

Minutes of May 21, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner

1. **Minutes:** April 23, 2025, April 30, 2025 May 14, 2025— Approved as presented

2. **Administrative Items**

2.1 LVCP1013025 - Request for final approval of Creekside at JDC Ranch Phase 1, consisting of 24 lots in the R-3 zone located at approximately 2800 W 2875 N in unincorporated Weber County. **Presenter - Tammy Aydelotte, Planner**

Tammy Aydelotte stated that this is a request for final approval of Creekside Phase One, which is located within the JDC Ranch development—a new master-planned development situated in the R-3 zone. The total project area is 4.238 acres, and no open space is being proposed with this phase.

Per the preliminary approval, 13 of the 24 proposed lots are designated as attainable lots, consistent with the ZDA amendment that was previously recorded. The proposal complies with the development agreement and applicable zoning ordinances.

For context, the R-3 zone allows single-family lots with no minimum lot area or width. In this phase, proposed lot widths range from 32 to 62 feet, and lot areas range from 2,584 to 6,523 square feet. The smaller lot sizes and widths reflect the inclusion of the 13 attainable lots.

This phase is located in the East Central and Northeast Villages of the JDC Ranch Master Plan. Preliminary will-serve letters have been provided by Bona Vista for culinary water and by the Weber-Box Elder Conservation District for secondary water. The development is annexed into the Central Weber Sewer District.

The proposal includes 50- and 60-foot-wide public access streets that connect to The Orchards Phase 4 to the south. Although The Orchards Phase 4 has not yet recorded, the connecting roadway should tie into existing, dedicated public infrastructure, so access should not be an issue. Proposed alleys will be 20 feet wide, and street cross-sections have been verified for compliance with the development agreement.

All reviewing agencies have completed their reviews. Staff recommends approval of Creekside Phase One, subject to the conditions and findings outlined in the staff report.

Director Grover asked if there were any comments or questions from the applicant.

Steve Anderson stated that the road being referred to is part of Phase One.

Director Grover stated that this item stands approved based on the conditions and findings in the staff report.

2.2 LVCP2013025 - Request for final approval of Creekside at JDC Ranch Phase 2, consisting of 21 lots in the R-3 zone located at approximately 2800 W 2875 N in unincorporated Weber County. **Presenter - Tammy Aydelotte, Planner**

Tammy Aydelotte stated that this request is for 21 lots located immediately east of Phase One. Of the 21 proposed lots, 13 are designated as attainable lots per the ZDA amendment. These are detached single-family lots.

Regarding the proposed roadways, Phase Two includes street infrastructure that connects through Creekside Phase One. The lots in this phase will be connected to existing public infrastructure. This connectivity is important in larger developments to ensure that plats are recorded and dedicated in an order that allows for logical public and emergency access via dedicated public rights-of-way.

Phase Two features lot widths ranging from 30 to 50 feet and lot areas ranging from 2,422 to 5,392 square feet. The smaller lot widths and areas are associated with the attainable lots. The development includes 50- and 60-foot-wide public streets that will connect to the future Creekside Phases One and Three. These streets will need to be labeled as public on the final plat. Proposed alleys are 20 feet wide.

There are minimal differences between Phases One and Two in terms of roadway layout and lot configuration. Staff has reviewed the proposal against the applicable ordinances and the governing zoning development agreement and recommends approval, subject to the conditions and findings outlined in the staff report.

Director Grover asked if the applicant had any comments. There were none.

Director Grover stated that the item stands approved based on the conditions and findings listed in the staff report.

2.3 LVCP3013025 - Request for final approval of Creekside at JDC Ranch Phase 1, consisting of 12 lots in the R-3 zone located at approximately 2800 W 2875 N in unincorporated Weber County. **Presenter - Tammy Aydelotte, Planner**

Tammy Aydelotte stated that this phase includes 12 units, none of which are designated as attainable units. As a result, this phase features larger lot widths and areas. Lot widths range from 40 to 80 feet, and lot areas range from 4,200 to 12,000 square feet. Phase Three is located to the east of Phases One and Two.

This phase includes public street infrastructure but does not propose any alleyways. It continues the 50- and 60-foot-wide public streets, consistent with the cross-sections outlined in the development agreement. Phase Four of The Orchards lies to the south, so this phase will contribute to the continued development along JDC Ranch Parkway.

Staff recommends approval of Phase Three, subject to the conditions and findings outlined in the staff report.

Director Grover asked for clarification concerning road dedication.

Tammy Aydelotte responded that the preliminary plan anticipated recording The Orchards Phase Four, but the timing has not aligned as expected.

ADMINISTRATIVE REVIEW

Steve Anderson added that the Phase Four roads for The Orchards will be completed before development exceeds the 30-lot threshold. Although they are not being recorded with the second phase, they will be recorded separately before final approval.

Director Grover stated that this item stands approved based on the conditions and findings in the staff report.

Director Grover then asked if there were any additional JDC items. To accommodate the applicant, he moved Item 2.6 forward on the agenda.

2.6 LVO022525 - Request for final approval of the Orchards at JDC Ranch Phase 1 First Amended Plat, amending the lot line between lot 81 and Common Area Parcel G in the Orchards Phase 2, located at 2850 W 2600 N, Plain City. **Presenter - Tammy Aydelotte, Planner**

Tammy Aydelotte stated that this request is for a subdivision amendment to widen the frontage of Lot 81, which currently tapers significantly. The proposed adjustment would slightly shift the lot line to increase the frontage. Lot 81, located in The Orchards Phase One, is directly adjacent to Open Space Parcel G in The Orchards Phase Two. The proposed lot line adjustment would reduce the area of the open space parcel slightly but does not conflict with any previous approvals, the development agreement, or applicable ordinances.

Under the lot area, front width, and yard regulations, the applicant is proposing to increase the width of Lot 81 from 8.88 feet to 58.46 feet. This adjustment would increase the lot area from 5,371 square feet to 7,418 square feet. The area of Open Space Parcel G would be reduced from 24,805 square feet to 14,992 square feet. However, this reduction does not affect compliance with the minimum open space requirements for these phases of the development.

Will-serve letters were not required, as this is a lot line adjustment with no associated public road dedication. Staff recommends approval, subject to all review agency requirements and the findings outlined in the staff report, with no additional conditions.

Director Grover asked if there were any comments from the review agencies. Ms. Aydelotte confirmed that the Surveying and Engineering departments had no issues with the request.

Director Grover stated that the item stands approved based on the conditions and findings listed in the staff report.

2.4 UVV031125 - Request for final approval of Village Lodge at Powder Mountain Subdivision, consisting of one lot in the DRR-1 Zone. This subdivision is located off of a private right of way at the end of Summit Pass Road, in Eden, UT. **Presenter - Tammy Aydelotte, Planner**

Tammy Aydelotte stated that she is presenting this item on behalf of Tiffany Snider. The subject parcel is located directly north of the Shelter Hill subdivision, which includes 39 lots. Because all improvements for this one-lot subdivision were escrowed with Shelter Hill—which lies along the same roadway—staff is not requiring any additional escrow or road dedication. The only requirement from Engineering is that public utility easements be shown along at least two boundaries of the lot.

The property is located approximately at 8500 East Powder Mountain Road, with a rough address of 6965 East Powder Mountain Road. It lies within the DRR-1 zone and is subject to the Powder Mountain Development Agreement.

ADMINISTRATIVE REVIEW

Ms. Aydelotte explained that several factors are considered during staff review of subdivisions in this area, including overall density, which is capped by the development agreement. Staff is helping the applicant track compliance with this cap. They also review concept area plans. This particular subdivision is associated with a concept area plan amendment approved administratively in September 2024, which allowed for a private club in this area.

As of the date of the staff report, 268 lots have been recorded within the Powder Mountain development under the executed agreement dated January 14, 2015. All improvements for this lot were included in the escrow submitted with the Shelter Hill Subdivision.

Weber County Engineering has required will-serve letters from the Powder Mountain Water and Sewer District prior to issuance of building permits. Staff requires these letters before plat recording; however, Powder Mountain defines "will-serve" a bit differently. A preliminary will-serve letter has been issued, which is sufficient for plat recording. The applicant may not submit for or receive a building permit until a final will-serve letter is provided.

In addition to standard review agency requirements, the only additional condition is the requirement for a Natural Hazards Disclosure to be recorded with the final plat. Staff recommends approval subject to that condition and the findings outlined in the staff report.

Director Grover noted the comments from the Weber Fire District regarding coordination with the developer on a future fire station and asked for clarification. Ms. Aydelotte stated she was not aware of any active coordination but would be meeting with the Fire District later and could follow up. She added that no condition related to the fire station was included in the Fire District's official review of this project, which is why it was not added as a condition of approval.

Eric De Bruijn noted that he and his team at Powder Mountain are working with the Fire District to identify a suitable location for a future fire station. He confirmed, as Ms. Aydelotte stated, that it was not a condition of approval.

Director Grover stated that the item stands approved based on the conditions and findings listed in the staff report.

2.5 DR 2025-02 - A Request for design review approval for a 68,000 square foot private clubhouse for members of Powder Haven, a 650-family private ski community at the top of Powder Mountain Resort. Presenter - Tammy Aydelotte, Planner

Tammy Aydelotte stated that this is a request for Design Review Approval for a 68,000-square-foot private clubhouse, located at approximately 8500 Summit Pass Road. She noted a clerical error in the project area calculation and clarified that the site comprises approximately 8.5 acres—likely due to a misplaced decimal point. The clubhouse is proposed on the same lot that was just approved as part of the previously discussed subdivision.

The applicant is seeking approval to construct a private clubhouse, which is a permitted use in the DRR-1 zone. The clubhouse will be accessible to resort guests. In accordance with design review standards related to parking, the applicant has proposed a shuttle program—outlined in the staff report—which would provide on-demand transportation for members. This program is intended to reduce the parking footprint of the development.

Powder Mountain's design goal is to blend into the natural mountain environment. The proposal includes native landscaping, drought-tolerant plants, and a substantial number of trees, with an emphasis on minimizing environmental impact. The shuttle program plays a key role in reducing traffic and surface parking needs.

The Weber Fire District has reviewed and approved the applicant's fire protection plan. While discussions are ongoing about the location of a future fire station in the area, as noted by Eric De Bruijn of Powder Mountain, no conditions related to that matter are tied to this approval.

ADMINISTRATIVE REVIEW

There is no sign plan included at this time; however, the applicant is aware that any signage must be reviewed by the Planning Division to ensure compliance with either a master sign plan or the Ogden Valley sign ordinance.

Regarding landscaping and screening, the applicant has proposed drought-tolerant ground cover and tree plantings consistent with ordinance requirements, including minimum caliper sizes and maintenance standards. Elevations show extensive use of natural timber and materials that align with the preferred mountain aesthetic and comply with applicable ordinances.

The proposal is consistent with the concept area plan for Area D – Summit Village. The concept plan amendment was recorded in November 2024 and is attached to the staff report.

Staff recommends approval of this request, subject to all review agency requirements and a condition that a design review amendment will be required for any future site expansions or additions. Any such changes must go through a similar application and review process. The recommendation is based on the findings outlined in the staff report.

Director Grover asked if there were any comments from the applicant.

Eric De Bruijn, representing Powder Mountain, stated that they have a robust shuttle program already in operation. Last season, they completed nearly 9,000 shuttle trips, significantly reducing vehicle use by members. They currently operate five vehicles and are planning to expand the program as membership increases. He emphasized that their goal is to reduce car dependency by encouraging members to walk, bike, ski, or use the shuttle system rather than drive to the clubhouse.

Ms. Aydelotte added that she had received a call from a member of the public who expressed concern about the term “private clubhouse.” She clarified that any existing public access rights—such as trail or ski easements—remain in place and are unaffected by this development. A private clubhouse is a permitted use in the zone.

Director Grover stated that the item stands approved based on the conditions and findings listed in the staff report.

2.7 LVW040925 - Request Consideration and action on a request for final approval of an amendment to the Winston Park Subdivision lots 108 & 109 for a pedestrian pathway, located at 3701 W 1800 S, Ogden. Presenter - Tammy Aydelotte, Planner

Tammy Aydelotte stated that this item is part of the Winston Park development, which previously underwent a rezone. She noted that there is a request for a public pathway that stubs to the west of this development, connecting to the future Taylor Landing Phases 5 and 6. The pathway was negotiated as part of the development agreement.

According to the Master Development Agreement (MDA), recorded on November 5, 2024, a pathway right-of-way of no less than 12 feet is required between Lots 108 and 109 of Winston Park PRUD. This width allows for a 10-foot-wide asphalt path with a one-foot shoulder on each side for maintenance purposes. The proposal fulfills that MDA requirement and complies with all applicable land use ordinances governing subdivisions.

Staff reviewed the proposed lot sizes for compliance with the R-1-15 zone, which requires a minimum lot area of 6,000 square feet and a minimum lot width of 60 feet. Each of the proposed lots exceeds these standards, with a minimum area of 12,186 square feet and frontage of at least 83.72 feet.

Other than the dedication of the public pathway and the adjustment to lot areas and widths, staff has no concerns. The proposal is currently under final review by County Engineering, Surveying, and the Fire District. Staff recommends approval, subject to all review agency requirements and the findings outlined in the staff report.

ADMINISTRATIVE REVIEW

Ms. Aydelotte also noted that they are coordinating with the developers of Taylor Landing to ensure the proposed pathway on the adjacent side properly aligns with this connection, and that submittals have been received.

Director Grover asked if there were any comments from the applicant. There were none.

Director Grover stated that this item stands approved based on the conditions and findings listed in the staff report.

Adjourn 4:28pm.

Respectfully submitted
Marta Borchert