promise of public access is being met.

Weber County residents, like our family, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and inadequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County, the newly incorporated Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
  - Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. All our inquiries directly to Powder Mountain about any future plan receive an adequate response. When deciding to pay thousands of \$ for season passes, it should be incumbent on PM to be able to assure us what terrain will be available. But it's the brochure completely locked out.
  - Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts. We have deep concerns based on ticket pricing will continue to rise exponentially rendering Powder Mountain *de facto* private. These protections must meet the "reasonable person standard".
  - **Protect year-round public access to trails, trailheads, and parking areas.** Address the risk that exclusive membership models will reduce tax revenues and undermine the Weber County resident and especially residents of Ogden Valley are bearing the burden for the wealthy who, after the completion of the 55,000 sq. ft lodge at Powder Haven, will have a business within our own newly incorporated city and much of the top of the mountain revenues going to Cache County (not sure where the boundaries are).
- Ogden Valley municipality will be burdened with excessive traffic, parking issues, degradation of our roadways (all this construction traffic is crumbling our roads to build and none of the benefits). Yes, there will be some property tax revenues, but our way of life and quality life will be taking a massive hit. With another private resort (Wasatch Peaks) at the foot of Powder Mountain, how much more highly desirable public lands will be given away before action is taken? You are setting precedent with every single vote. Don't let there be a detriment of your voters and your neighbors.
- Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and careful consideration.

Christi Dant  
Eden, UT



Conner Smith <conner.smith@cachecounty.gov>

## Save Powder Mountain

Jennifer Ferguson <jenferg101@yahoo.com>

Tue, Apr 1, 2025 at 10:40 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Jen Ferguson



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

---

## Save Powder Mountain

---

Katie Metz <ktmetz@gmail.com>  
To: conner.smith@cachecounty.gov

Tue, Apr 1, 2025 at 9:49 AM

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
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- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Kathryn Metz



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain long time guest

john agler <aglerjns@gmail.com>

Tue, Apr 1, 2025 at 8:52 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

John & Sherri Agler

330-312-6209

[aglerjns@gmail.com](mailto:aglerjns@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain Master Plan

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Stephanie Edge <edge.stephanie1@gmail.com>

Tue, Apr 1, 2025 at 8:27 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

- Stephanie Edge



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

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**Caitlin Reid** <reid.caitlin26@gmail.com>

Tue, Apr 1, 2025 at 8:19 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

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- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
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- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Powder mountain hold so many memories for me. It's my favorite mountain in all of Utah.

Thank you for your time and consideration

Caitlin Reid



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

## Save Powder Mountain from Privatization

1 message

Caylin Eide &lt;caylinhintz@gmail.com&gt;

Tue, Apr 1, 2025 at 7:48 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

Powder Mountain holds a special place in my heart. I have been a skier my entire life, but Powder is the one place that still felt "local." I loved the charm it had with limited lift access, requiring skiers/boarders to hike to many of the best powder spots. I patrolled there for some time and am saddened and disturbed by the changes taking place that limit public access and destroy the things about Powder that made it unique and special from other mountains. This has historically been public land. There is no reason to suddenly allow only rich businessmen to access and enjoy the mountain, depriving people who have invested in the community for years.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

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Thank you for your time and consideration.

-Caylin Eide



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Master Plan

Marcus E. Pierce <pierce6068@gmail.com>

Tue, Apr 1, 2025 at 7:31 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

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Thank you for your time and consideration.

Sent from my iPhone

Begin forwarded message:

**From:** Save Powder Mountain <[reply@petitions.moveon.org](mailto:reply@petitions.moveon.org)>

**Date:** April 1, 2025 at 1:23:49 AM MDT

**To:** [pierce6068@gmail.com](mailto:pierce6068@gmail.com)

**Subject:** Powder Mountain Needs YOU

**Reply-To:** [moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com](mailto:moveon+reply-633056365739492f32635451564d336a4575626178532b4f36585635386564367864453d2d2d2b2f666b6978477a54724a33745276552d2d614d4f486a384f586c7467534963646d314b6d352b673d3d@cslemails.com)

[angie.zetterquist@cachecounty.gov](mailto:angie.zetterquist@cachecounty.gov), [brandon.bell@cachecounty.gov](mailto:brandon.bell@cachecounty.gov),  
[conner.smith@cachecounty.gov](mailto:conner.smith@cachecounty.gov), [emily.fletcher@cachecounty.gov](mailto:emily.fletcher@cachecounty.gov),  
[devservices@cachecounty.gov](mailto:devservices@cachecounty.gov), [nolan.gunnell@cachecounty.org](mailto:nolan.gunnell@cachecounty.org),  
[dirk.anderson@cachecounty.org](mailto:dirk.anderson@cachecounty.org), [keegan.garrity@cachecounty.gov](mailto:keegan.garrity@cachecounty.gov),  
[barbara.tidwell@cachecounty.org](mailto:barbara.tidwell@cachecounty.org), [sandi.goodlander@cachecounty.org](mailto:sandi.goodlander@cachecounty.org),  
[david.erickson@cachecounty.org](mailto:david.erickson@cachecounty.org), [mark.hurd@cachecounty.org](mailto:mark.hurd@cachecounty.org),  
[kathryn.beus@cachecounty.org](mailto:kathryn.beus@cachecounty.org), [callred@co.weber.ut.us](mailto:callred@co.weber.ut.us), [gfroerer@co.weber.ut.us](mailto:gfroerer@co.weber.ut.us),  
[jHarvey@co.weber.ut.us](mailto:jHarvey@co.weber.ut.us), [sbolos@webercountyutah.gov](mailto:sbolos@webercountyutah.gov)



Conner Smith <conner.smith@cachecounty.gov>

## SAVE POWDER MOUNTAIN

Amy Ballard <amyballard22@gmail.com>

Tue, Apr 1, 2025 at 5:54 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

--

Amy Ballard  
Realtor® Licensed NC and SC

704-560-9505



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain - Upcoming Planning Commission

1 message

**Christina Schiermann** <cschiermann@gmail.com>

Sat, Mar 29, 2025 at 12:31 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express my deep concern about the current Powder Mountain Master Plan process. As a Powder Mountain West owner, this place holds incredible personal significance for me, and I urge you to ensure that future development prioritizes public access, responsible planning, and the long-term integrity of this unique mountain.

Powder Mountain isn't just another ski resort—it's a rare and special place that has cultivated a deep sense of community and connection with nature. I chose to be a part of Powder Mountain West because of its commitment to open space, incredible skiing, and the opportunity to be immersed in an environment that feels untouched by the over-commercialization seen at many other resorts. Whether it's skiing through fresh powder in complete solitude, hiking in the summer with panoramic views that stretch for miles, or simply enjoying the camaraderie of fellow mountain lovers, Powder Mountain represents something bigger than just a place to ski—it's a way of life.

What concerns me is that piecemeal approvals without a finalized Master Plan could jeopardize everything that makes this mountain special. Without strong protections, we risk losing the very character that drew so many of us here in the first place. If development moves forward without clear guarantees for public access and responsible infrastructure planning, we may see Powder Mountain transform into something exclusive and inaccessible—eroding the spirit of inclusion and adventure that has defined it for so long.

I strongly urge you to:

- Pause additional approvals until a comprehensive, enforceable Master Plan is in place.
- Guarantee public access to all lifts and terrain, preventing future privatization.
- Include pricing protections to ensure affordability for the broader public.
- Secure commitments to responsible tourism development that benefits Cache and Weber counties.
- Protect year-round access to trails, trailheads, and parking areas.

Powder Mountain is more than just a ski destination—it is a sanctuary, a gathering place, and a vital part of our outdoor heritage. We have a responsibility to protect it, not just for current homeowners and visitors, but for future generations who deserve to experience its magic as we have.

Please do the right thing and ensure that future development respects the values that make Powder Mountain extraordinary.

Sincerely,  
Christina Schiermann  
Powder Mountain West Owner



Conner Smith <conner.smith@cachecounty.gov>

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## Please keep Powder Mountain accessible to the public

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Danny Brewer <railroader921@gmail.com>

Fri, Mar 28, 2025 at 9:47 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I moved to Weber County in 1994, and have been skiing at Powder Mountain Resort almost every year since.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Daniel Brewer  
4051 W 4550 S, West Haven, UT 84401



Conner Smith <conner.smith@cachecounty.gov>

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## The future of Powder Mountain.

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steve hernandez <udntwntme@gmail.com>

Fri, Mar 28, 2025 at 9:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Steve Hernandez



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain Resort

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Jean-Francois Erforth <jeanoerforth@gmail.com>

Fri, Mar 28, 2025 at 9:13 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Weber County residents, like myself, depend on Powder Mountain for outdoor recreation. Without adequate protections, Weber County taxpayers will ultimately bear some of the costs of services and infrastructure. Weber County officials must have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

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- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Could you make sure of firm commitments to hotel development and tourism revenue that benefit Cache County?
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the resort's zoning intent.

Powder Mountain should remain a resource for the broader public, and a line in the sand needs to be drawn to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for future generations.

Thank you for your time and consideration.

Jean-Francois Erforth

March 27, 2025

Planning Commissioners  
Cache County  
199 North Main  
Logan, Utah

Re: Regular Action Items 4, 5, 6 (all Powder Mountain) for April 3<sup>rd</sup> Meeting

Dear Commissioners:

I am writing regarding the above regular action items. I have been a landowner in Powder Mountain West for approximately 17 years and as such am very interested in the development of the mountain. I am not a Utah resident, but have come to love this pristine area for many reasons.

I understand a Master Plan for the area is in process. However, until such time as it is codified I am concerned that negotiating and approving certain categories of Development Agreements may ultimately prove counter-productive to both Cache County and the public. Of the three agendaized development agreements, item 4 (replacement of a maintenance shed) seems completely appropriate for consideration at this time. However, item 6 (trails and art park) and especially item 5 (new ski lift) have a reasonable chance of conflicting with the core intent of the Master Plan, assuming the plan will incorporate protections for public access to this important northern Utah recreation venue.

I request you table the review and approval of items 5 and 6 until the Master Plan is finalized and approved.

Thank you very much for your time and consideration.

Sincerely,

Robert Guthrie



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Rezoning Concerns

Brady Ahlstrom <brady.ahlstrom@gmail.com>  
To: conner.smith@cachecounty.gov

Tue, Mar 25, 2025 at 11:25 AM

### Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department:

I have carefully reviewed the Master Plan for Powder Mountain Ski Resort and am deeply concerned by its lack of critical detail — particularly regarding public access, recreation, tourism revenue, broader benefits to Cache County, and the clear intent of the zoning to improve recreational opportunities in Northern Utah. The absence of a Development Agreement within the November submittal only amplifies these concerns, leaving key issues unresolved and the public unprotected.

Even more troubling is the ongoing pattern of piecemeal approvals, where one-off Development Agreements have allowed lifts and major infrastructure to move forward without a completed master plan. The mountain was granted this flexibility over a year ago, and yet there has been little progress in delivering the required plan. At this point, the question must be asked: is the County's hand getting worse with every approval? Each step forward without conditions reduces the County's leverage to secure meaningful public benefits. It's like building a house by giving away bricks one at a time — by the time the developer asks for the final permits, the County may have little left to bargain with.

Without negotiated exactions and public benefits tied directly to a comprehensive master plan, the developer has little incentive to fulfill the broader obligations that zoning and community expectations require. In Utah, once a development agreement is approved, it is difficult to revoke or amend unless strong remedies are established from the outset. The County's leverage is decreasing, and if action is not taken now to require these protections, it may soon be too late to ensure that Powder Mountain develops in a way that truly serves the public interest.

I've included the Weber County Commission on this email, as Weber County will be providing essential services to homes at Powder Mountain located in Cache County. Given that responsibility, it's critical that Weber County has a seat at the table as the development agreement (related to the Master Plan) in Cache County is formalized. This is especially important considering how many Weber County residents rely on Powder Mountain for outdoor recreation.

The existing development agreement (in Weber County) for Powder Mountain rightly guarantees public access to all recreational amenities in Weber County. We should expect nothing less here. Weber County officials should strongly advocate for similar provisions, particularly given the significance of a potential interlocal agreement that enables development at Powder Mountain in Cache County with Weber County services.

### Key Concerns Regarding Cache County Powder Mtn Master Plan:

#### 1. Lack of Public Access & Recreation Protections

- The Master Plan does not guarantee public skiing and recreation access, despite zoning requiring new recreation opportunities in northern Utah with a focus on visitors in Northern Utah.
- It is unclear which chairlifts may be privatized, making it impossible to assess whether public access is being maintained.
- Development in Timberline and Sunrise areas could create barriers to public access.

#### 2. Unclear Economic Benefit to the County

- The plan does not explain how it will generate tourism revenue for Cache County.
- The hotel development timeline is uncertain, with no firm commitments.
- There is no assessment of sales tax impacts, especially if membership models reduce taxable transactions.

#### 3. Missing Development Agreement Protections

A Development Agreement must:

- Be legally binding for future owners to uphold public access.
- Require all existing chairlifts to remain public or be replaced with equivalent access.
- Ensure public skiing access at reasonable rates, capped at no more than 20% above the five most expensive public ski resorts in Utah.
- Prevent high membership fees that could reduce property tax revenues.
- Clearly define year-round public access, including trail networks, trailheads, and parking facilities.

**Why This Matters to Cache County and Weber County**

- A future roadway connection between Cache and Weber County was contemplated in Weber County's master plan, which could make Powder Mountain an important recreation area for Cache County in the future.
- Without safeguards, Powder Mountain could become a private resort, limiting public access.
- Zoning exists to benefit the broader community, and it must be upheld.

I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Brady Ahlstrom



Conner Smith <conner.smith@cachecounty.gov>

## Powder Mountain Permits/ loss of public recreation lands

Douglas Martin <salvagedoug@gmail.com>

Tue, Mar 25, 2025 at 6:44 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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I strongly urge the Planning Commission and County Council to require a clear winter recreation plan, enforceable public access rules, and a strong Development Agreement before approving the Master Plan. We should not allow a piecemeal approval process for major resort elements without securing the full Master Plan with enforceable exactions and public benefits.

I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Doug Martin  
281-830-5577



Conner Smith &lt;conner.smith@cachecounty.gov&gt;

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## Master plan

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shelley.lutz@gmail.com &lt;shelley.lutz@gmail.com&gt;

Tue, Mar 25, 2025 at 4:15 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov,  
emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org,  
dirk.anderson@cachecounty.org

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I also urge the Weber County Commission to represent their constituents.

Thank you for your time, and I look forward to your response.

Shelley Lutz



Virus-free. [www.avast.com](https://www.avast.com)



Conner Smith <conner.smith@cachecounty.gov>

## The Future of Powder Mountain

J.R. Makapugay <mkpgyjr@yahoo.com>

Wed, Apr 2, 2025 at 9:35 AM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

Weber County residents, like myself, depend on Powder Mountain for outdoor recreation, and Weber County taxpayers will ultimately bear some of the costs of services and infrastructure without adequate protections in place. It is essential that Weber County officials have a voice in this process as the interlocal agreement between Weber County and Cache County is negotiated.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.

Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Best Regards,  
JR Makapugay



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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Peggy Turner <classyutahhomes@gmail.com>

Wed, Apr 2, 2025 at 3:40 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, "Froerer,Gage" <gfroerer@co.weber.ut.us>, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

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I urge you to:

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- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public and there needs to be a line in the sand to prevent further privatizations. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Peg Turner  
cell 801-389-4514  
[classyutahhomes@gmail.com](mailto:classyutahhomes@gmail.com)



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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Brian Bojarski <brianbojarski@gmail.com>

Wed, Apr 2, 2025 at 11:38 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Thank you for your time and consideration.

Brian Bojarski



Conner Smith <conner.smith@cachecounty.gov>

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## Powder Mountain

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**Deborah Engelsman** <dengelsman@ymail.com>

Thu, Apr 3, 2025 at 10:10 AM

Reply-To: Deborah Engelsman <dengelsman@ymail.com>

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jharvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

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Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department

---

**Grayson Guthrie** <graysonator22@gmail.com>

Thu, Apr 3, 2025 at 10:39 AM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

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Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Pause Powder Mountain Approvals Until Master Plan is In-Place

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**Blake Hofmeister** <blake.hofmeister@gmail.com>

Thu, Apr 3, 2025 at 11:29 AM

To: Angie Zetterquist <angie.zetterquist@cachecounty.gov>, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, Keegan Garrity <keegan.garrity@cachecounty.gov>, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

My family owns property at Powder Mountain less than 100 yards from Cache County in Weber County. We have enjoyed skiing at Powder Mountain for over 15 years.

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals (like they will tonight at Planning Commission) for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

---

## Save Powder Mt.

---

Dan White <djwhitestuff02@gmail.com>

Thu, Apr 3, 2025 at 1:20 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

**Subject:** Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

- Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.
- Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future.
- Include pricing protections that cap public lift ticket rates at no more than 20% above the average of Utah's five most expensive public resorts.
- Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.
- Protect year-round public access to trails, trailheads, and parking areas.
- Address the risk that exclusive membership models will reduce tax revenues and undermine the intent of the resort's zoning.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.

Dan White

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I have skied at Powder for 40 years and think it is a very special area that is very rare in this time and valley. Please ensure the development is on the level and benefits the community.



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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Jeanne Speranza <jeanne\_speranza@yahoo.com>

Thu, Apr 3, 2025 at 2:04 PM

To: "angie.zetterquist@cachecounty.gov" <angie.zetterquist@cachecounty.gov>, "brandon.bell@cachecounty.gov" <brandon.bell@cachecounty.gov>, "conner.smith@cachecounty.gov" <conner.smith@cachecounty.gov>, "emily.fletcher@cachecounty.gov" <emily.fletcher@cachecounty.gov>, "devservices@cachecounty.gov" <devservices@cachecounty.gov>, "nolan.gunnell@cachecounty.org" <nolan.gunnell@cachecounty.org>, "dirk.anderson@cachecounty.org" <dirk.anderson@cachecounty.org>, "keegan.garrity@cachecounty.gov" <keegan.garrity@cachecounty.gov>, "barbara.tidwell@cachecounty.org" <barbara.tidwell@cachecounty.org>, "sandi.goodlander@cachecounty.org" <sandi.goodlander@cachecounty.org>, "david.erickson@cachecounty.org" <david.erickson@cachecounty.org>, "mark.hurd@cachecounty.org" <mark.hurd@cachecounty.org>, "kathryn.beus@cachecounty.org" <kathryn.beus@cachecounty.org>, "callred@co.weber.ut.us" <callred@co.weber.ut.us>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "jHarvey@co.weber.ut.us" <jHarvey@co.weber.ut.us>, "sbolos@webercountyutah.gov" <sbolos@webercountyutah.gov>

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees public skiing, year-round recreational access, and clear community benefits.

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to all lifts and terrain, with clear language that they will not be privatized in the future. It is sad that we don't have an easy way to Cobabe without using the poma. That area is great for easy/fun skiing and no longer usable without Mary's chair lift.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

Powder Mountain should remain a resource for the broader public, and there needs to be a line in the sand to prevent further privatization. Please take action now to ensure that future development honors the community and protects public access for generations to come.

Thank you for your time and consideration.



Conner Smith <conner.smith@cachecounty.gov>

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## Please Pause Powder Mountain Approvals Until a Full Master Plan is in Place

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**Donna Cangelosi** <dcangelosi@gmail.com>

Thu, Apr 3, 2025 at 2:19 PM

To: angie.zetterquist@cachecounty.gov, brandon.bell@cachecounty.gov, conner.smith@cachecounty.gov, emily.fletcher@cachecounty.gov, devservices@cachecounty.gov, nolan.gunnell@cachecounty.org, dirk.anderson@cachecounty.org, keegan.garrity@cachecounty.gov, barbara.tidwell@cachecounty.org, sandi.goodlander@cachecounty.org, david.erickson@cachecounty.org, mark.hurd@cachecounty.org, kathryn.beus@cachecounty.org, callred@co.weber.ut.us, gfroerer@co.weber.ut.us, jHarvey@co.weber.ut.us, sbolos@webercountyutah.gov

Dear Cache County Council, Planning Commission, Weber County Commission, and Cache County Development Services Department,

I am writing to express deep concern about the current Powder Mountain Master Plan process. The developer continues to seek piecemeal approvals for lifts and projects without delivering a comprehensive, enforceable Master Plan that guarantees a private/public partnership for year-round recreational access, and clear community benefits. **Powder Mountain has been an icon of Utah Skiing for decades and is a Utah gem that should be accessible by the public. While I respect property rights, I also believe we should respect the community's longstanding access to all this magnificent mountain has to offer. I urge the counties to inspire a mutually beneficial public/private partnership that is represented in a documented and approved master plan.**

Each project approved without a final Master Plan reduces the County's leverage to secure long-term public access, affordable recreation, and economic benefits. Once development agreements are approved in Utah, they are very difficult to amend or revoke, making it critical to get this right from the beginning.

I urge you to:

Pause any additional approvals until a complete Master Plan and enforceable Development Agreement or conditions of approval with exactions are in place.

Guarantee public access to **Publicly Stated and Promised** lifts and terrain, with clear language that they will not be privatized in the future. This includes DMI future development, and all lifts except Mary's Village and Raintree.

Ensure firm commitments to hotel development and tourism revenue that benefit Cache County.

Protect year-round public access to trails, trailheads, and parking areas.

The Weber County Council is cc'd on this message to ensure they are aware of the considerations that should be taken into account as they negotiate the interlocal agreement between Weber and Cache counties.

Please take action now to ensure that future development honors the community **AS PROMISED** and protects public access and joy for generations to come.

Thank you for your time and consideration

--

Donna Cangelosi

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# Ordinance No. 2025-16

## Cache County, Utah

### Yonk Homestead Rezone

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An ordinance amending the County Zoning Map by rezoning ~80.00 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone.

**Whereas**, the “County Land Use Development and Management Act,” Utah Code Ann. §17-27a-101 et seq., as amended (the “Act”), provides that each county may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

**Whereas**, pursuant to the Act, the County’s Planning Commission (the “Planning Commission”) shall prepare and recommend to the county’s legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represent the Planning Commission’s recommendations for zoning the area within the county; and

**Whereas**, the Planning Commission caused notice of a public hearing for the rezone to be posted at least ten (10) days before the date of the public hearing; and

**Whereas**, on April 3<sup>rd</sup>, 2025 the Planning Commission held a public hearing, accepted all comments, and recommended the approval of the proposed amendments to the County council for final action; and

**Whereas**, the Act also provides certain procedures for the county legislative body to adopt or reject amendments to the land use ordinance and zoning map for the county; and

**Whereas**, on May 13<sup>th</sup>, 2025, the County Council held a public hearing, to consider any comments regarding the proposed rezone. The County Council accepted all comments; and

**Whereas**, the Cache County Council has determined that it is both necessary and appropriate for the County to amend and implement this ordinance.

**Now, therefore**, the County Legislative Body of Cache County ordains as follows:

**1. Statutory Authority**

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-27a Part 1 and Part 3, and 17-53 part 2(1953, as amended to date).

**2. Adoption of amended Zoning Map**

The County Council hereby amends the County’s Zoning Map to reflect the rezone of the property affected by this ordinance and hereby adopts the amended Zoning Map with the amendment identified as Exhibit B, of which a detailed digital or paper copy is available in the Development Services Department.

### **3. Conclusions**

- A.** The nearest area, in the County, that is in the Agricultural (A10) Zone is located directly to the east of the subject parcel. Additionally, because the subject parcel has split zoning, part of it is already in the Agricultural (A10) zone.
- B.** The subject property is consistent with the purpose of the Agricultural (A10) Zone:
  - i.** “To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy.”
  - ii.** “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering.”
- C.** The rezone is partially consistent with the Mendon City General Plan:
  - i.** The subject parcel falls within the “Agriculture (A-1/A-2/A-3)” zone:
    - i.** Agricultural – (A-1) Lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.
    - ii.** Agricultural – (A-2) Lot sizes of 5 acres up to 10 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.
    - iii.** Agricultural – (A-3) Lot sizes 10 acres or more may have no access to secondary water (irrigation) may be dry farmed and reduced production due to insufficient water.
- D.** A subdivision, located directly to the north of the subject parcel, is currently in the Rural 2 (RU2) zone.
- E.** Based on aerial imagery, it appears that both the northern portion of the property, located in the Agricultural (A10) Zone, and the southern portion of the property, located in the Forest Recreation (FR40) Zone, have been utilized for agricultural production since at least 1993.

#### **Prior ordinances, resolutions, policies, and actions superseded**

This ordinance amends and supersedes the Zoning Map of Cache County, and all prior ordinances, resolutions, policies, and actions of the Cache County Council to the extent that the provisions of such prior ordinances, resolutions, policies, or actions are in conflict with this ordinance. In all other respects, such prior ordinances, resolutions, policies, and actions shall remain in full force and effect.

### **4. Exhibits**

- A.** Exhibit A: Rezone summary and information
- B.** Exhibit B: Zoning Map of Cache County showing affected portion.

### **5. Effective date**

This ordinance takes effect on \_\_\_\_\_, 2025. Following its passage but prior to the effective date, a copy of the ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

**6. Council Vote and Final Action**

Date: ____ / ____ / ____	<u>Council Votes</u>			
<u>Council members</u>	In Favor	Against	Abstain	Absent
Kathryn Beus				
Dave Erickson				
Sandi Goodlander				
Nolan Gunnell				
Mark Hurd				
Barbara Tidwell				
Keegan Garrity				
<b>Total:</b>				
<b>Final action:</b>	_____ <b>Adopt</b> _____ <b>Reject</b>			

Cache County Council:

Attest:

\_\_\_\_\_  
Sandi Goodlander, Chair

\_\_\_\_\_  
Bryson Behm, County Clerk

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## **Action of the County Executive**

Regarding Ordinance 2025-16, Yonk Homestead Rezone

\_\_\_\_\_ Approve

\_\_\_\_\_ Disapprove (A Statement of Objection is attached)

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David Zook, Executive  
Cache County

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## Amending the Cache County Zoning Map by rezoning approximately 80.00 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone

Hold a public hearing on May 13<sup>th</sup>, 2025.

If approved, the rezone will take effect 15 days from the date of approval.

Approval (4-yea; 0-nay).  
Public hearing held on April 3<sup>rd</sup>, 2025  
Conclusion: Based on the findings of fact noted [in the staff report], the Yonk Homestead rezone is hereby recommended for approval to the County Council as follows:

1. The nearest area, in the County, that is in the Agricultural (A10) Zone is located directly to the east of the subject parcel. Additionally, because the subject parcel has split zoning, part of it is already in the Agricultural (A10) Zone.
2. The subject property is consistent with the purpose of the Agricultural (A10) Zone:
  - a. "To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy."
  - b. "To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering."
3. The rezone is partially consistent with the Mendon City General Plan:
  - a. The subject parcel falls within the "Agriculture (A-1/A-2/A-3)" zone:
    - i. Agricultural – (A-1) Lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.
    - ii. Agricultural – (A-2) Lot sizes of 5 acres up to 10 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.
    - iii. Agricultural – (A-3) Lot sizes 10 acres or more may have no access to secondary water (irrigation) may be dry farmed and reduced production due to insufficient water.
4. A subdivision, located directly to the north of the subject parcel, is currently in the Rural 2 (RU2) zone.
5. Based on aerial imagery, it appears that both the northern portion of the property, located in the Agricultural (A10) Zone, and the southern portion of the property, located in the Forest Recreation (FR40) Zone, have been utilized for agricultural production since at least 1993.

**Staff Report review by Interim Director**  
Angie Zetterquist

43 **Staff Report by County Planner**

44 Conner Smith

45

46 **General Description**

47 Amending the Cache County Zoning Map by rezoning approximately 80.00 acres from the  
48 Forest Recreation (FR40) Zone to the Agricultural (A10) Zone

49

50 **Additional review materials included as part of Exhibit A**

51 Staff Report to Planning Commission – revised

**Staff Report: Yonk Homestead Rezone**

3 April 2025

This staff report is an analysis of the application based on adopted county documents, standard county development practices, and available information. The report is to be used to review and consider the merits of the application. Additional information may be provided that supplements or amends this staff report.

**Agent:** Judy Maughan

**Parcel ID#:** 12-049-0002

**Staff Recommendation:** None

**Type of Action:** Legislative

**Land Use Authority:** Cache County Council

**Location**

*Reviewed by Conner Smith*

**Project Address:**

~8000 W. 600 N.,  
Mendon, UT

**Acres:** 155.79

**Current Zoning:**

Agricultural (A10)/  
Forest Recreation (FR40)

**Proposed Zoning:**

Agricultural (A10)

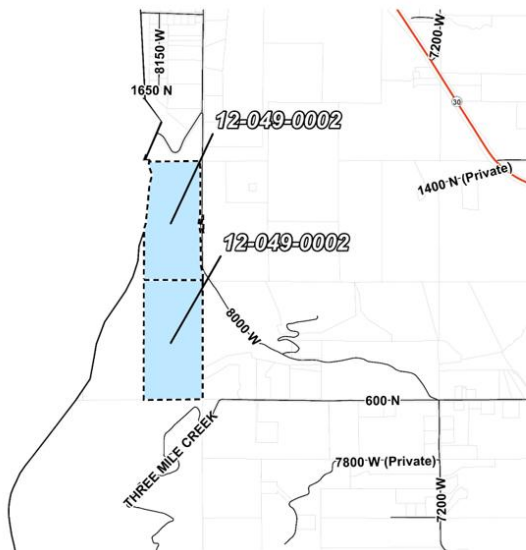
**Surrounding Uses:**

North – Agricultural/Residential

South – Agricultural/Residential

East – Commercial/Agricultural

West – Forest Recreation/Box Elder County



**Findings of Fact**

**A. Request description**

1. A request to rezone the southern portion, approximately eighty (80) acres, of this parcel that is in the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone.

- a. Currently, this parcel has split zoning. The northern portion of the parcel, approximately seventy-five (75) acres, is currently in the Agricultural (A10) Zone. The southern portion of the parcel, approximately eighty (80) acres, is currently in the Forest Recreation (FR40) Zone. Should the property be successfully rezoned, all 155.79 acres would be in the Agricultural (A10) Zone.

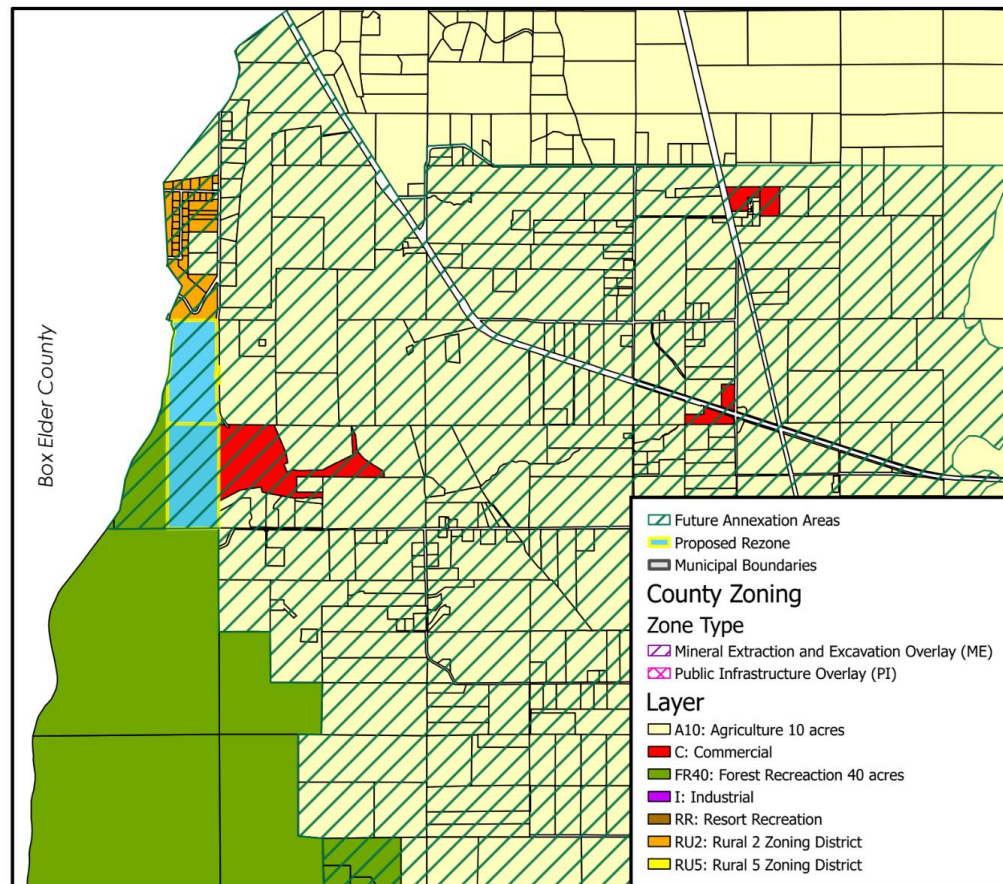
- 
- The map displays the proposed 10000th Avenue project area in Box Elder County. Key features include:
- Highways:** Highway 30 (running north-south), Highway 23 (running east-west), and Highway 12 (running north-south).
  - Proposed Roads:** 10000th Avenue (highlighted in red), 10000th Avenue (highlighted in blue), and 10000th Avenue (highlighted in yellow).
  - Private Roads:** 1800 N (Private), 1400 N (Private), 1000 N (Private), 800 N (Private), 600 N, 200 N (Private), 7000 W (Private), 7800 W (Private), 7000 W, 6400 W, 6750 W (Private), 6400 W, 6000 W, 5800 W, 5600 W, 5400 W, 5200 W, 5000 W, 4800 W, 4600 W, 4400 W, 4200 W, 4000 W, 3800 W, 3600 W, 3400 W, 3200 W, 3000 W, 2800 W, 2600 W, 2400 W, 2200 W, 2000 W, 1800 W, 1600 W, 1400 W, 1200 W, 1000 W, 800 W, 600 W, 400 W, 200 W, 100 W, 50 W, 25 W, 12.5 W, 6.25 W, 3.125 W, 1.5625 W, 0.78125 W, 0.390625 W, 0.1953125 W, 0.09765625 W, 0.048828125 W, 0.0244140625 W, 0.01220703125 W, 0.006103515625 W, 0.0030517578125 W, 0.00152587890625 W, 0.000762939453125 W, 0.0003814697265625 W, 0.00019073486328125 W, 0.000095367431640625 W, 0.0000476837158203125 W, 0.00002384185791015625 W, 0.000011920928955078125 W, 0.0000059604644775390625 W, 0.00000298023223876953125 W, 0.000001490116119384765625 W, 0.0000007450580596923828125 W, 0.00000037252902984619140625 W, 0.000000186264514923095703125 W, 0.0000000931322574615478515625 W, 0.00000004656612873077392578125 W, 0.000000023283064365386962890625 W, 0.0000000116415321826934814453125 W, 0.00000000582076609134674072265625 W, 0.000000002910383045673370361328125 W, 0.0000000014551915228366851806640625 W, 0.00000000072759576141834259033203125 W, 0.000000000363797880709171295166015625 W, 0.0000000001818989403545856475830078125 W, 0.00000000009094947017729282379150390625 W, 0.000000000045474735088646411895751953125 W, 0.0000000000227373675443232059478759765625 W, 0.00000000001136868377216160297393798828125 W, 0.000000000005684341886080801486968994140625 W, 0.0000000000028421709430404007434844970703125 W, 0.00000000000142108547152020037174224853515625 W, 0.000000000000710542735760100185871124267578125 W, 0.0000000000003552713678800500929355621337890625 W, 0.00000000000017763568394002504646778106689453125 W, 0.000000000000088817841970012523233890533447265625 W, 0.0000000000000444089209850062616169452667236328125 W, 0.00000000000002220446049250313080847263336181640625 W, 0.000000000000011102230246251565404236316680908203125 W, 0.00000000000000555111512312578270211815833404541015625 W, 0.0000000000000027755575615628913510590791670227053125 W, 0.0000000000000013877787807814456755295395835113515625 W, 0.00000000000000069388939039072283776476979175567578125 W, 0.000000000000000346944695195361418882384895877837890625 W, 0.0000000000000001734723475976807094411924479389189453125 W, 0.00000000000000008673617379884035472059622396945947265625 W, 0.000000000000000043368086899420177360298111984729736328125 W, 0.0000000000000000216840434497100886801490559923648681640625 W, 0.00000000000000001084202172485504434007452799618243408203125 W, 0.000000000000000005421010862427522170037263998091217041015625 W, 0.0000000000000000027105054312137610850186319990456085205078125 W, 0.00000000000000000135525271560688054250931599952280426025390625 W, 0.000000000000000000677626357803440271254657999761402130126953125 W, 0.0000000000000000003388131789017201356273289998807010650634765625 W, 0.00000000000000000016940658945086006781366449994035053253173828125 W, 0.000000000000000000084703294725430033906832249970175266265869140625 W, 0.0000000000000000000423516473627150169534161249850876331329345703125 W, 0.00000000000000000002117582368135750847670806249254381656646728515625 W, 0.000000000000000000010587911840678754238354031246271908283233642578125 W, 0.0000000000000000000052939559203393771191770156231359541416168212890625 W, 0.00000000000000000000264697796016968855958850781157977207080841064453125 W, 0.000000000000000000001323488980084844279794253905789886035404205322265625 W, 0.0000000000000000000006617444900424221398971269528949430177021026611328125 W, 0.00000000000000000000033087224502121106994856347644747150885105133056640625 W, 0.000000000000000000000165436122510605534974281738223735754425525665283203125 W, 0.0000000000000000000000827180612553027674871408691118678772127628326416015625 W, 0.00000000000000000000004135903062765138374357043455593393860638141632080078125 W, 0.000000000000000000000020679515313825691871785217277966969303190708

Average Parcel Size	
<b>Adjacent Parcels</b>	With a Home: 12 Acres (1 Parcel)
	Without a Home: 53.4 Acres (12 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 6.5 Acres (7 Parcels)
	Without a Home: 48.1 Acres (19 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 8.3 Acres (28 Parcels)
	Without a Home: 42.9 Acres (25 Parcels)

- i. Schedule of Zoning Uses: The Agricultural (A10) Zone allows for a variety of uses with the approval of a zoning clearance and/or conditional use permit, including the following uses, that are not permitted in the current Forest Recreation (FR40) Zone:
  - Single Family Dwelling
  - Foster Home
  - Accessory Apartment
  - Home Based Business
  - Residential Living Facilities
  - Agricultural Manufacturing
  - Home Based Kennel
  - Cemetery
  - Crematorium
  - Religious Meeting House
  - Concentrated Animal Feed Operation
  - Livestock Auction Facility
  - Farm Stand
  - Winery
  - Boarding Facility
  - Topsoil Extraction
- ii. Adjacent Uses: The properties adjacent to the subject parcel to the north and south are used for a mix of agricultural and residential, to the east is a mix of commercial and agricultural, and forest recreation to the west.
- iii. The nearest parcel in, in the County and excluding the subject parcel, that is located in the Agricultural (A10) Zone, is located directly to the east.
  - The High Country Estates rezone, located directly to the north of the subject parcel, was a request to rezone 70.07 acres from the Agricultural (A10) Zone to the Rural 2 (RU2) Zone, and was approved by the County Council as Ordinance 2011-11.
  - The M&R rezone, located directly to the east of the subject parcel, was a request to rezone 88.51 acres from the Agricultural (A10) Zone to the Commercial (C) Zone, and was approved by the County Council as Ordinance 2017-07.
- iv. Agricultural Use: It appears that agricultural production has been occurring on both the portion of the parcel that is located in the Agricultural (A10) Zone and the portion that is located in the Forest Recreation (FR40) Zone since at least 1993.



- v. Annexation Areas: The subject property is located within the Mendon City future annexation area.



- The Mendon City General Plan Map, an appendix to the Mendon City General Plan, marks this location as “Agricultural (A-1/A-2/A-3)”.

**B. Ordinance—§12.02.010, §17.02.060; §17.08.030 [E]**

5. As per §17.02.060, Establishment of Land Use Authority, the County Council is authorized to act as the Land Use Authority for this application.
6. The current County Land Use Ordinance does not specify appropriate locations for the Agricultural (A10) Zone but does contain general guidelines for its implementation. County Land Use Ordinance §17.08.030 [E] identifies the purpose of the Agricultural (A10) Zone and includes the following:
  - a. “To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy.”
  - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering.”
7. Chapter 4: Future Land Use Plan of the Cache County General Plan states:
  - a. “The use of land is one of the most important and fundamental values for landowners, residents, civic leaders, and elected officials. This determines, in large measure, the future of Cache County. The Future Land Use Map represents the County’s collective vision of our desired future. It conveys the patterns and priorities of economic development and community character, the locations of neighborhoods and industries, and the preservation of natural, agricultural, and rural landscapes.”
  - b. “The Future Land Use Plan is advisory and does not change the existing zoning of any property or the ability of landowners to continue existing legal uses consistent with the existing zoning or nonconforming uses. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating how sometimes separate and uncoordinated activities can help or harm our desired future. The timing of future development will depend on a number of factors including choices made by individual landowners, aspirations of the community, and future availability of facilities and services.”
8. The future land use map (Attachment B) adopted as part of the Cache County General Plan identifies the area where the subject property is located as “Mountain Rural and Conservation”. *Cache County General Plan, Chapter 4, Page 25*. This section states:
  - a. Location: The majority of privately-owned mountain and foothill areas.
  - b. Example Areas: FR-40 zone that is not public land
  - c. Purpose and Character: Forestry, recreation, and multiple resource uses on private lands. Forestry and recreation land uses are expected to continue. Maintaining the environmental quality of steep slopes, canyons, and forests with minimal residential development conserves watershed resources and improves resiliency from wildfire, geological, and flood hazards.
  - d. Preferred Land Uses: Forestry, agriculture, conservation easements (CEs) and conserved public lands, watershed protection, hazard mitigation (i.e. floodplain management, steep slopes, and high wildfire hazard), outdoor recreation and tourism.
  - e. Secondary Land Uses: Seasonal residential housing at one unit per 40 acres, clustered subdivision developments, resorts, recreation business, and public institutions.
  - f. Discouraged Land Uses: Residential development at a density greater than one unit per 40 acres, industrial, commercial office, commercial retail, heavy industrial.

9. Consideration of impacts related to uses allowed within the Agricultural (A10) Zone will be addressed as part of each respective approval process required prior to site development activities.

**C. Access—16.04.040 [A], 16.04.080 [E], Road Manual**

10. §12.02.010 adopts the Manual of Roadway Design and Construction Standards (Road Manual) for roadway improvement requirements.
11. §16.02.010 Standards and Lot Size – All subdivisions must meet the minimum lot and development standards as outlined in each base zone of the Cache County Zoning Ordinance and within this title.
12. Table §17.10.040 Site Development Standards – Minimum lot frontage required in the Agricultural (A10) Zone is 90 feet.
13. §17.07.040 General Definitions – Lot/Parcel Frontage: that portion of a development site that abuts a public or private roadway. For the purposes of determining setback requirements on corner lots, all sides of a lot adjacent to a roadway shall be considered frontage
14. §16.04.040 [A] Roads – All roads must be designed and constructed in accordance with Title 12 of the County Code.
15. §12.02.010 Roadway Standards – Requirements for roadway improvement are provided in the current Manual of Roadway Design and Construction Standards (Road Manual).
16. The Road Manual specifies the following:
  - a. §2.1 Roadway Functional Classification – Major Local (ML) – Major local roads serve a dual function of providing access to properties that abut the road as well as providing through or connection service between higher road classification facilities. Major local roads may have a significant local continuity and may operate at relatively high speeds. Because of the possibility of through traffic, a meaningful segment of traffic on major local roads may include drivers who are unfamiliar with the roads. Traffic on major local roads is largely composed of passenger vehicles or other smaller vehicle types. Where a significant portion of traffic is trucks or other heavy vehicles, additional design considerations will be required.
17. A basic review of the access to the subject property identifies the following:
  - a. An analysis of the nearest road, 8000 West, is below.
18. 8000 West – County Road:
  - a. East of the subject parcel, 8000 West is a County road classified as Major Local.
  - b. Is maintained by the County year round.
  - c. Has a paved width of 20-feet, a 66-foot right-of-way, a 2-foot paved shoulder, a variable gravel shoulder, and a variable clear zone.
  - d. Is considered substandard as to gravel shoulder and clear zone.
  - e. Has a current public/private road spacing of 300 feet, commercial access spacing of 150 feet, and a residential/farm access spacing of 200 feet.

<b>Roadway Element</b>	<b>Existing Width (ft)</b>	<b>Required Width (ft)</b>	<b>Comments or Findings</b>
Travel Lanes	20	20	<b>OK</b>
Right-of-Way	66	66	<b>OK</b>
Paved Shoulder	2	2	<b>OK</b>
Gravel Shoulder	1-4	4	<b>Substandard</b>
Clear Zone (4:1)	7-10	10	<b>Substandard</b>
Material	Paved	Paved	<b>OK</b>
Structural			<b>Visually OK</b>

**Primary Access Road – 8000 West**

Functional Classification	Major Local	Summer Maintenance	Yes
Speed Limit	20 MPH	Winter Maintenance	Yes
Dedicated ROW	Yes	Municipal Boundary	No

**Access Management – 8000 West**

	Min. Spacing Standard (Feet)		
Classification	Public/Private Roads	Commercial	Residential/Farm Access
Minor Collector	300	150	200

**D. Service Provisions:**

19. §16.04.080 [C] Fire Control – The County Fire District had no comments in regards to this application.
20. §16.04.080 [F] Solid Waste Disposal – Applicant must work with Waste Management for solid waste disposal.

**E. Public Notice and Comment—§17.02.040 Notice of Meetings**

21. Public notice was posted online to the Utah Public Notice Website on 24 March 2025.
22. Notices were posted in three public places on 24 March 2025.
23. Notices were mailed to all property owners within 300 feet on 21 March 2025.
24. At this time, no written public comment regarding this proposal has been received by the Development Services Office.

**Conclusion**

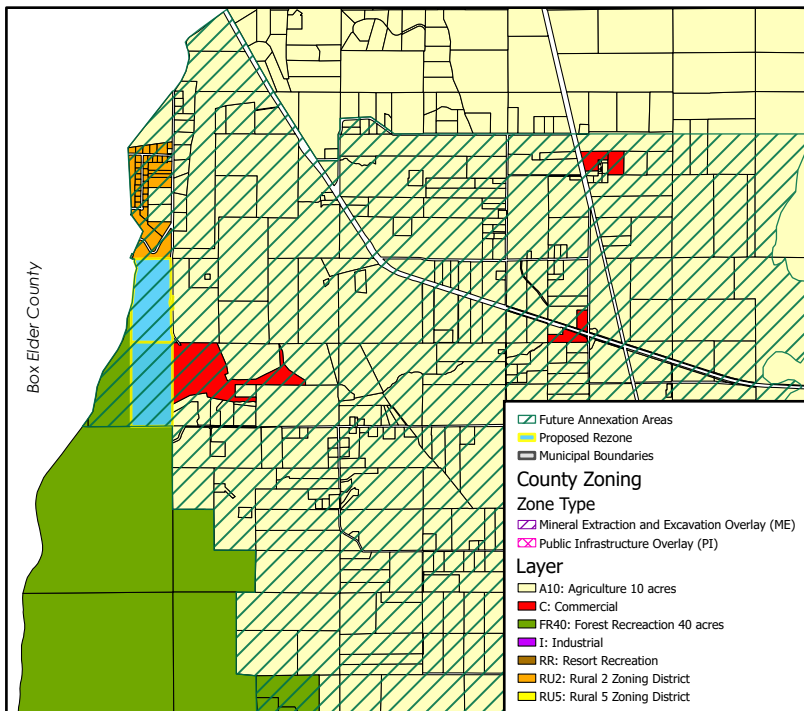
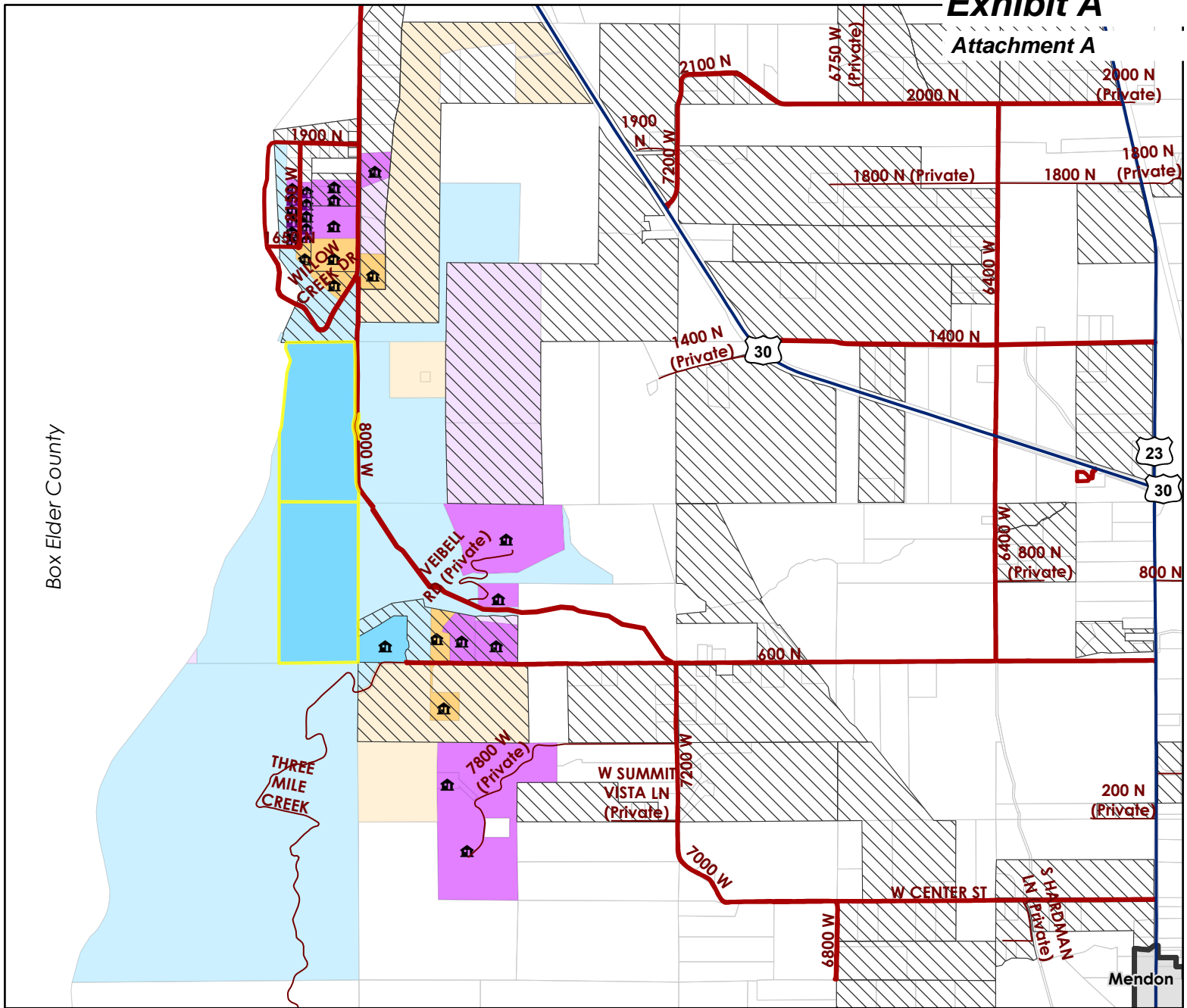
The Yonk Homestead rezone, a request to rezone approximately eighty (80) acres of 155.79 acres from the Forest Recreation (FR40) Zone to the Agricultural (A10) Zone has been reviewed in conformance with Title 17 of the Cache County Land Use Ordinance and the County Manual of Roadway Design and Construction Standards. Staff has not made a recommendation based on the findings of fact identified above and any others identified at the public hearing. Although Staff has not made a recommendation for approval or denial, they can help Planning Commission draft a recommendation to County Council.

**Planning Commission Conclusion**

---

Based on the findings of fact noted herein, the Yonk Homestead rezone is hereby recommended for approval to the County Council as follows:

1. The nearest area, in the County, that is in the Agricultural (A10) Zone is located directly to the east of the subject parcel. Additionally, because the subject parcel has split zoning, part of it is already in the Agricultural (A10) Zone.
2. The subject property is consistent with the purpose of the Agricultural (A10) Zone:
  - a. “To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy.”
  - b. “To implement the policies of Cache countywide comprehensive plan, including those regarding agricultural promotion, prime farmlands, density based residential standards, and clustering.”
3. The rezone is partially consistent with the Mendon City General Plan:
  - a. The subject parcel falls within the “Agriculture (A-1/A-2/A-3)” zone:
    - i. Agricultural – (A-1) Lot sizes 2.5 acres up to 5 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.
    - ii. Agricultural – (A-2) Lot sizes of 5 acres up to 10 acres with more farm animals and production opportunities. Secondary water (irrigation) is available.
    - iii. Agricultural – (A-3) Lot sizes 10 acres or more may have no access to secondary water (irrigation) may be dry farmed and reduced production due to insufficient water.
4. A subdivision, located directly to the north of the subject parcel, is currently in the Rural 2 (RU2) zone.
5. Based on aerial imagery, it appears that both the northern portion of the property, located in the Agricultural (A10) Zone, and the southern portion of the property, located in the Forest Recreation (FR40) Zone, have been utilized for agricultural production since at least 1993.



### Legend

- Proposed Rezone
- Municipal Boundaries
- Subdivisions
- Parcels
- Winter Maintenance
- County Roads
- Highways

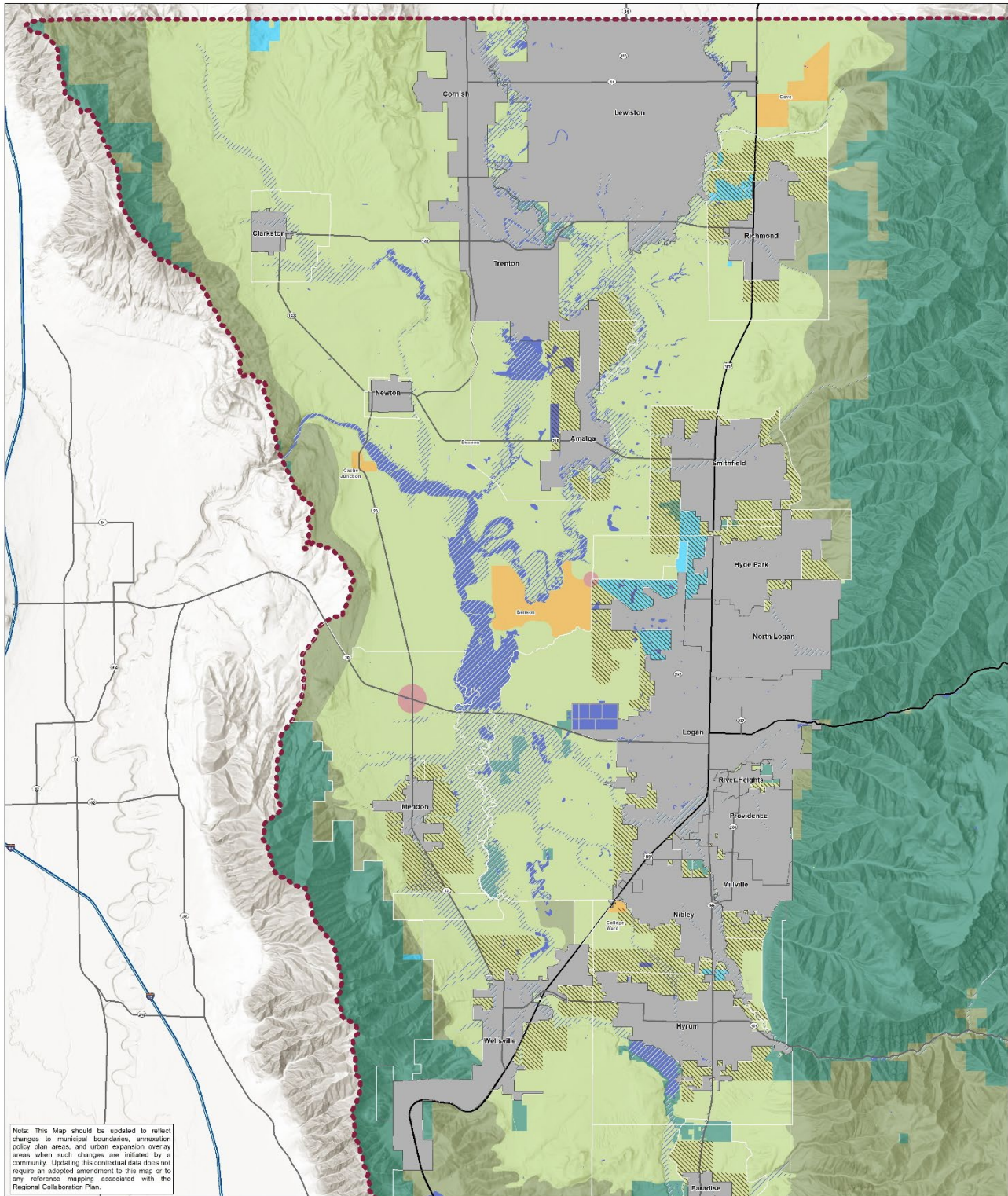
0 0.25 0.5 Mile

### Average Parcel Size

<b>Adjacent Parcels</b>	With a Home: 12 Acres (1 Parcel)
	Without a Home: 53.4 Acres (12 Parcels)
<b>1/4 Mile Buffer</b>	With a Home: 6.5 Acres (7 Parcels)
	Without a Home: 48.1 Acres (19 Parcels)
<b>1/2 Mile Buffer</b>	With a Home: 8.3 Acres (28 Parcels)
	Without a Home: 42.9 Acres (25 Parcels)



3/12/2025



Note: This Map should be updated to reflect changes to municipal boundaries, annexation policy plan areas, and urban expansion overlay areas when such changes are initiated by a community. Updating this contextual data does not require an adopted amendment to this map or to any reference mapping associated with the Regional Collaboration Plan.

Water Bodies	Urban Expansion Overlay	Agriculture and Ranching
100 Year Floodplain	Retail Commercial	Mountain Rural and Conservation
Municipalities	Rural Community	Forest and Natural Resource
Annexation Policy Plan Areas	Industrial and Mineral Extraction	

**Cache County Future Land Use Map**

Disclaimer: This map is illustrative and for advisory purposes only. This is not a regulatory or zoning document, and locations are generalized to illustrate concepts.

Date: February 28, 2023

0 0.5 1 2 3 4 Miles



**12-049-0002**

THAT PT OF FOLL INSIDE CACHE CO: E/2 OF NE/4 SEC 26 T 12N R 2W ALSO E/2 OF SE/4  
SD SEC 160 AC NET  
159.5 AC IN CACHE CO.  
LESS 8000 WEST ST 2017-3087 CONT 3.71 AC NET 155.79 AC



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 22**

**AMENDING CHAPTER 15.08.030 OF THE COUNTY FIRE CODE RELATING  
APPENDIX D107.1 OF THE INTERNATIONAL FIRE CODE**

- (A) WHEREAS, the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code § 17-53-223(1); and
- (B) WHEREAS, Cache County has an interest in protecting public health, safety, and welfare of the County by managing fire safety requirements; and
- (C) WHEREAS, Cache County desires to add clarity to the language and exceptions listed in Appendix D107.1 of the International Fire Code, which was incorporated into the Cache County Fire Code, by adding “any development or combination of developments” at the beginning and specifying that there are no exceptions; and
- (D) WHEREAS, the Cache County Council finds that this ordinance is in the best interest of Cache County and its citizens; and
- (E) WHEREAS, the Cache County Council Ordinance and Policy Review Committee approved this ordinance,

NOW, THEREFORE, the County Legislative Body of Cache County ordains as follows:

**SECTION 1:**

Section 15.08 of the Cache County Code is amended to read as follows, with a redline version attached as **Exhibit A**:

**Chapter 15.08 FIRE CODE**

**Section 15.08.030 AMENDMENTS**

The following sections of the International Fire Code are also hereby revised:

Section 101.1 Insert: Cache County for [name of jurisdiction].

Section 110.4 Insert: Class C misdemeanor for [specify offense].

Section 110.4 Insert: up to seven hundred and fifty dollars (\$750.00) for [amount].

Section 110.4 Insert: up to ninety days for [number of days].



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 22**

Section 112.4 Insert: up to two hundred and fifty dollars (\$250.00) for the first [amount] and up to seven hundred and fifty dollars (\$750.00) for the second [amount].

Section 503.2 Insert: Driveways are considered fire department access roads.

Section 507.2 Insert: A mobile water supply is approved for fire protection in Group R3 Occupancies when a water source meeting the required fire flow is not available. A mobile water supply is approved for fire protection in Group S Occupancies in Forest Recreation-40 Zones when a water source meeting the required fire flow is not available.

Appendix A: A101.1 Insert: The board of appeals established within the unincorporated portion of Cache County for the purpose of hearing applications for modification of the international fire code pursuant to the provisions of section 108 shall be the Cache County fire board.

Appendix D: Section D107.1 is modified to read as follows:

D107.1 One- or two-family dwelling residential developments.

Any development or combination of developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Section 2:

This ordinance will take effect 15 days following its passage and approval by the County Council.



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 22**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.

	In Favor	Against	Abstained	Absent
Kathryn Beus				
David Erickson				
Keegan Garrity				
Sandi Goodlander				
Keegan Garrity				
Mark Hurd				
Barbara Tidwell				
Total				

**CACHE COUNTY:**

**ATTEST:**

By: \_\_\_\_\_  
Sandi Goodlander, Council Chair

By: \_\_\_\_\_  
Bryson Behm, County Clerk



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 22**

**ACTION OF THE COUNTY EXECUTIVE:**

☐ Approved  
☐ Disapproved (written statement of objection attached)

By: \_\_\_\_\_  
David Zook, County Executive                      Date \_\_\_\_\_



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 22**



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 22**

## **EXHIBIT A**

The redline version of chapter 15.08 is provided below to show the proposed change:

### **Chapter 15.08 FIRE CODE**

#### **Section 15.08.030 AMENDMENTS**

The following sections of the International Fire Code are also hereby revised:

Section 101.1 Insert: Cache County for [name of jurisdiction].

Section 110.4 Insert: Class C misdemeanor for [specify offense].

Section 110.4 Insert: up to seven hundred and fifty dollars (\$750.00) for [amount].

Section 110.4 Insert: up to ninety days **for** [number of days].

Section 112.4 Insert: up to two hundred and fifty dollars (\$250.00) for the first [amount] and up to seven hundred and fifty dollars (\$750.00) for the second [amount].

Section 503.2 Insert: Driveways are considered fire department access roads.

Section 507.2 Insert: A mobile water supply is approved for fire protection in Group R3 Occupancies when a water source meeting the required fire flow is not available. A mobile water supply is approved for fire protection in Group S Occupancies in Forest Recreation-40 Zones when a water source meeting the required fire flow is not available.

Appendix A: A101.1 Insert: The board of appeals established within the unincorporated portion of Cache County for the purpose of hearing applications for modification of the international fire code pursuant to the provisions of section 108 shall be the Cache County fire board.

**Appendix D: Section D107.1 is modified to read as follows:**

**D107.1 One- or two-family dwelling residential developments.**

**Any development or combination of developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.**



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 22**



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 23**

**AN ORDINANCE AMENDING THE CACHE COUNTY FIRE CODE UNDER CACHE  
COUNTY CODE 15.08.030 AND 15.08.050**

- (A) WHEREAS, the currently no appeal board for fire code appeals as required by the International Fire Code;
- (B) WHEREAS, the Fire District is a separate government body and currently does not have any employees;
- (C) WHEREAS, qualified individuals are required to fill the positions for a board of appeals under the International Fire Code;
- (D) WHEREAS, a Cache County Fire Department Fire Board of Appeals must be created to handle appeals of decisions made by Cache County Fire Department employees;
- (E) WHEREAS, most of the International Fire Code has been adopted into Cache County code;
- (F) WHEREAS, all of Appendix A of the International Fire Code should be adopted in order to establish the rules of the Cache County Fire Department Board of Appeals;
- (G) WHEREAS, due to updates to section numbers in the international fire code, conforming changes should be made to County Code;
- (H) WHEREAS, the County Council may adopt resolutions necessary and appropriate to establish official policy and to facilitate the discharge of any powers and responsibilities of Cache County pursuant to Cache County Code 2.12.120; and
- (I) WHEREAS, the County Council may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging its powers and duties pursuant to Utah Code § 17-53-223(1);

NOW, THEREFORE, the County Legislative Body of Cache County ordains as follows:

**SECTION 1**

Cache County Code, Chapter 15.08.030 and Chapter 15.08.040 are amended to read as follows, with a redline copy attached as “EXHIBIT 1”:

**CHAPTER 15.08.030: AMENDMENTS**

The following sections of the International Fire Code are also hereby revised:



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 23**

Section 101.1 Insert: Cache County for [name of jurisdiction].

Section 113.4 Insert: Class C misdemeanor for [specify offense].

Section 113.4 Insert: up to seven hundred and fifty dollars (\$750.00) for [amount].

Section 113.4 Insert: up to ninety days or [number of days].

Section 114.4 Insert: up to two hundred and fifty dollars (\$250.00) for the first [amount] and up to seven hundred and fifty dollars (\$750.00) for the second [amount].

Section 503.2 Insert: Driveways are considered fire department access roads.

Section 507.2 Insert: A mobile water supply is approved for fire protection in Group R3 Occupancies when a water source meeting the required fire flow is not available. A mobile water supply is approved for fire protection in Group S Occupancies in Forest Recreation-40 Zones when a water source meeting the required fire flow is not available.

Appendix A: All of Appendix A is hereby adopted with the following exceptions and amendments:

A101.1 Insert: the board of appeals established within the unincorporated portion of Cache County for the purpose of hearing applications for modification of the international fire code pursuant to the provisions of section 112 shall be the Cache County Fire Department Board of Appeals. The board shall be established and operated in accordance with this section, and shall be authorized to hear evidence from appellants and the fire code official pertaining to the application and intent of this code for the purpose of issuing orders pursuant to these provisions.

A101.2 Is amended to state: Any person shall have the right to appeal a decision of the fire code official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.

A101.2.2 Is amended to state: Appeals of decisions and orders shall stay the enforcement of the decision and order until the appeal is heard by the board.

A101.3 Is amended to state: The board shall consist of three voting members appointed by the Cache County Executive with advice and consent of the Cache County Council. Each member shall serve for four (4) year terms after the initial board is appointed. The board member's terms shall be staggered at intervals, so as to provide continuity. At the appointment of the members of



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 23**

the board, one member shall be assigned a two year term with the others having four year terms. After the two year term, the new term for that member shall be four years going forward.

A101.3.1 Is not adopted.

A101.3.7 Is not adopted.

A101.5 Is amended to state: The board shall meet upon notice from the chairperson within 30 days of the filing of an appeal or at stated periodic intervals.

A101.5.2 Is amended to state: Two members of the board shall constitute a quorum.

A101.5.3 Is amended to state: When three members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

A101.6 Is not adopted.

A101.7 Is amended to state: The board shall only modify or reverse the decision of the fire code official by a concurring vote of two or more members.

**15.08.050: ENFORCEMENT**

The fire code shall be enforced by the Cache County Fire Department under the supervision of the Cache County Fire Chief. The Cache County Fire Chief may assign such members from the Fire Department as fire marshal, deputy fire marshals or inspectors as shall from time to time be necessary. The urban-interface code shall be enforced by the Cache County Fire Department and the Cache County Development Services Department. All citations and penalties issued in the enforcement of this code shall be done with direct consultation and oversight of the Cache County Attorney or his/her designee.

**SECTION 2**

The members of the board of appeals as required under the international fire code shall be appointed by the Cache County Executive with the advice and consent of the Cache County Council. Further, as required under Appendix A101.3.5 of the International Fire Code, a secretary or administrative assistant from the Cache County Fire Department shall be designated to provide the appeals board with assistance.

**SECTION 3**

This ordinance takes effect fifteen (15) days following its passage and approval by the County Council.



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 23**

PASSED AND APPROVED BY THE COUNTY COUNCIL OF CACHE COUNTY, UTAH  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.

	In Favor	Against	Abstained	Absent
David Erickson				
Sandi Goodlander				
Nolan Gunnell				
Barbara Tidwell				
Keegan Garrity				
Mark Hurd				
Kathryn Beus				
Total				

**CACHE COUNTY:**

By: \_\_\_\_\_  
Sandi Goodlander, Chair

**ATTEST:**

By: \_\_\_\_\_  
David Benson, County Clerk / Auditor

**ACTION OF THE COUNTY EXECUTIVE:**

\_\_\_\_ Approved  
\_\_\_\_ Disapproved (written statement of objection attached)

By: \_\_\_\_\_  
David Zook, County Executive

\_\_\_\_\_  
Date



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 23**

**EXHIBIT 1**

**REDLINE VERSION OF CHANGES TO CHAPTER 15.08.030 AND 15.08.050**

**CHAPTER 15.08.030: AMENDMENTS**

The following sections of the International Fire Code are also hereby revised:

Section 101.1 Insert: Cache County for [name of jurisdiction].

Section 11~~0~~3.4 Insert: Class C misdemeanor for [specify offense].

Section 11~~0~~3.4 Insert: up to seven hundred and fifty dollars (\$750.00) for [amount].

Section 11~~0~~3.4 Insert: up to ninety days or [number of days].

Section 11~~2~~4.4 Insert: up to two hundred and fifty dollars (\$250.00) for the first [amount] and up to seven hundred and fifty dollars (\$750.00) for the second [amount].

Section 503.2 Insert: Driveways are considered fire department access roads.

Section 507.2 Insert: A mobile water supply is approved for fire protection in Group R3 Occupancies when a water source meeting the required fire flow is not available. A mobile water supply is approved for fire protection in Group S Occupancies in Forest Recreation-40 Zones when a water source meeting the required fire flow is not available.

Appendix A: **All of Appendix A is hereby adopted with the following exceptions and amendments:**

A101.1 Insert: the board of appeals established within the unincorporated portion of Cache County for the purpose of hearing applications for modification of the international fire code pursuant to the provisions of section 1~~0~~812 shall be the Cache County ~~f~~Fire Department ~~b~~Board of Appeals. The board shall be established and operated in accordance with this section, and



**CACHE COUNTY**  
**ORDINANCE NO. 2025 - 23**

shall be authorized to hear evidence from appellants and the fire code official pertaining to the application and intent of this code for the purpose of issuing orders pursuant to these provisions.

A101.2 Is amended to state: Any person shall have the right to appeal a decision of the fire code official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.

A101.2.2 Is amended to state: Appeals of decisions and orders shall stay the enforcement of the decision and order until the appeal is heard by the board.

A101.3 Is amended to state: The board shall consist of three voting members appointed by the Cache County Executive with advice and consent of the Cache County Council. Each member shall serve for four (4) year terms after the initial board is appointed. The board member's terms shall be staggered at intervals, so as to provide continuity. At the appointment of the members of the board, one member shall be assigned a two year term with the others having four year terms. After the two year term, the new term for that member shall be four years going forward.

A101.3.1 Is not adopted.

A101.3.7 Is not adopted.

A101.5 Is amended to state: The board shall meet upon notice from the chairperson within 30 days of the filing of an appeal or at stated periodic intervals.

A101.5.2 Is amended to state: Two members of the board shall constitute a quorum.

A101.5.3 Is amended to state: When three members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

A101.6 Is not adopted.

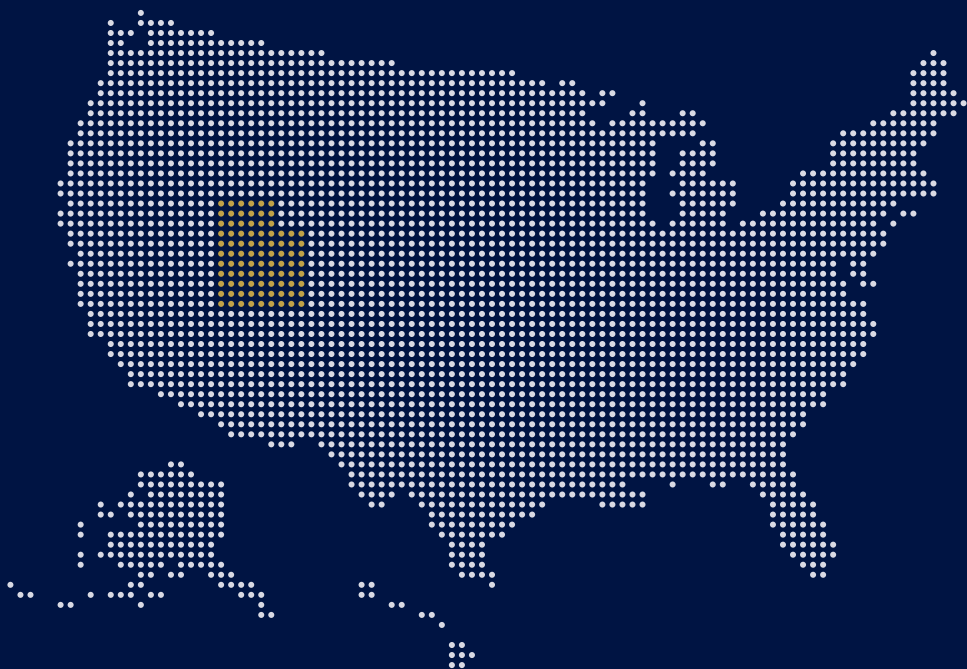
A101.7 Is amended to state: The board shall only modify or reverse the decision of the fire code official by a concurring vote of two or more members.

**15.08.050: ENFORCEMENT**

The fire code shall be enforced by the Cache County ~~fFire~~ ~~distriet~~ Department under the supervision of the Cache County ~~fFire~~ eChief. The Cache County ~~fFire~~ eChief may assign such members from the ~~fFire~~ ~~distriet~~ Department as fire marshal, deputy fire marshals or inspectors as shall from time to time be necessary. The urban-interface code shall be enforced by the Cache County ~~fFire~~ ~~distriet~~ Department and the Cache County ~~dDevelopment~~ sServices ~~dDepartment~~. All citations and penalties issued in the enforcement of this code shall be done with direct consultation and oversight of the Cache County ~~aAttorney~~ or his/her designee.



Community Handbook



**250 YEARS IN THE MAKING**

A Year of Celebration and Service

America250 Utah is a program led by the Utah Department of Cultural & Community Engagement with support from the Governor's office and the Utah State Legislature.



### America250 Utah Contacts

#### For programming and partnership inquiries

Nicole Handy, executive director, America250 Utah  
nhandy@utah.gov | 801-389-5084

#### For city and county questions

David Wicai, director of strategic initiatives, Utah Department of Cultural & Community Engagement  
davidwicai@utah.gov

#### For sponsorship opportunities

Liz Kinne, director of development, Utah Cultural & Community Engagement Foundation  
lizkinne@utah.gov



## Community Handbook

- 1 About America250 Utah
- 2 Preamble of the Declaration of Independence
- 3 Introduction
- 5 Mission & Vision
- 6 Themes
- 8 America250 Utah Signature Programs
- 9 Get Involved
- 11 Collaborate With National Programs
- 12 Commission Members
- 13 Additional Resources

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## Planning America's Birthday, With Utah Style

In 2026, Utah will join with other states to commemorate the 250th anniversary of the founding of the United States. Utahns will come together to reflect on our nation's past, build community, and look toward the future.

In 2023 Gov. Spencer J. Cox and the Utah Legislature created Utah's America250 Commission with the charge to create opportunities for Utahns to celebrate during the upcoming years. The Utah Commission is committed to honor the signing of the Declaration of Independence, not just as a pivotal moment in American history but through the unique and rich lens of Utah's heritage.

This commission endeavors to spark unity, engagement, and education across Utah, bringing together individuals from all walks of life in a shared journey of historical discovery and reflection. We are dedicated to creating initiatives that resonate deeply with Utahns through the strength of our partnerships and communities to foster a connection to our past that is both enlightening and inspiring.



## Preamble of the Declaration of Independence

**Continental Congress, Philadelphia, PA; July 4, 1776**

*We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness. — That to secure these rights, Governments are instituted among Men, deriving their just powers from the consent of the governed, — That whenever any Form of Government becomes destructive of these ends, it is the Right of the People to alter or to abolish it, and to institute new Government, laying its foundation on such principles and organizing its powers in such form, as to them shall seem most likely to effect their Safety and Happiness.*

### Read America's Founding Documents

Collectively known as the Charters of Freedom, the Declaration of Independence, Constitution, and Bill of Rights are considered instrumental in the guiding values of the United States.

<https://www.archives.gov/founding-docs>



## Introduction

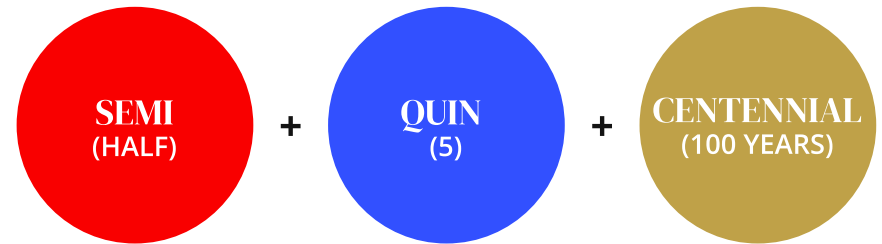
For nearly 250 years, Americans from all walks of life and every corner of the country have had a hand in shaping our nation's history. From time immemorial, the area now known as Utah was populated by Indigenous people. Today's tribal nations include the Confederated Tribes of the Goshute, Paiute Indian Tribe of Utah, San Juan Southern Paiute Tribe, Northwestern Band of the Shoshone Nation, Skull Valley Band of Goshute, Ute Indian Tribe of the Uintah and Ouray Reservation, Ute Mountain Ute Tribe, and the Navajo Nation. Spain claimed what is now Utah as part of New Spain from 1500 to 1821. In 1776 a group of Spanish Catholic priests, the Domínguez-Escalante Expedition, left Santa Fe hoping to find a route to the California coast as they traveled through parts of Utah.

No two Americans began their journey in the same place. Except for Native Americans, our ancestors came to these lands from elsewhere. For many Utahns, the quest for statehood provides a lens to reflect upon the full sweep of our nation's past and a deeper understanding of integration and the meaning and promise of America.

Americans have more in common than what divides us through our shared history and celebrations. The semiquincentennial is a chance for all Utahns to feel a part of this major milestone in our nation. We can celebrate courage, liberty, and sacrifice, while also reckoning with difficult truths. By fostering a sense of belonging and coming together with our local communities, we can ensure that Utahns of all ages and backgrounds see themselves in American history. Each family's journey resonates with stories of hard work, doing our part, innovation, and entrepreneurship.

This anniversary presents an opportunity for Americans to pause, acknowledge, celebrate, and turn to family and friends to check in. It is a time to think about our responsibility to our fellow community members and for each of us to consider creative and authentic ways to fulfill ongoing actions toward "a more perfect Union."

## America's Semiquincentennial



### Mission

Utah's America250 commission will honor our nation's past, celebrate our present, and inspire a future that upholds the values that define us as a nation and state.



### Vision

Statewide America250 activities and celebrations will generate a wider appreciation of history's relevance to contemporary challenges and inspire Utahns to take steps to improve our communities, state, and nation.

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## To accomplish our mission, America250 Utah is focused on the following themes:

### EDUCATE

#### *Build Understanding*

Spark deeper awareness and understanding of the history, values, and democratic processes that shape our nation. Together, these contribute to a better understanding of who we are, where we came from, and where we can go.

### ENGAGE

#### *Build Community*

Examine Utah's stories and forms of self-expression. Celebrate the unique traditions of people and places throughout the state and develop powerful service-oriented experiences that propel Utahns forward for the next 250 years.

### UNITE

#### *Build Bridges*

Promote dialogue about our common bonds and themes of the American spirit. Develop forward-looking conversations about individual rights to life, liberty, and the pursuit of happiness while honoring the freedom of others to do the same.



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## Utah's Invitation

The semiquincentennial anniversary of the Declaration of Independence offers us an opportunity to reflect on how far we have come as a country and consider the ongoing work of democracy. America250 Utah will commemorate the anniversary with wide-ranging activities, beginning in 2024 and culminating in 2026, including educational outreach, online resources, and a wide variety of signature programming and events. America250 Utah signature programs will be free and open to the public.

## America250 Utah Signature Programs

### 500 For Our Future

Teaching the next generation about America's history and guiding values will empower our children to lead into the next 250 years of America's story with courage and compassion. Over the next two years, America250 Utah is partnering with Utah Valley University and others to reach 500 K-12 teachers with professional training and resources for civics education.

*For educators*

### "Writings of a Revolution"

Inspired by the Declaration of Independence, this exhibit at the Utah State Capitol will showcase artifacts from the Revolutionary War period. The Declaration of Independence summarized the colonists' motivations to seek independence from Great Britain and is seen as the first formal statement declaring a nation's people to choose their own form of government. A traveling display will also be available for arts and cultural organizations, libraries, and other community buildings.

*For students, educators, clubs, and individuals*

### Walk250 Utah

Utahns and Americans have created paths to explore and survive, from seasonal migrations of the Northwestern Band of the Shoshone to pioneer trails, as well as transcontinental railways to shoreline routes. Walk250 Utah commemorates this movement of people through our landscape by challenging every Utahn to walk 250 miles within the calendar year of our nation's 250th anniversary celebration.

*For municipalities, counties, businesses, nonprofit organizations, clubs, and individuals*

### Utah250 Communities

America250 Utah aims to partner with Utah's 250+ municipalities, counties, and Tribal nations to create hundreds of exciting and engaging opportunities to commemorate and celebrate local events and everyday Americans who have shaped our history. Created by the people, for all the people, America250 Utah's toolkits will provide ideas for towns and cities to come alive with programs and events to inspire, showcase arts, culture, and science, and highlight places and public spaces.

*For municipalities and counties*

### 250 Service Projects for America250

Leaning into our first-in-the-nation status for volunteerism, America250 Utah will work with UServeUtah, Show Up Utah, youth-led organizations, and other partners to create more than 250 service opportunities across the state. Utahns are passionate about contributing to the greater good, and volunteering also provides tangible benefits to the service givers in making connections with others and their communities.

*For municipalities, businesses, nonprofit organizations, clubs, and individuals*

### Neighborhood Unity Potlucks

Food and music are ways that we can connect across our community tables and bring people together to commemorate, celebrate, and look to the future. What better way to do this than with block parties, neighborhood potlucks, and other community gatherings on Sunday, July 5, 2026.

*For families, individuals, civic and social clubs, and communities*

### Listening to One Another: The Declaration of Independence at 250

Thematic and guided conversations can ensure that the full range of America's voices participate in the 250th commemoration. In partnership with the Federation of State Humanities Councils, the Utah Humanities' Community Conversations program is working on a program to train facilitators to hold community conversations statewide.

*For libraries, nonprofit organizations, civic clubs, and individuals*

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## Who Should Get Involved?

America250 Utah encourages all Utahns to join us in celebrating this historical milestone by getting involved in one of our signature programs, creating your own celebration, or re-envisioning an existing program inspired by our themes.

### Lead local celebrations and commemorations

America250 Utah is developing toolkits for state agencies and divisions, local municipalities, county governments and youth councils, tribal communities and governments, and our armed services. The far-reaching services provided by local leadership will be critical to making this anniversary a unifying experience for all.

### Empower the next generation

If you work with a university, college, school district, or K-12 school, America250 Utah is excited to partner with you to connect, converse, and teach about our founding principles and bring student voices into the celebration.

### Connect communities through your organization

Sports arenas, arts and cultural institutions, religious organizations, and libraries contribute to our communities as gathering places. Consider how your organization can host or participate in an America250 Utah program and help us examine the hard truths and accomplishments of our nation's history.



### Showcase hard work and innovation

Business leaders and their workforce contribute to the success of the American dream and the power to do good every day. Employee service opportunities or wellness programs can also serve as an opportunity to connect with America250 Utah.

### Start a conversation

Formal and informal nonprofits and clubs bind our neighbors, friends, and families together. From book clubs to youth groups, and cooking clubs to sports teams, these groups encourage connection, reflection, and self expression.

### Chart your own path

Think about how you might maximize the reach of existing programs, partnerships, and other resources by connecting to our state programs and the national commemoration effort. Submit your idea at [america250.utah.gov](https://america250.utah.gov)

### Promote Your America250 Utah Programming



We invite and encourage organizations committed to celebrating America's semiquincentennial to register their events with America250 Utah and to share those events through the free, statewide event-sharing service [Now Playing Utah](https://nowplayingutah.com). Signature and officially recognized events of America250 Utah will be promoted on social media, added to our website, and permitted to utilize the America250 Utah Community Event logo. Submit your idea at [america250.utah.gov](https://america250.utah.gov)

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## Collaborate with National Programs

America250 Utah is part of a nationwide-planning effort that includes states, territories, and America250™. America250 is planning a multi-year, national effort to engage, educate, and unite Americans from sea to shining sea through the following tentpole programs:

- **America's Field Trip**, a nationwide scholastic competition designed to engage America's youth.
- **Our American Story**, a nationwide initiative to gather stories from people across the United States of America and create the largest collection of oral histories ahead of the nation's 250th anniversary.
- **America Gives**, focused on reinvigorating a year-round culture of service in the United States through 2026 and beyond.
- **America's Culture**, a national moment to celebrate and uplift American art forms, creative expression, and cultural touchstones.
- **America Innovates**, a nationwide event, featuring a traveling tech expo, that will visit cities around the country over the span of nearly a year.
- **America's Time Capsule**, a national collection of items that will help tell the story of America at 250 and give future generations a tangible connection to this important milestone.
- **America Waves**, a free, small, hand-held flag delivered to any American who requests one.

Learn more about America250 at [america250.org/get-involved](https://america250.org/get-involved)

## Utah's America250 Commission Members

Commission members represent a geographically diverse range of historians, philanthropists, educators, as well as business and community leaders. Their charge is to work with public and private entities to inspire Utahns to imagine our role in the country's next 250 years, while creating once-in-a-lifetime experiences to commemorate America's birthday in 2026.

**Mindy Benson** | co-chair; president of Southern Utah University  
**Christine Durham** | co-chair; lawyer and former Utah Supreme Court Justice

**Ron Fox** | co-chair; public historian, author, The Fox Group president

**Kathryn Asay** | vice president general, National Society Daughters of the American Revolution

**Barbara Jones Brown** | historian and publisher

**Andrea Clarke** | co-founder, Labor & Honor Foundation; Community Advocate

**David Clark** | consultant; former chair, Utah Tech University Board of Trustees; former Utah state representative and House speaker

**Sanchaita Datta** | president and co-founder, FatPipe Networks

**Brandon Fugal** | real estate executive and entrepreneur

**Alan Hall** | founder, former CEO, Marketstar; philanthropist

**Steve Handy** | marketing consultant; former Utah state representative

**Jani Iwamoto** | former Utah state senator and former Salt Lake County Council member

**Luis Lopez** | president, Latinos United Promoting Education and Civic Engagement; former Ogden City Council member

**Douglas McGregor** | state secretary/treasurer, Utah Sons of the American Revolution

**Darren Parry** | Tribal leader and author

**Kristy Pike** | writer and community leader

**Byron Russell** | marketing consultant and community leader

**Don Stirling** | business leader

**Brian L. Tarbet** | chief civil deputy, Office of the Utah Attorney General; retired U.S. Army major general

**Kim Wilson** | lawyer and community leader

**Donna Law** | ex-officio; director, Department of Cultural & Community Engagement

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## Additional Programming Ideas

Additional programming and planning ideas are available at [america250.utah.gov](http://america250.utah.gov). On the site, you will also find ways to promote your event or activity and apply to make your event an official America250 Utah event by using the logo.

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## Additional Resources

Stay connected and informed of Utah's efforts to celebrate 250 years at <http://america250.utah.gov>

For additional information about the U.S. Semiquincentennial Commission, visit [america250.org](http://america250.org)

For additional resources from the American Association for State and Local History about preparing for the 250th anniversary, visit <https://aaslh.org/programs/250th/>

## Acknowledgements

American Association for State and Local History. *Making History at 250: The Field Guide for the Semiquincentennial*. Nashville, TN: American Association for State and Local History, 2021.

American Association for State and Local History. *250th Anniversary Program Handbook: Your Guide to Planning for the U.S. Semiquincentennial*. Nashville, TN: American Association for State and Local History, 2024.



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America250 Utah is a program led by the Utah Department of Cultural & Community Engagement with support from the Governor's office and the Utah State Legislature.

> [america250.utah.gov](http://america250.utah.gov)



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