

SNOWBASIN SKI RESORT

MEADOW LODGE – SPRUNG STRUCTURE

WEBER COUNTY - DESIGN REVIEW NARRATIVE OF REQUEST

September 5, 2025

Project Name: Snowbasin Resort – Meadow Lodge

Applicant: Ruscitto/Latham/Blanton for Snowbasin Resort Company

Location: 3925 Snow Basin Road, Huntsville, UT 84317

Zoning District: Ogden Valley Destination & Recreation Resort (DDR-1) Zoning District

Area Calculations:

Proposed Building Footprint	7,711	square feet
Proposed Building Area	7,457	square feet

Maximum Height Allowed per DDR-1 Zone: 75'-0"

Proposed Building Height: 31'-8" +/-

Project Description:

The scope of work includes the erection of an aluminum frame and tensioned membrane clad "sprung" structure, along with associated concrete foundations and floor. The proposed project will house a new skier day lodge at the base of the Snowbasin Ski Resort. The project is proposed to be completed in two (2) phases as summarized below.

The phase 1 scope of work shall include the "core & shell" only. Phase 1 consists of building foundations, erection of the "sprung" frame structure and installation of the tensioned membrane. Phase 1 scope also includes exterior openings, associated entry vestibules, and Installation of primary mechanical, plumbing & electrical services

The phase 2 scope of work shall consist of all interior improvements, completed mechanical, plumbing & electrical systems, etc.

The building shall not be occupied until phase 2 scope of work has been completed, inspected and approved by the local authority having jurisdiction (AHJ).

Detailed Narrative of Request:

The Snowbasin Ski Resort has seen a sizable increase in skier volume over the past several years and has need for additional day lodge and seating areas at the ski area base facilities to provide appropriate accommodation for resort guests.

The proposed Meadow Lodge structure is a pre-manufactured "Sprung" structure consisting of an arched aluminum structural frame with tensioned polyvinylidene fluoride (PVDF) membranes on the interior and exterior sides of the structural frame. The structural frame is also capped with powder coated column covers to match the primary fabric color.

The structure is proposed with a white primary fabric color for the roof and upper portions of walls, and a light tan "Beach Sand" lower wall color, which has been chosen to compliment and provide harmony with the existing Earl's Day Lodge, Skier Services and Mountain Operations buildings in the immediate vicinity of the proposed development site.

The proposed structure is generally oriented northeast/southwest with large windows on the southern façade to provide daylighting and views of the ski area and mountainous terrain. Windows on all facades are proposed as white vinyl windows with matching white metal trims.

Entry to the proposed building is facilitated by two (2) new snow melted concrete paver pathways that will match existing pathways on property. The north and south elevations also have sliding automatic door systems to provide entry to the building for convenience. The exterior sliding door systems are also proposed in white to match the tent and adjacent fixed window trim colors.

An architectural log entry roof is planned to be incorporated into the Phase 2 scope of work for the main entrance of the building located on the north façade. The log entry roof will be designed to compliment and mimic the architectural log truss detailing found on similar entry elements of the adjacent buildings.

A snow melted concrete paver patio is proposed for the south façade of the structure, where skiers will have access to outdoor seating when weather permits. This space is also intended to support summer event programming such as the "Blues and Brews" events, weddings, and other recreation-oriented events occurring at the resort.