

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

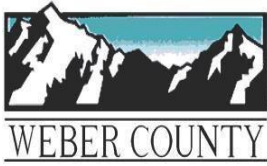
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

June 10, 2025

Pre-meeting 4:30/Regular meeting 5:00 p.m.



- Pledge of Allegiance
- Roll Call:

Petitions, Applications, and Public Hearings:

1. Administrative items

1.1 LVCP6050725: Request for Preliminary approval of Creekside Phase 6 (previously Phase 9), consisting of 35 lots and public roadways.

Staff Presenter - Tammy Aydelotte

2. Legislative Items

2.1 ZMA2024-16, ZMA 2024-16 and ZTA 2024-07: A hearing and consideration for a zoning map amendment application, development agreement, and zone text amendment for the Bennet Farms Rezone (formerly known as Gibson Farms), a master planned development that will rezone approximately 550 acres of property located within the area bounded by 12th Street, 4700 West, and the Weber River. The proposed rezone is for a new proposed zone called the "Traditional Neighborhood Zone" (TNZ), which will allow a variety of uses within a master planned development, guided by a concept plan and form-based design standards, including single-family residential, mixed residential, and mixed neighborhood commercial, and to the Open Space (O-1) zone along the Weber River Corridor. The proposal may also include a dual zone, coupling the TN zone with the county's existing Form-Base Zone (FB), or may be immediately preceded by a rezone of the property to the FB zone to better provide for future alternatives.

Staff Presenter: Charlie Ewert; Applicant: Black Pine Group.

3. Public Comment for Items not on the Agenda:

4. Remarks from Planning Commissioners:

5. Planning Director Report:

6. Remarks from Legal Counsel

Adjourn

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8371



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVCP3013025. Request for preliminary subdivision approval of Creekside at JDC Ranch Phase 6 consisting of 35 units.

Agenda Date: Tuesday, June 10, 2025

Application Type: Subdivision, administrative

Applicant: Steve Anderson

File Number: LVCP6050725

Property Information

Approximate Address: 2800 W 2875 N

Project Area: 7.422 acres

Zoning: R-3

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 19-019-0022, 19-019-0023

Adjacent Land Use

North:	West Park Village/The Grove Subs	South:	Vacant/Future Development
East:	Vacant/Future Development	West:	Vacant/Future Development

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: FL

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)

Background and Summary

9/8/2023 – Zoning Development Agreement for JDC Ranch recorded

3/15/2024 – Application for final approval of The Orchards Phase 4 accepted by Weber County

12/10/2024 – Preliminary Approval for Creekside Phases 1-8 granted by the Western Weber Planning Commission.

In an effort to streamline the final platting process, the developer has consolidated several of the Creekside Phases. This proposed Phase 6 (unofficially referred to as Creekside Phase 9) is not part of the original preliminary approval of Creekside that was approved by the Planning Commission back in December of 2024. Creekside at JDC Ranch Phase 6 includes 35 detached single-family lots, with no proposed open space in this phase. This phase is proposing 22 attainable lots in this phase.

The proposal follows the recorded development agreement.

Analysis

General Plan: The Western Weber General Plan anticipates a mixed-use commercial and mixed-use residential village in this location. The proposal is for the mixed-use residential portion of this planned village.

Zoning: The subject property is located in the R-3 zone. The following is the purpose and intent of the R-3 zone:

“The purpose of the R3 Zone classification is to provide residential areas that will accommodate the development of dwelling types from Single-Family Dwellings through Multiple-Family Dwellings with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. Any R-3 zone shown on the zoning map or elsewhere in the Land Use Code is synonymous with the R3 zone.”

Lot area, frontage/width and yard regulations: Creekside at JDC Phase 6 is located in the R-3 zone. R-3 allows single-family lots that have no minimum lot area or width, however proposed lot widths range from 36'-55'. Lot areas range from 3,960 -7,146 sq. ft.

Master Plan and Development Agreement: The Creekside Phase 6 is located in the North Village area of the JDC Ranch Master Plan, as shown in the development agreement. This phase of development is proposing 22 attainable units (see Exhibit B, 2nd page). To date, 355 total units (not including this proposal) have been approved by Weber County. This number includes 44 attainable units, so far.

Including Creekside Phase 6, the total of approved units will be 390, 66 of which are proposed attainable units.

Culinary water, secondary water, and sanitary sewage disposal: Preliminary will-serve letters have been provided by the Bona Vista Water Improvement District for culinary water, Weber-Box Elder Conservation District for secondary water. The Creekside development is annexed into the Central Weber Sewer District. The culinary and secondary water providers will need to submit final approval letters before recording the final plat.

Public street infrastructure: The proposal includes 50 and 66 ft wide public streets connecting the public street infrastructure to the Grove Subdivision, through 2875 West Street, to the northeast and to West Park Village Subdivision, in Plain City, through 2975 West Street (JDC Parkway) to the northwest of this project. The proposed streets will need to be labeled as public on the final plat, as a condition of approval. Proposed alleys will be 20' wide and shall be labeled private and maintained by the HOA. Street cross-sections shall be verified for compliance with the recorded Development Agreement.

Review Agencies: This proposed preliminary plan has been reviewed by the Planning Division, and the Weber Fire District. The Weber Fire District has required a hydrant plan. The Weber County Surveyor's Office typically reviews subdivisions at the final approval phase. Weber County Engineering has not yet reviewed this proposal. The final subdivision plat shall be approved by all relevant review agencies prior to recording the final plat.

Planning Division Recommendation

The Planning Division recommends preliminary approval of Creekside at JDC Ranch Phase 6, located at 2850 W 2600 N, consisting of 35 single-family lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
2. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

Exhibits

- A. Application
- B. Proposed Preliminary Plat
- C. Will-Serve Letters
- D. JDC Ranch Development Report

Location map

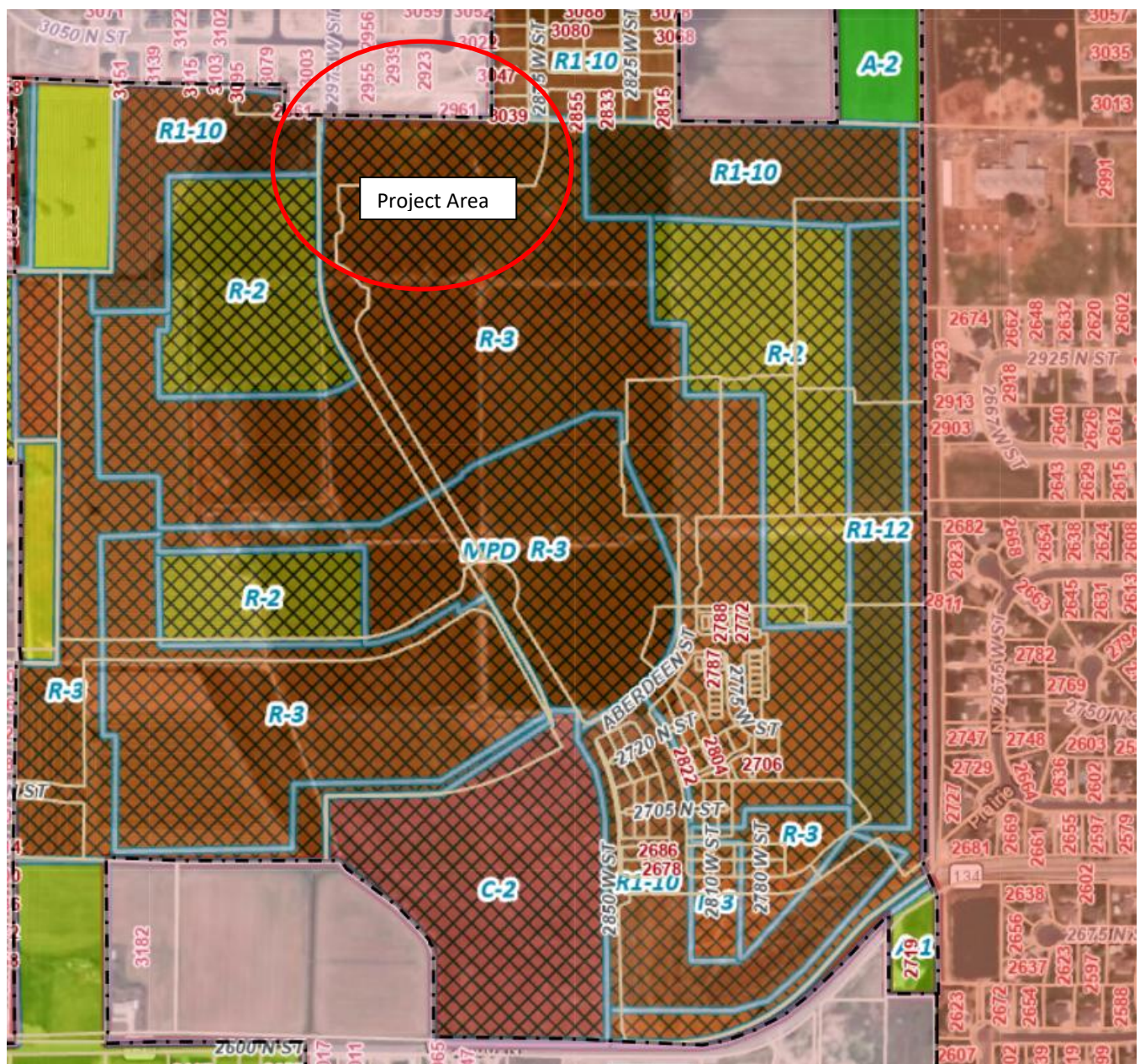


Exhibit A – Application

Creekside at JDC Ranch Phase 6 Subdivision

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

Address: 2600 North 2800 West , Weber County, UT, 84404
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Preliminary Subdivision
Created By: [Joseph Herring](#)
Created On: 1/29/2025

Project Status: Accepted
Status Date: 5/7/2025
File Number: LVCP6050725
Project Manager: [Tammy Aydelotte](#)

[Application](#)[Documents](#) 19[Comments](#) 4[Reviews](#) 3[Followers](#) 18[History](#)[Reminder](#) 3[Payments](#) 1[Area Fees](#)[Internal](#) 0

Application

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

Project Description

Creekside at JDC Ranch Phase 9 - Preliminary Subdivision

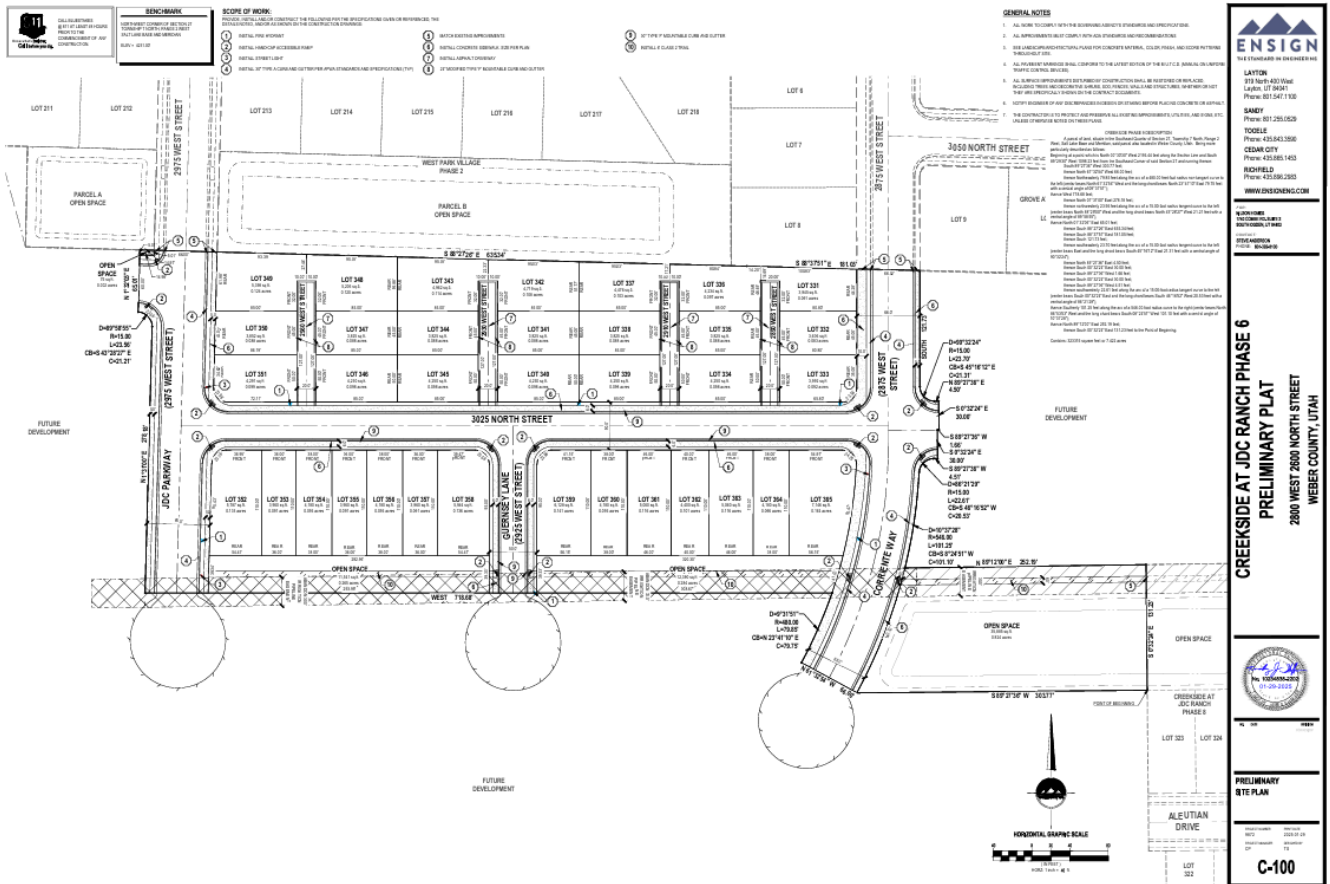
Property Address 2600 North 2800 West
Weber County, UT, 84404

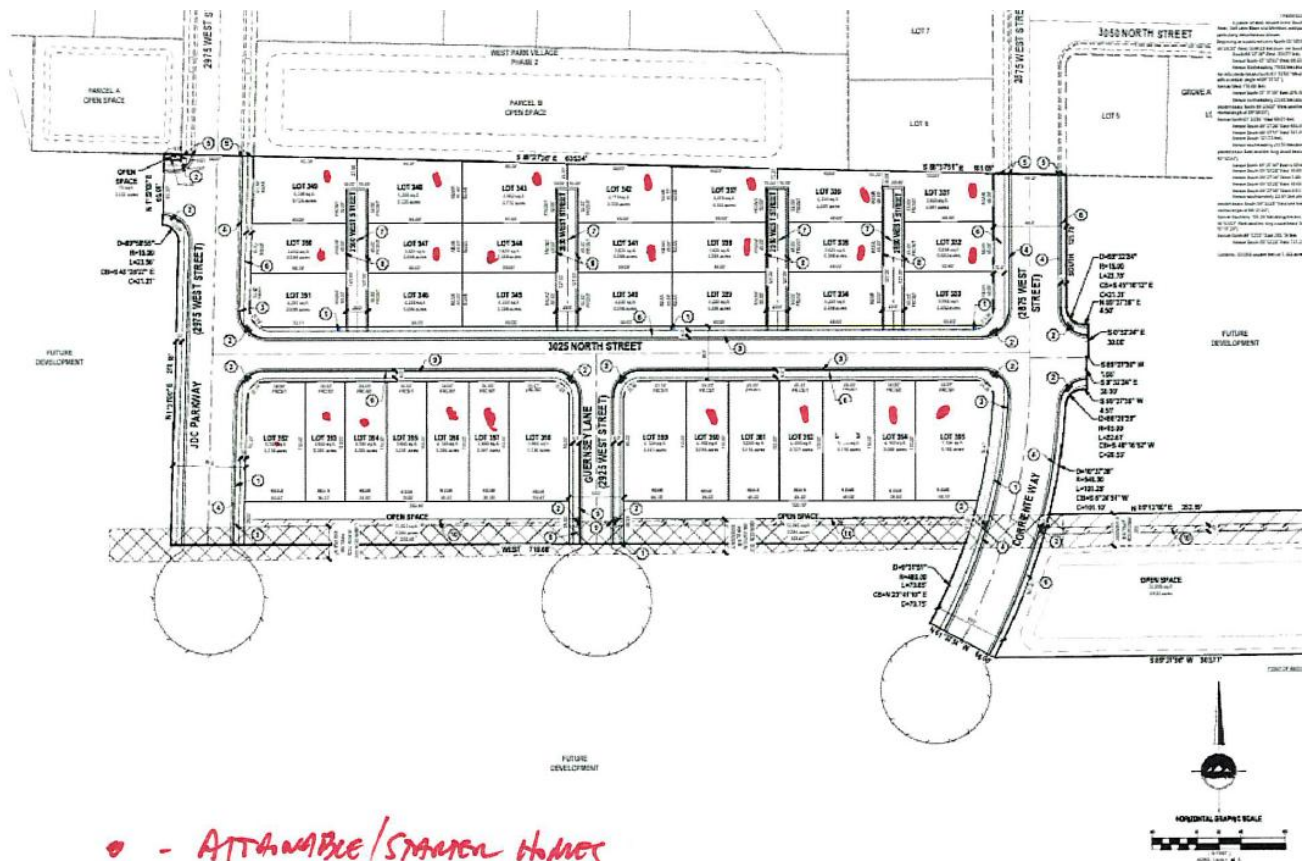
Property Owner JDC Community LLC
435-287-5975
joseph.herring@nilsonld.com

Representative Joseph Herring
435-287-5975
joseph.herring@nilsonld.com

Accessory Dwelling Unit	False
Current Zoning	N/A
Subdivision Name	Creekside at JDC Ranch Phase 9
Number of new lots being created	35
Number of lots affected	0
Number of lots approved	0
Lot Number	35
Lot Size	
Frontage	
Culinary Water Authority	Bona Vista Water Improvement District
Secondary Water Provider	Pineview Water
Sanitary Sewer Authority	Central Weber Sewer
Nearest Hydrant Address	
Signed By	Representative, Joseph Herring

Exhibit B – Proposed Preliminary Plat







Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

4/30/2025

Weber County Planning Commission
2380 Washington Blvd. #240
Ogden UT. 84401

RE: **AVAILABILITY LETTER** –Creekside at JDC Ph. 6

The development is located at 2875 W 3025 N approximately and consists of 35 lots.

This letter is **ONLY** to state that the above-named project is in the boundaries of the Bona Vista Water Improvement District but water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- Review fees are paid to the District.
- The subdivision utility plan be reviewed and approved by the District.
- Proof of Secondary Water is provided to the District.

The non- refundable fee for this review of Residential is \$450 plus \$75 per lot. Commercial review fee is \$1,000 plus \$300 per acre. We consider this fee to be minimal and is only to cover the cost of review by the District administration and inspectors and the District Engineer. Only the phase in consideration is guaranteed service, and the Plan Review is good only for a period of one year from the date of the Will Serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are then responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the Development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision must have a secondary water system for all outside irrigation usage. Prior to the District accepting fees for individual connections, the owner or developer must furnish proof of secondary water.

Sincerely,

Kenny Hefflefinger
Assistant Manager



September 5, 2024

Plain City Planning
Re: Creekside at JDC Ranch

To Whom It May Concern:

We have reviewed the plans for the Creekside at JDC Ranch development at approximately 2800 W 2600 N. This property is currently not part of our water district. The owner of this property will need to complete inclusion requirements, pay the required fees and provide water shares to bring the property into the water district. We will service this development after the inclusion requirements have been met and construction is completed.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Brooke Harris". The script is cursive and fluid.

Brooke Harris
bharris@pineviewwater.com
Assessment Clerk
801-622-4355

471 West 2nd Street
Ogden, UT 84404
801-621-6555



Central Weber Sewer Improvement District

December 5, 2024

Tamara Aydelotte
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: JDC Ranch
Sanitary Sewer Service
Will Serve Letter

Tamara:

We have reviewed the request of Steve Anderson to provide sanitary sewer treatment services to the subdivision called JDC Ranch- Creekside Phases of 119 residential units located at approximate address 2785 N. 2700 W. We offer the following comments regarding Central Weber Sewer Improvement District ('the District') providing sanitary sewer service.

1. At this time, the District has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into the District's facilities the connection must be constructed in accordance with District standards and must be inspected by the District while the work is being done. A minimum of 48-hour notice for inspection shall be given to the District prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. The connection to the sewer system must be through a retail provider, which we understand to be Weber County. The District will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the District's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

 Clayton Marriott
Digitally signed by Clayton Marriott
DN: cn=Clayton Marriott, o=Central Weber Sewer Improvement District, email=clayton.marriott@cwsi.org, c=UT
Reason: I am the author of this document
Date: 2024.12.09 15:43:48 -0700

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer
Steve Anderson

Exhibit D – JDC Ranch Development Report

JDC Ranch Development Report											
Date: 02/03/2025											
Phase: Creekside 9											
Housing Category	Not to Exceed Units (Cap)	Subcategory	Subcategory Not to Exceed Units (Cap)	*Attainable Units with Certificate of Occupancy to Date	Units Approved to Date	Units in This Phase	Total Cap Units Remaining	Notes			
Attainable Homes	275	n/a	n/a		66	22	187				
Market Rate Homes	725	n/a	n/a	n/a	324	13	388				
		Townhomes (base)	100	n/a	98		2				
		Townhomes (bonus)*	100	n/a	0	0	100				
		Attached Cottages	200	n/a	110	0	90				
		Other	725	n/a	116	13	388				