July 10, 2025

Powder Mountain Ski Resort
3923 North Wolf Creek Drive
Eden, Utah 84310

Attention: Erik Anderson
EMAIL: eanderson@powdermountain.com

Subject: Geologic Hazard Assessment
Village Nest Subdivision
Powder Mountain, Utah
Project No. 1240419

Erik:

Applied Geotechnical Engineering Consultants, Inc. was requested to review the geologic hazard assessment report for the proposed Village Nest Subdivision prepared by IGES. The report is dated December 1, 2016 and has Project Number 01628-015. The site is located within the Powder Mountain Resort in Weber County, Utah at approximate Latitude 41.363 North and Longitude 111.743 West.

PROPOSED CONSTRUCTION

We understand that proposed development consists of 20, two to four-level residential structures.

SITE CONDITIONS

Daybreak Ridge Road has been constructed along the western side of the proposed development. Fill associated with the road construction has been placed through the western portion of the site. The northern and eastern sides of the development consist of relatively undisturbed ground.

Most of the vegetation that was on the site has been removed. There is native vegetation along the eastern edge, which consists of grass, brush and trees.

The ground surface at the site slopes gently down toward the east.

Meridian Avenue extends along the northern side of the property. There is undeveloped land south and east of the site. The area to the west is under development.

GEOLOGIC REVIEW

We reviewed the IGES report, lidar data acquired by the State in 2016, a geology map of the area by Zachary Anderson(2023), the most recent Quaternary fault data from the Utah Geological Survey, and stereo-pair aerial photographs dated August 10, 1946, numbered AAJ-1B-89. The photographs were obtained from the Utah Geological Survey digital imagery website.

There are no Quaternary faults traces extending through or near the site based on review of the Utah Geological Survey Geologic Hazards Portal and the recent geology map of the area. There are no lineations in the area of the site that would be consistent with active faults on the aerial photographs and lidar data reviewed.

Based on test pit logs presented in the IGES report, the subsurface materials at the site prior to filling consist of a mixture of clay, sand and gravel overlying conglomerate bedrock of the Tertiary Wasatch Formation. IGES reports no evidence of landslide deposits in the test pits and no landslide features on the property. This is consistent with our review of the aerial photographs and lidar data.

The latest geology map for the area shows a headwall of a glacial cirque extending along the western side of the property, cutting through the northern portion of the site, and continuing to the west. They map the Wasatch Formation and glacial deposits downslope of the headwall. The headwall and glacial deposits do not represent a geologic hazard for the proposed development.

CONCLUSIONS

Based on our geologic review of the site, it is our professional opinion that there are no geologic hazards that will negatively affect the proposed development of the site other than strong earthquake ground motions, which will be mitigated through structural design of the buildings. The site is suitable for the proposed construction with respect to geologic hazards.

LIMITATIONS

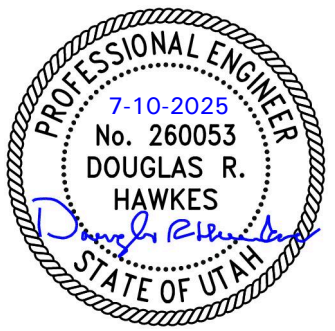
This letter has been prepared in accordance with generally accepted geologic engineering practices in the area for the use of the client. The conclusions included in the letter are based on review of the information noted. Variations in geologic conditions can be expected and may not become evident until additional exploration or excavation is conducted. If the geologic conditions or the proposed construction is significantly different from what is described in this letter, we should be notified to reevaluate our conclusions.

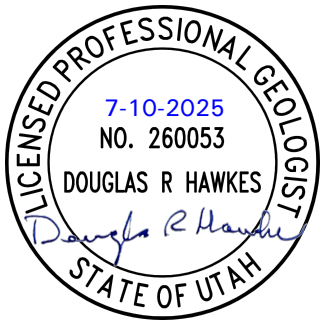
If you have questions or we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

Trae D. Boman, G.I.T.





Reviewed by Douglas R. Hawkes, P.E., P.G.

TDB/rs

Reference:

Zachary W. Anderson, 2023, Interim Geologic Map of the Browns Hole Quadrangle, Weber and Cache Counties, Utah. OFR-760. UGS. 1:24,000 scale.