

Minutes of May 20, 2026, 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: Charlie Ewert, Acting for Planning Director; Tammy Aydelotte, Planner III; Marta Borchert, Secretary

1. Administrative Items

- 1.1 LVCP607212025: Request for final subdivision approval of Creekside at JDC Ranch Phase 6 consisting of 35 units, 22 of which are slated to be attainable units.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte presented the request for final subdivision approval of Creekside at JDC Ranch Phase 6. She explained that when the original Creekside development received preliminary approval from the Planning Commission, the development boundaries were later revised and several phases were consolidated. As a result, this phase received its own preliminary approval.

Ms. Aydelotte stated that the proposal consists of 35 total lots, with 22 of the lots identified during preliminary review as attainable units. She explained that the attainable unit designation is shown on the preliminary plat only and is intentionally omitted from the final plat in order to maintain flexibility should market demand for attainable units change in the future.

She further explained that the subdivision includes three open space parcels, most of which contain a pipeline irrigation easement along the southern boundary of the development. During discussion of the plat exhibits, the applicant confirmed that revisions had been made to the hatching associated with the easement area from the preliminary version of the plat. The applicant also confirmed that the homeowners association would maintain the open space areas.

Ms. Aydelotte stated that no pathway requirements applied to this phase. She reviewed the subdivision design, noting that the development contains 50-foot-wide and 66-foot-wide rights-of-way, as well as 20-foot-wide private alleys with snow easements. She also noted that several lots contain private storm drain easements located along the rear lot boundaries.

Planning staff identified no outstanding concerns with the proposal. Ms. Aydelotte stated that will-serve letters for water and sewer service had been submitted and that the infrastructure layout and subdivision configuration were consistent with the approved development agreement and the intent of that agreement.

Staff recommended approval of the request subject to 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. Escrow shall be submitted and an Improvements Guarantee Agreement shall be recorded with the final plat.

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.

Discussion followed regarding the location of 2875 West and its relationship to surrounding developments and roadway alignments. Staff and the applicant discussed nearby subdivision connections and referenced prior roadway construction and easement release issues associated with adjacent phases and nearby commercial areas.

ADMINISTRATIVE REVIEW

Questions were asked regarding whether Engineering staff had raised any concerns related to street rights-of-way or subdivision improvements. The applicant indicated there were no engineering concerns associated with the proposal.

Charlie stated that he had no additional questions and approved the subdivision with the findings and conditions contained in the staff report.

Adjournment: 4:07pm
Respectfully submitted,
Marta Borchert