



WEBER COUNTY PLANNING COMMISSION MEETING

MEETING AGENDA

June 2, 2026

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



- Pledge of Allegiance:
- Roll Call:

1. Minutes: May 5, 2026

2. Administrative:

2.1 LVP040926: Request for preliminary subdivision approval of the Prado at Powder Mountain Subdivision Phase 3, a 17-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.

Staff Presenter: Felix Lieferino

3. Legislative

3.1 ZTA2026-03: A hearing for the consideration of a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code.

Staff Presenter: Charlie Ewert

4. Public Comment for Items not on the Agenda:

5. Remarks from Planning Commissioners:

6. Planning Director Report:

7. Remarks from Legal Counsel:

Adjournment

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

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.

Minutes of the Meeting of the Weber County Planning Commission for May 5, 2026, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 4:30 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Cami Clontz, Kyle "KC" Lindsey, Jed McCormick, and Sara Wichern

Excused: Commissioner Wayne Andreotti

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated Commissioner Andreotti has been excused from the meeting; all other Commissioners were present.

1. Minutes: January 6, 2026, April 7, 2026, and April 14, 2026

Commissioner Wichern identified a correction to the January 6, 2026 minutes: on page 3, in the work session bullet items, the description of townhome unit width should read "22 feet wide," not "42 feet wide." No other corrections were noted.

Commissioner Wichern moved to approve the minutes as amended. Chair Favero seconded the motion; all voted in favor.

2. Legislative items:

2.1 ZMA2026-09: A public hearing and discussion and possible recommendation on an application to rezone approximately 20 acres of property at approximately 3655 West 1400 South from the A-1 zone to the R1-15 zone. Applicant: Anna and Shawn Alfonsi. Staff Presenter: Charlie Ewert

Mr. Sean Alfonsi, 3699 West 1400 South, addressed the Commission on behalf of himself and Anna Alfonsi. He described the family's intent to develop a community of smaller, consistently designed starter homes with garages positioned at the rear, inspired by the historical Italian farming heritage of the 1400 South corridor. He noted the family had been working cooperatively with staff throughout the process and expressed hope that the development would carry on the legacy of his 101-year-old mother and the broader Italian farming community of that area.

Principal Planner Ewert presented the rezone application, noting that the property is currently zoned A-1 (agricultural) and the applicant seeks rezoning to R1-15. The surrounding area has seen multiple similar rezones with development agreements tied to the 2.9 units-per-acre average density, including the adjacent Martini Legacy project and Stagecoach Estates. He explained that the applicant proactively sought the rezone to establish road and pathway connections before neighboring parcels developed and foreclosed those options. Mr. Ewert described the concept plan, which shows approximately 68 lots with two east-west collector streets (roughly 1500 South and 1600 South) intended to connect westward to existing planned streets. He noted that yellow dashed lines on the concept plan represented pathway connections he had added to illustrate minimum connectivity requirements, and that some might not ultimately be required pending the surveyor's final analysis. Mr. Ewert confirmed the applicant's proposal to contribute \$7,500 per lot in lieu of an on-site park, consistent with the applicant's own suggestion. He noted the applicant was also willing to discuss channeling some of that contribution toward pathway improvements connecting the development to existing trail infrastructure in Stagecoach Estates. Mr. Ewert stated that staff was recommending approval with conditions, and that the principal policy question for the Commission remained whether to endorse 68 or 59 lots.

Chair Favero opened the public hearing.

Emily Rogers, property owner to the east at 1577 South 3500 West, expressed general understanding that development of the Alfonsi property was inevitable and acknowledged the family's right to develop. She raised two primary concerns: (1) the preservation and proper piping of an existing irrigation ditch running through the Alfonsi property that serves her and other landowners to the east, and (2) the need for thoughtful road planning along 1400 South, including coordination of sewer and utility infrastructure prior to road construction, to avoid the costly scenario of tearing up newly paved roads—as had occurred in Winston Park. She urged the Commission to be proactive rather than reactive in its planning for the area.

Cami Butters, 1670 South 3500 West, echoed Ms. Rogers' comments and added concerns about road safety and the lack of sidewalks in the area, particularly given the proximity of three new schools and the volume of school-age pedestrian traffic on 1800 South. She expressed reservations about the proposed architectural style of the homes, noting it did not fit the character of West Weber, and raised concerns regarding light pollution, signage, road width, and parking availability for smaller lots.

Pat Burns, 2702 North Burns Lane, a neighboring property owner to the northeast and west of the project, expressed support for the application, stating that it fit well with the master plan for the area and that he welcomed the mixed-use residential designation for adjacent parcels.

There were no additional persons appearing to be heard and the public hearing was closed.

Chair Favero addressed the public comments, clarifying the Commission's role: the planning commission evaluates proposals for consistency with the general plan and community planning principles, while infrastructure specifics such as sewer sizing, road design, and utility coordination are addressed by the county engineering department during the subdivision approval process.

Commissioner Wichern raised the sewer question with Mr. Ewert, who acknowledged it as a significant challenge. He explained that the development is located at the edge of a sewer service area and would likely need to connect to the Taylor Landing lift station or seek an alternative gravity line. He noted that any subdivision approval would require adequate sewer capacity, and that if upsizing of the line were required, a pioneering agreement could allow the developer to recover costs from future connecting developments. Commissioner Wichern suggested including a provision in the motion addressing sewer sizing at the future master plan standard, with an option for the developer to pursue a pioneering agreement.

The Commission discussed road improvements along 1400 South. Mr. Ewert noted that the Martini Legacy development had already been conditioned to widen 1400 South by two feet of asphalt across their frontage. Chair Favero emphasized that with the addition of at least 59 homes, further improvement of 1400 South was necessary and that development approvals represented the primary opportunity to achieve such improvements. The Commission discussed the possibility of requiring the applicant to extend road improvements toward 3500 West, noting that a church-owned parcel on the corner would likely contribute its own frontage improvements upon any future development. Mr. Ewert suggested that a temporary packed-gravel path could be installed in lieu of permanent curb, gutter, and sidewalk where permanent alignment had not yet been established.

Commissioner Wichern stated a preference that the architectural design of the homes conform to one of the styles recognized in the county's form-based code, rather than the particular modern minimalist style depicted in the applicant's concept materials. She noted that the functional layout—with front porches and rear garages—was positive, but that the architectural detailing should be more consistent with the surrounding community. Mr. Ewert indicated this could be accommodated through the development agreement.

The Commission also addressed: the applicant's option to construct homes without garages, provided a build-ready pad accessible from the rear with parking for at least two vehicles is provided; confirmation that no front-facing garage doors shall be located within 50 feet of the street right-of-way; and the requirement that all existing irrigation ditches be piped with appropriate maintenance easements.

On the density question, Commissioner Wichern suggested limiting the development to 59 lots consistent with the 2.9 units-per-acre standard, while allowing flexibility in individual lot frontages down to 40 feet to accommodate a range of lot sizes and support affordability within that envelope.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for application MA2026-09, an application to rezone approximately 20.36 acres at approximately 3655 West 1400 South from the A-1 zone to the R1-15 zone, based on the findings and subject to the conditions listed in the staff report, and the following additional conditions of approval:

- Architectural styling of all buildings shall conform to one of the architectural styles recognized in the county's form-based code, with each building featuring a prominent front porch;
- Where a garage is not constructed, a build-ready paved pad accessible from the rear accommodating at least two vehicles shall be provided, and no front-facing garage door shall be located within 50 feet of the street right-of-way;
- The development shall be limited to 59 lots;
- All existing irrigation ditches on the property shall be piped with maintenance easements;

- Additional asphalt on 1400 South shall be provided as determined by a traffic impact study, from the development's western boundary to 3500 West;
- A temporary packed-gravel pathway shall be installed from the development's sidewalk frontage to 3500 West; and
- Sewer infrastructure shall be installed at the future master sewer plan size, with the developer eligible to pursue a pioneering agreement to recover costs of any upsizing beyond the development's proportionate share

Commissioner Neville asked for clarification on the Commissioner’s intent behind her motion to rezone the property, which led to a discussion involving Commissioners Wichern and McCormick, and Principal Planner Ewert. Commissioner Wichern emphasized adhering to the existing 2.9 units-per-acre density standard, while allowing lot size flexibility to accommodate affordable housing within that framework. Mr. Ewert provided technical context and assurance that relevant infrastructure requirements, including pathway and road improvements, were aligned with the lot limit. Commissioner McCormick supported the motion, acknowledging the balance between development flexibility and community standards.

Commissioner McCormick seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, and Vice Chair Neville voted aye. Chair Favero voted nay. (Motion carried on a vote of 5-1).

Chair Favero noted his opposing vote is based on his preference for allowing some additional density paired with more robust road improvements.

3. Public Comment for items not on the agenda:

There were no public comments.

4. Remarks from Planning Commissioners:

There were no additional remarks from Planning Commissioners.

5. Planning Director Report:

No report was given.

6. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned to work session at 6:04 p.m.

WS1: Discussion regarding development potential west of 7500 West and south of Union Pacific RR. Applicant: John Price

Mr. John Price, property owner, presented a conceptual development plan for his approximately 95-acre parcel located between Westbridge (to the east) and the Inland Port (to the north and west). He explained that the plan had evolved significantly from earlier designs due to the approved expansion of the Inland Port boundary, which added approximately 200 acres beyond what was anticipated during the general plan process and brought the port boundary directly adjacent to his property. He also noted that a Public Infrastructure District (PID) is currently underway that would fund a railroad bridge over 8300 West and extend 1800 South to 7500 West, providing the primary egress for the development area.

Mr. Price described a mixed-use residential concept that he believed was consistent with the general plan's intent to provide a transitional buffer zone between the Inland Port and lower-density residential areas to the east. The concept incorporates a range of product types including smaller single-family lots and townhomes, with densities that he characterized as lower than the adjacent Westbridge project (approved at approximately 10 units per acre). He stated that his primary purpose in appearing before the Commission was to seek informal input and not to request any formal action at this time, emphasizing that no rezoning application would be filed until the PID was further advanced.

Mr. Ewert provided context, explaining that when the general plan was adopted, the industrial land use designations were expected to remain west of 8300 West. The Inland Port boundaries were established afterward by willing landowners, placing the port boundary significantly further east than anticipated. He noted that the general plan's policy intent—to buffer single-family residential from heavy industrial with a transitional mixed-use residential zone—still applies, but that the port boundary change means the colored designations on the general plan map may now be in the wrong location relative to where that buffer is actually needed. Mr. Ewert framed two questions for the Commission: (1) whether they interpreted the general plan map lines as sufficiently flexible ("fuzzy") to support a rezone of Mr. Price's property to a mixed-use residential designation without first amending the map; and (2) whether, if a rezone application were submitted, they would want to see a formal general plan map amendment processed first.

The Commission's discussion reflected general agreement that the general plan map had been rendered inaccurate by the port boundary change, and that an update should reflect the new port boundaries—including coloring port lands as manufacturing/industrial. Commissioners were reluctant to give a firm commitment on the density question without seeing a more complete plan and understanding how the project would relate to the full surrounding context, including Westbridge and the PID infrastructure. Chair Favero raised a concern about consistency, noting that the Commission had just declined to increase density on a small parcel in Taylor/West Weber, yet was being asked to consider higher mixed-use density in an area with significantly less existing infrastructure. He encouraged the Commission to be thoughtful about where density was being directed across the county.

The Commission's general direction to Mr. Ewert was that the general plan map should be updated to reflect the actual port boundaries, and that the manufacturing/industrial designation should be extended to align with those boundaries. Commissioners indicated a willingness to consider a future rezone application on its merits once the PID is further advanced, but stopped short of providing a formal endorsement of any specific density or land use.

WS2: Discussion regarding Stagecoach Estates old setback regulations discussion in relation to new setback regulations, including front-facing garage doors. Applicant: John Gassman

Mr. Ewert explained that recent updates to the R1-15 zone setback standards—including new requirements for front-facing garage doors—were not in effect when the Stagecoach Estates development agreement was approved. The development agreement references compliance with R1-15 standards but does not specify whether those are the standards in effect at the time of the agreement or at the time of building permit application. Applying the new standards would require redesigning lots that were laid out under the prior regulations.

The Commission agreed that the intent at the time of approval was to apply the standards then in effect, and that applying new standards retroactively would be inequitable to the developer. The Commission directed Mr. Ewert to process an administrative modification to the Stagecoach Estates development agreement to clarify that the setback standards applicable are those that were in effect at the time the development agreement was approved. Mr. Ewert confirmed this type of modification falls within the "de minimis, routine, and uncontested" category under the development agreement and can be handled at the staff level, with notice to Commissioner Wichern for concurrence.

WS3: Discussion regarding the use of auto parts dismantling and recycling in the M-1 zone - Indoor only - bulk of automobile removed after dismantled. Applicant: Greg Scothern

Mr. Ewert introduced the item, explaining that the county's current code prohibits auto parts recycling in the M-1 zone, permits it in the M-2 zone with all activities conducted indoors and a cap of 40 vehicles, and permits it in the M-3 zone without those restrictions. The applicant, Mr. Scothern, is seeking to operate an indoor auto parts recycling and dismantling business at a property in the Weber County industrial area that was previously occupied by a Peterbilt dealership.

Mr. Scothern described his operation as distinct from a traditional pick-and-pull or salvage yard. Vehicles come in, are fully processed and dismantled indoors from start to finish, parts are inventoried and made available for online sale and same-day shipping, and the bulk of the vehicle shell leaves the site promptly. He characterized the use as lower-impact than a conventional lube shop in terms of chemical handling volume, and noted it generated meaningful sales tax revenue.

The Commission discussed whether the use, if conducted entirely indoors with no outdoor storage of vehicles or parts, would be appropriate in the M-1 zone. Commissioners generally agreed that the key policy concern was maintaining the clean, orderly

exterior appearance of the M-1 business district, and that if all dismantling and storage activities occurred inside the building with only brief, managed exterior staging of incoming vehicles, the use was compatible with the zone's character—comparable in impact to auto repair or auto body work already permitted in M-1.

The Commission directed Mr. Ewert to prepare a code amendment for a future public hearing that would allow indoor-only auto parts recycling and dismantling in the M-1 zone, with appropriate conditions to ensure all activities occur within the building and that outdoor vehicle or parts storage remains prohibited.

WS4: A discussion regarding a modified FB zone street regulating plan for the West Weber Village area. Presenter: Charlie Ewert

Mr. Ewert presented a proposed modification to the form-based zone street regulating plan for the West Weber Village area centered on 4700 West. He explained that the current adopted regulating plan shows commercial and mixed-use designations extending in a "hashtag" pattern along multiple cross streets, which the Commission had previously indicated may be too expansive and somewhat off-center from the logical commercial core along 4700 West. The proposed revision would compact the mixed-use commercial and street-oriented commercial designations more tightly around 4700 West as the primary "Main Street" corridor, replace the extended commercial arms along cross streets with residential designations, and introduce scaled building footprint polygons to give a clearer sense of what the plan envisions at actual dimensions. Mr. Ewert noted that this change would also have the secondary effect of removing the mixed-use commercial overlay from the Heritage property on the east side, which had been the subject of prior application discussions.

Commissioners discussed the broader question of what the West Weber Village area should look like in the long term, including the tension between preserving land for future commercial development and allowing residential infill in the interim. Commissioner Clontz expressed a desire to see the entire area—from 3500 West through the Bennett Farms area—considered more holistically before further piecemeal changes. Commissioner Wichern noted that the sewer extension planned along 12th Street would be transformative for the area and likely trigger significant commercial interest. Chair Favero observed that decisions made now about density and land use designations would have multi-generational consequences, and encouraged the Commission to think carefully about whether the area should develop as suburban sprawl or eventually transition toward a more compact, walkable node.

The Commission reached a general consensus that the proposed map adjustment—moving the commercial designations westward toward 4700 West and reducing the commercial footprint on the east—was an appropriate incremental improvement. Commissioners indicated comfort placing this item on a future regular meeting agenda for formal recommendation, while acknowledging that a broader area-wide discussion should accompany or follow the upcoming general plan update process. Mr. Ewert stated he would prepare a side-by-side comparison map for inclusion in the meeting packet.

The work session adjourned at 8:15 p.m.

Respectfully Submitted,

Weber County Planning Commission



Staff Report to the Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for preliminary subdivision approval of the Prado at Powder Mountain Subdivision Phase 3, a 17-lot subdivision located in the DRR-1 zone locate at the end of Summit Pass Road in Eden.

Type of Decision: Administrative

Agenda Date: Tuesday, June 02, 2026

Applicant: Erik Anderson

File Number: UVP040926

Property Information

Approximate Address: Summit Pass Road, Powder Mountain Resort

Project Area: 61.92 Acres

Zoning: Ogden Valley Destination and Recreation Resort Zone DRR-1

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 23-012-0203, 23-012-0139

Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	West:	Ski Resort/Resort Development

Staff Information

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
 801-399-8767

Report Reviewer: TA

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded.

1/12/2019 – First Amendment to Zoning Development Agreement is recorded.

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded.

The development report from the powder mountain group indicates that 249 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by expanding resorts, increasing visitation and tourism, and providing a basis for long-term economic sustainability.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

“The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to

preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single-family residential dwelling. This subdivision has been designed for individual ownership of the lots, private roadways maintained by the Powder Mountain Owner's Association.

Natural Hazards Overlay Zone: The proposed subdivision is located in a geologic hazards study area. A geotechnical investigation, performed by AGEC, and dated 2/19/2026 (Project No. 1250702) has been submitted with this application. "A preconstruction meeting should be held with the representatives of the owner, project architect, geotechnical engineer, and general contractor, earthwork contractor, and other members of the design team to review construction plans, specifications, methods, and schedule."

Recommendations starting on page 7 are given for the construction of the subdivision improvements. Further recommendations starting on page 16 are applicable. Further site-specific studies may become necessary for the placement of the residential structures. Existing geologic and geotechnical studies completed for the site shall be referenced on the subdivision plat.

Additional design standards and requirements: Summit Pass and the road within the Prado developments are private roadways maintained by the HOA. The new road alignments and lot development will force the realignment of the existing trails in place, namely the Brim Trail. Recreation easements will be created, as indicated by hatched areas, on the subdivision plan. Parking along these 60' wide private roadways will be discouraged by the Weber Fire District during winter; however, there are no concerns regarding parking when roadways are clear and dry.

The single access and terminal street nature leading to this phase presents several unique challenges. Section 106-2-2.040 Terminal Streets of the subdivision code limits development on a terminal street from a single access, such as Summit Pass Road, to avoid safety issues that could occur in an emergency evacuation scenario. The applicant has presented several reasons why the Prado Phase 3 should be exempt from the limitation.

1. The topography within the surrounding area is not conducive to a looped road or a connecting road from the Prado development.
2. The emergency evacuation plan shows the primary evacuation route and safe zones.
3. Construction of a resort fire station is underway for fast response to resort emergencies.
4. The Prado subdivision is designed with a 96' cul-de-sac and fire truck turn-outs at approximately 600' intervals.
5. The developer is open to working with the Fire District to require, by CCR's, homes to be hardened against fire and to have an ember-resistant zone around the home.

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted before receiving a building permit from Weber County.

Review Agencies: The Weber County Engineering has posted review comments to Frontier that will be addressed by an updated civil plan. While this is not a requirement for approval of this subdivision at this time, the subject of a second access off the mountain will continue to be mentioned with each application submitted by Powder Mountain. The Planning Division is requesting more information concerning development on terminal streets. The Weber Fire District has deemed this proposal acceptable if the plan can display fire hydrant locator poles, fire hydrant relocation, and all turn-arounds shall have signage stating "No Parking Fire Lane". The Weber Surveyor's Office will conduct a detailed review at the final stage of the process. A condition of approval has been included to ensure that all applicable review agencies' requirements will be met prior to moving forward for final approval.

Staff Recommendation

Staff recommends preliminary approval of the Prado at Powder Mountain Phase 3 Subdivision.

1. Each development plan on a terminal street shall include evidence that the dead-end road standard does not apply to the extension of these roads.
2. An updated trail plan is included with the final subdivision application.
3. The final subdivision plan shall include a cost estimate for the subdivision improvements, including the cost of the new trail alignments.
4. The cost for subdivision improvements that are not complete at the time of plat recordation shall be escrowed with Weber County.
5. All county review agency requirements are satisfied before the final subdivision plat is recorded.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
5. Condition number one is placed as a result of the concern by the Fire Chief with excessive development on single access roads and the concern from factors of safety tied to egress during emergencies.

Exhibits

- A. Preliminary plan
- B. Development Agreement Map
- C. Construction plan
- D. Trail Master Plan
- E. Powder Mountain Water and Sewer Capacity Assessment Letter

Location Map 1

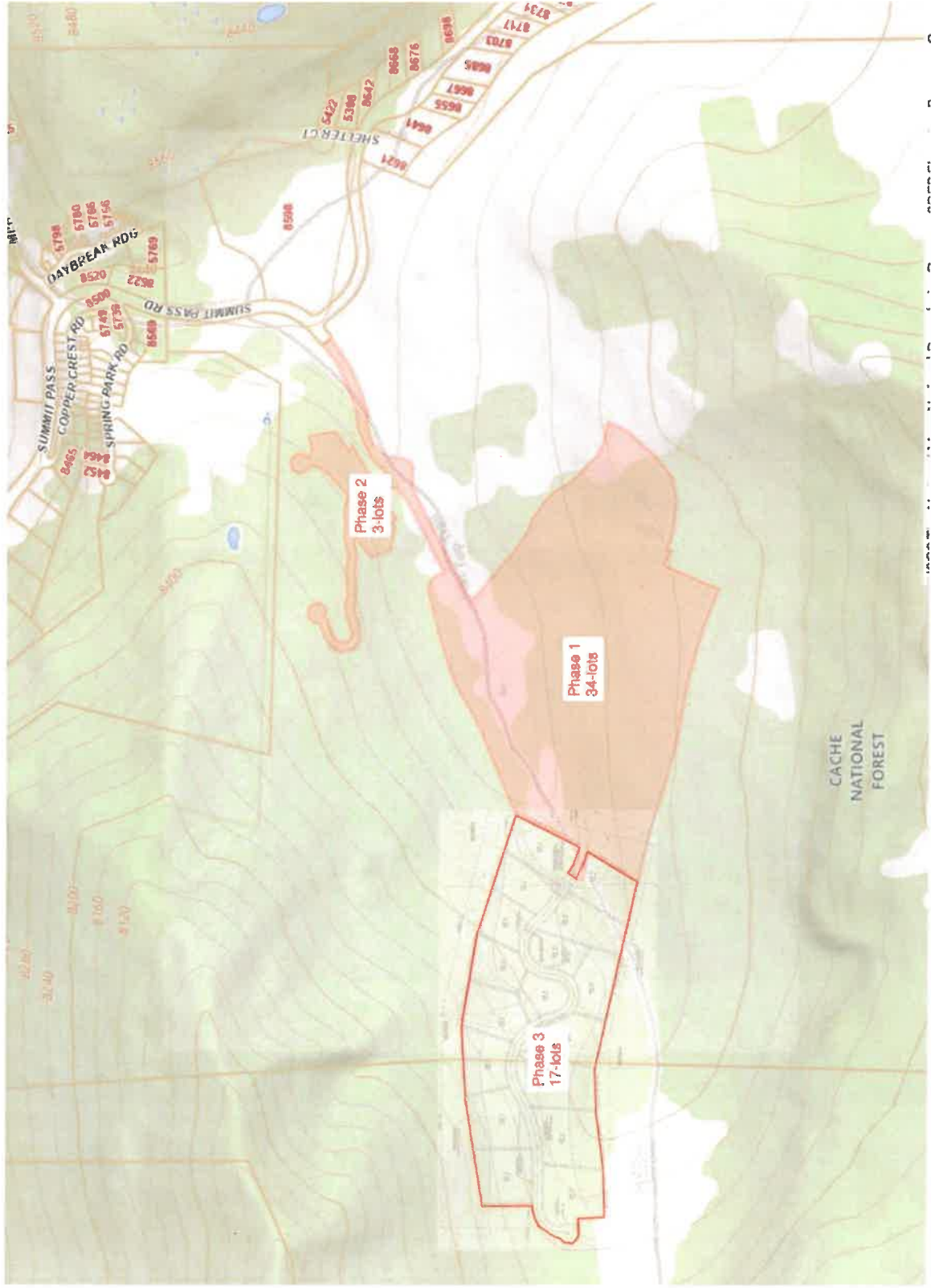


Exhibit A Preliminary Plat

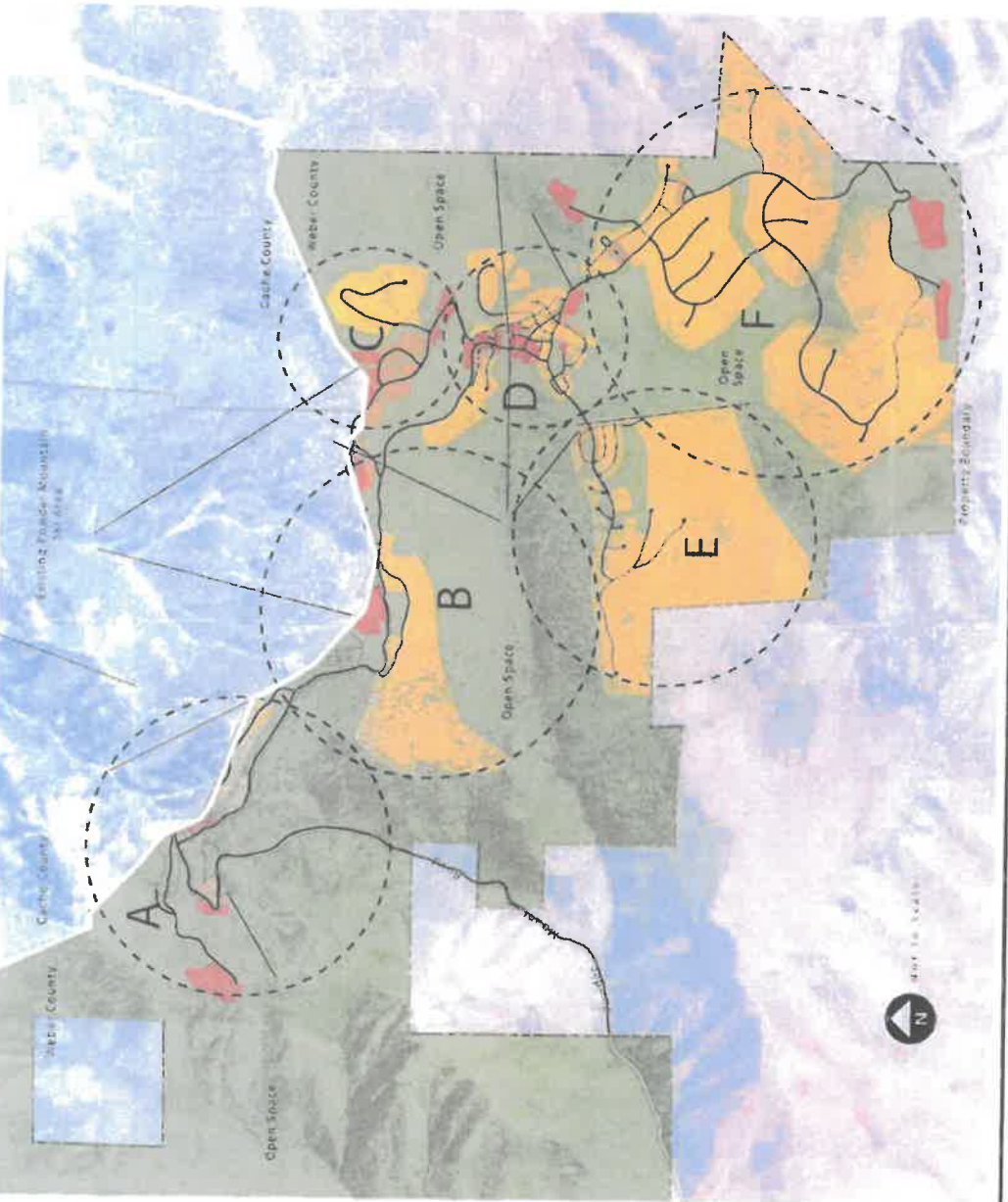
See next page

Exhibit B Development Agreement

See next Page

Exhibit B

Overall Land Use Plan



The Overall Land Use Plan depicts general areas for development within the proposed Rezone boundary. These areas indicate general land use areas and roadway circulation proposed.

Each development area identified is represented in greater detail within this Rezone Application.

DEVELOPMENT AREAS

- A - Mid-Mountain
- B - The Ridge
- C - Earl's Village
- D - Summit Village
- E - Gertsen
- F - The Meadow

DEVELOPMENT LEGEND

	MIXED USE HOTELS COMMERCIAL/SKIER SERVICES/CONF. CENTER RETREATS	DEVELOPMENT DATA 1,718 ROOMS* 150,000 SF 180 ROOMS*
	MULTI FAMILY	1,256 UNITS
	SINGLE FAMILY SINGLE FAMILY LOTS NESTS	738 UNITS 340 NESTS

TOTAL UNITS

2,800 UNITS

*HOTEL AND RETREAT ROOMS EQUAL .33 UNITS EACH FOR DENSITY CALCULATIONS

2717835 34 08 11

Exhibit C Construction Plan

See next page

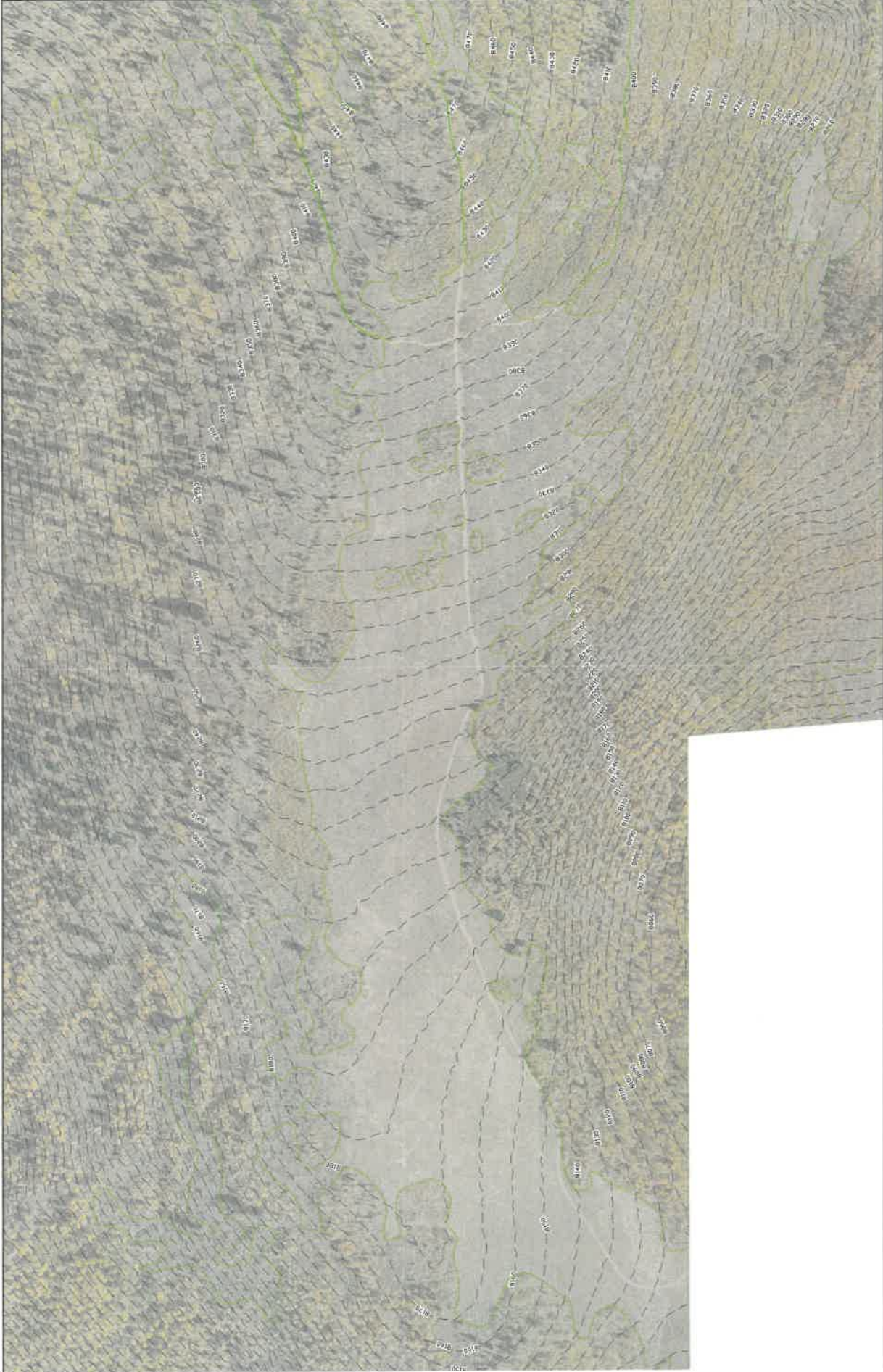
DATE	DESCRIPTION

EXISTING CONDITIONS
 PRADO PHASE 3
 POWDER MOUNTAIN EXPANSION



PROJECT No: 01-12-25
 MICHAEL DEMKOWICZ 3/27/26
 CHECKED BY:
 CONNOR DENSMORE 3/27/26
 DESIGNED BY:
 JOSEPH BLAA 3/27/26

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 SHEET C102



CAUTION NOTICE TO CONTRACTOR:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE INFORMATION PROVIDED TO THE ENGINEER AND THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR REQUESTING EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



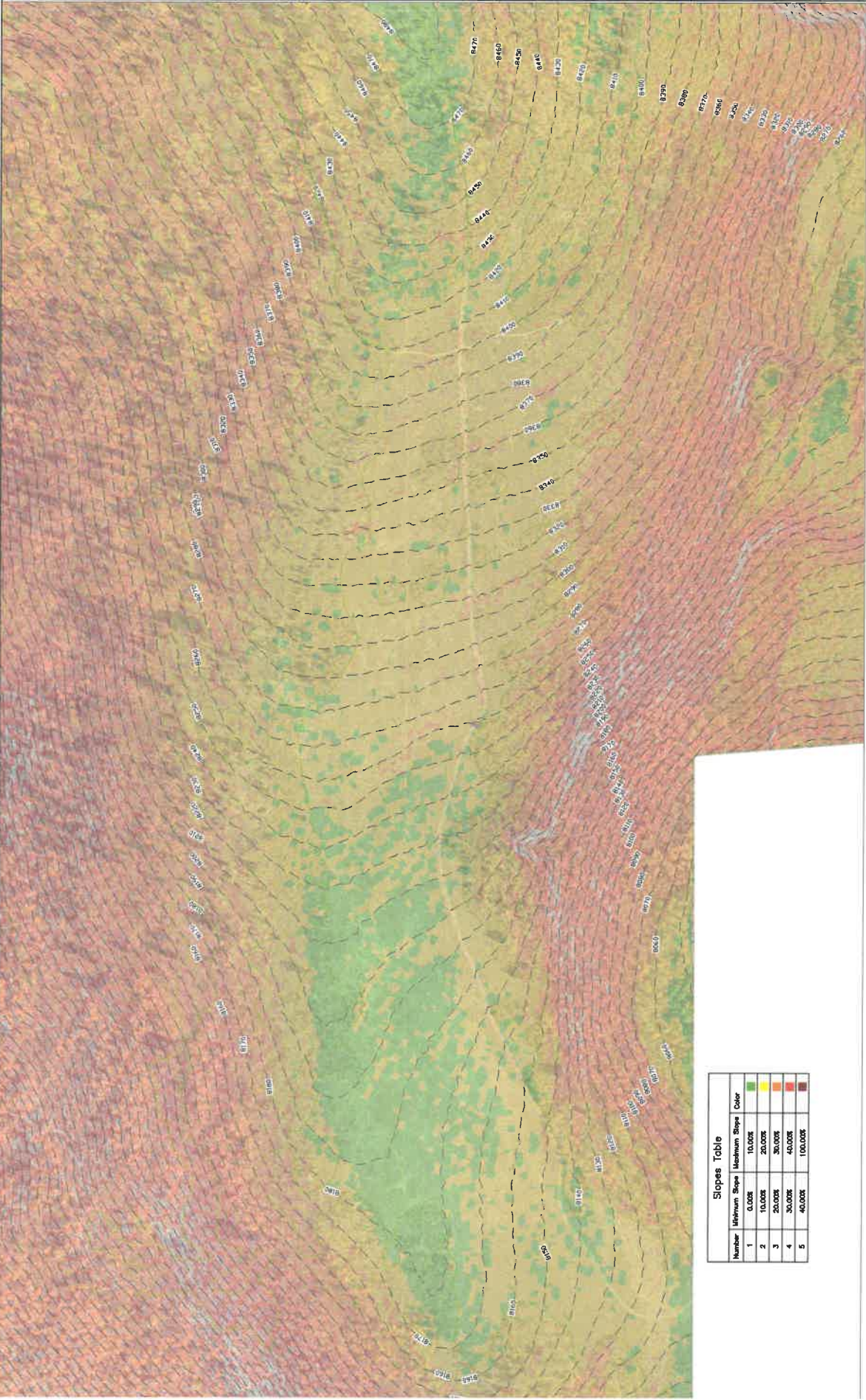
DATE	DESCRIPTION

EXISTING SLOPE MAP
POWDER MOUNTAIN EXPANSION
PRAO PHASE 3

ALLIANCE ENGINEERING
P O BOX 2644 | 200 W HOMESTEAD RD STE 80
PARK CITY, UT 84098 | 435-648-9457

DRAWING BY: JOSEPH BALA 3/27/26
DESIGNED BY: CONNOR DIMSMORE 3/27/26
CHECKED BY: MICHAEL DEMKOWICZ 3/27/26
PROJECT NO.: 01-12-25
SEAL

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
SHEET C103



Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Green
2	10.00%	20.00%	Yellow
3	20.00%	30.00%	Orange
4	30.00%	40.00%	Red-Orange
5	40.00%	100.00%	Red



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www.call811.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, VISUALLY VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DATE	DESCRIPTION

OVERALL SITE PLAN
POWDER MOUNTAIN EXPANSION
 PRADO PHASE 3

ALLIANCE ENGINEERING
 P.O. BOX 9044 | 2700 W. HANSEN RD. STE. 50
 PARK CITY, UT 84098 | 435-649-9467

PROJECT NO.: 01-12-25
 CHECKED BY: MICHAEL DEMKOWICZ 3/27/26
 DESIGNED BY: CONNOR DUNSMORE 3/27/26
 DRAWING BY: JOSEPH RALA 3/27/26

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET
C200

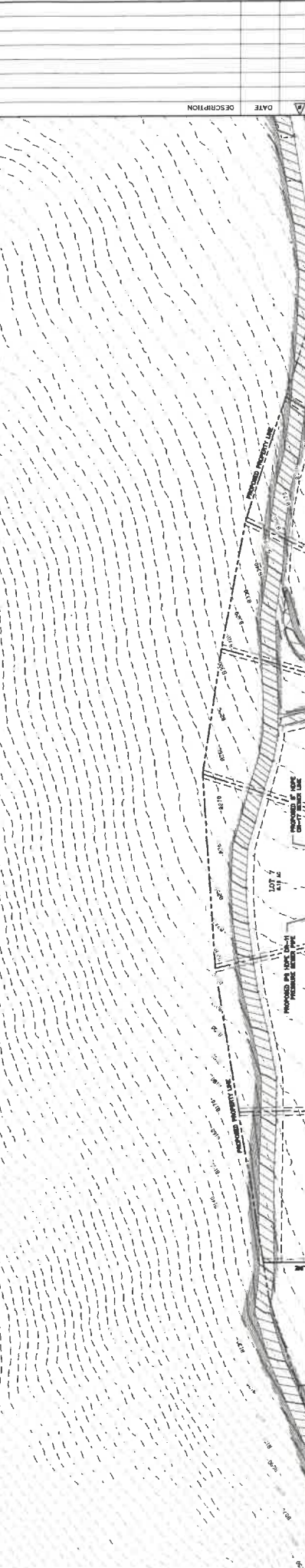


CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, DEPTH AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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 1-800-542-4111



NO.	DATE	DESCRIPTION



OVERALL UTILITY PLAN
PRADO PHASE 3
POWDER MOUNTAIN EXPANSION

ALLIANCE ENGINEERING
 P.O. BOX 344 | 2700 W. HOKETEA RD. STE 50
 PARK CITY, UT 84303 | 435-649-8467

DESIGNED BY: JOSEPH EALA 3/27/26
CHECKED BY: CONNOR DIMSOMORS 3/27/26
PROJECT NO.: MICHAEL DEAKOWICZ 3/27/26

DRAWING BY: JOSEPH EALA 3/27/26
DATE: 01-12-25

FOR REVIEW ONLY
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SHEET C-202

CAUTION NOTICE TO CONTRACTOR:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES TO BE DELETED OR AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES TO OBTAIN THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH DO NOT FIT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

UTILITY QUANTITIES:
 - 12" SINKER MANHOLE (EACH) 10
 - 8" HPIE DR-17 SINKER PIPE (LF) 3,732
 - 8" HPIE DR-17 PRESSURE SINKER PIPE (LF) 3,023
 - 8" SINKER LIFT STATION (EACH) 1
 - 12" CORRUGATED STORM DRAIN PIPE (LF) 3,882
 - 2'x2' STORM DRAIN INLET BOX (EACH) 2
 - 8" STORM DRAIN MANHOLE (EACH) 1

WATER:
 - 1" FIRE HYDRANT (EACH) 1
 - 1" WATER STOP (EACH) 1
 - 1" WATER VALVE (EACH) 1
 - 1" WATER VALVE (EACH) 1
 - 1" VALVE (EACH) 1

STORM DRAIN:
 - 12" CORRUGATED STORM DRAIN PIPE (LF) 3,882
 - 2'x2' STORM DRAIN INLET BOX (EACH) 2
 - 8" STORM DRAIN MANHOLE (EACH) 1

LEGEND:

EXISTING	PROPOSED
CONTOUR LINE	CONTOUR LINE
WATER LINE	WATER LINE
SEWER MAIN LINE	SEWER MAIN LINE
SEWER BRANCH LINE	SEWER BRANCH LINE
STORM DRAIN LINE	STORM DRAIN LINE
POWER LINE	POWER LINE
COMMUNICATIONS LINE	COMMUNICATIONS LINE
FIBER OPTIC LINE	FIBER OPTIC LINE
POWER POLE	POWER POLE
LIGHT POLE	LIGHT POLE
ELECTRICAL TELECOMM. EQUIPMENT	ELECTRICAL TELECOMM. EQUIPMENT
GAS METER	GAS METER
WATER AND IRRIGATION METERS	WATER AND IRRIGATION METERS
REDUCER VALVE & TEE	REDUCER VALVE & TEE
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
STORM DRAIN INLET BOX AND CURB INLET	STORM DRAIN INLET BOX AND CURB INLET

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 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakesofutah.com
 1-800-622-4171

Scale: 1" = 120'
 0 120' 240'

North Arrow: NORTH



SHEET
C300

**NOT FOR
CONSTRUCTION**

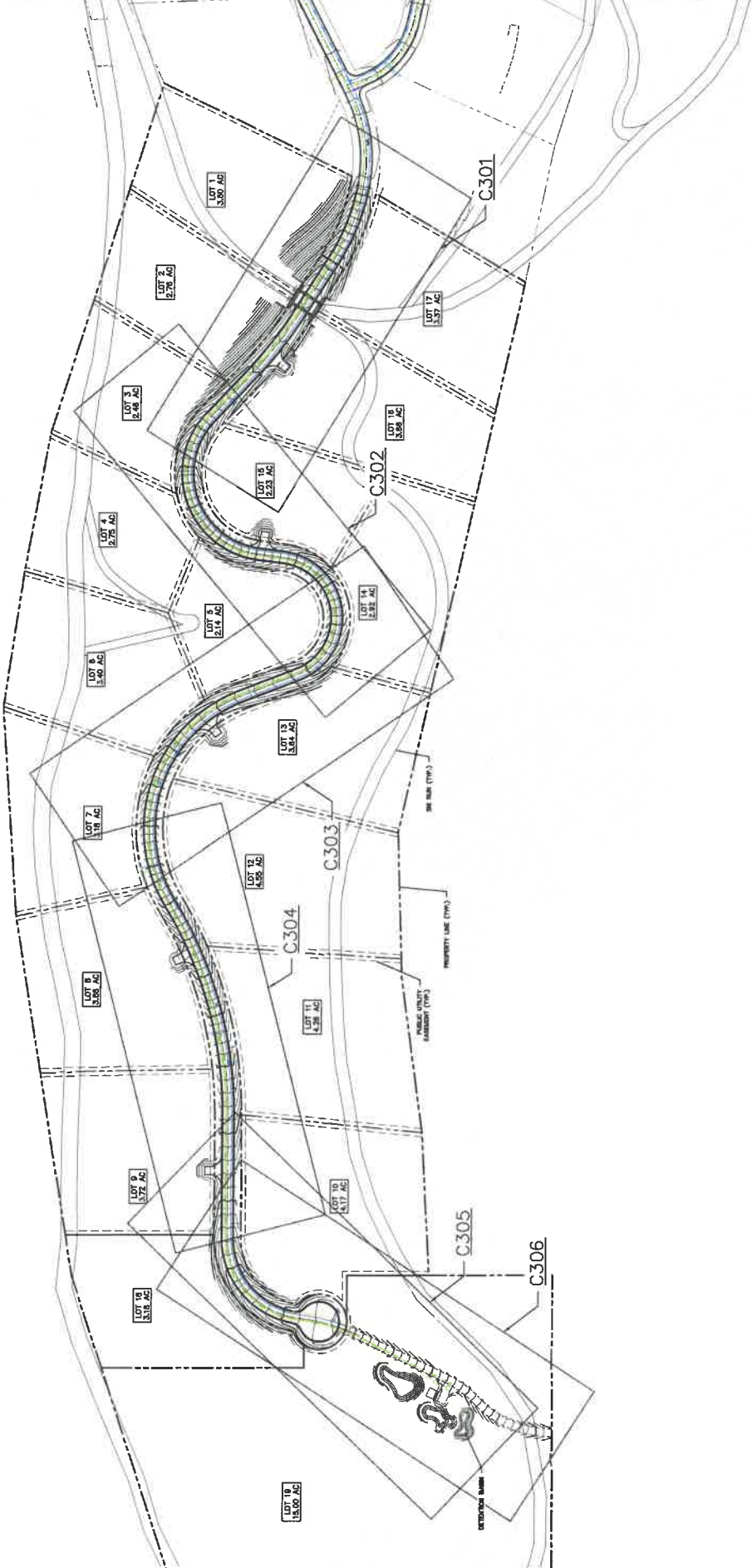
FOR REVIEW ONLY

DRAWING BY: CONNOR DIMSMORE 03/27/25
 DESIGNED BY: [REDACTED]
 CHECKED BY: [REDACTED]
 PROJECT No.: 01-12-25

ALLIANCE ENGINEERING
 P.O. BOX 2884 | 2700 W. HOMESTEAD RD., STE 50,
 PARK CITY, UT 84098 | 435-649-9487

OVERALL
 ROAD PLAN & PROFILES
 POWDER MOUNTAIN EXPANSION
 PRAO PHASE 3

DATE	DESCRIPTION



DATE	DESCRIPTION

ROADWAY PLAN & PROFILES
PRADO MOUNTAIN EXPANSION
 PRADO PHASE 3

ALLIANCE ENGINEERING

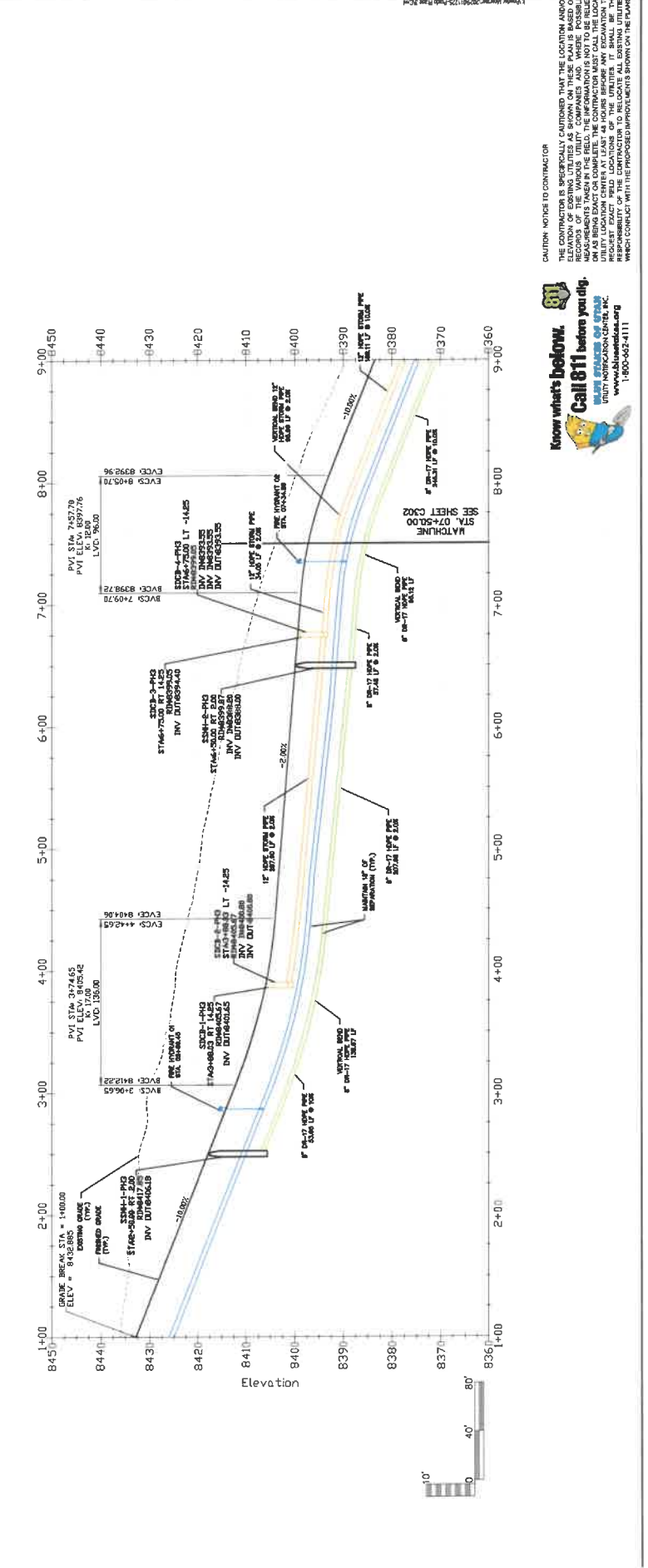
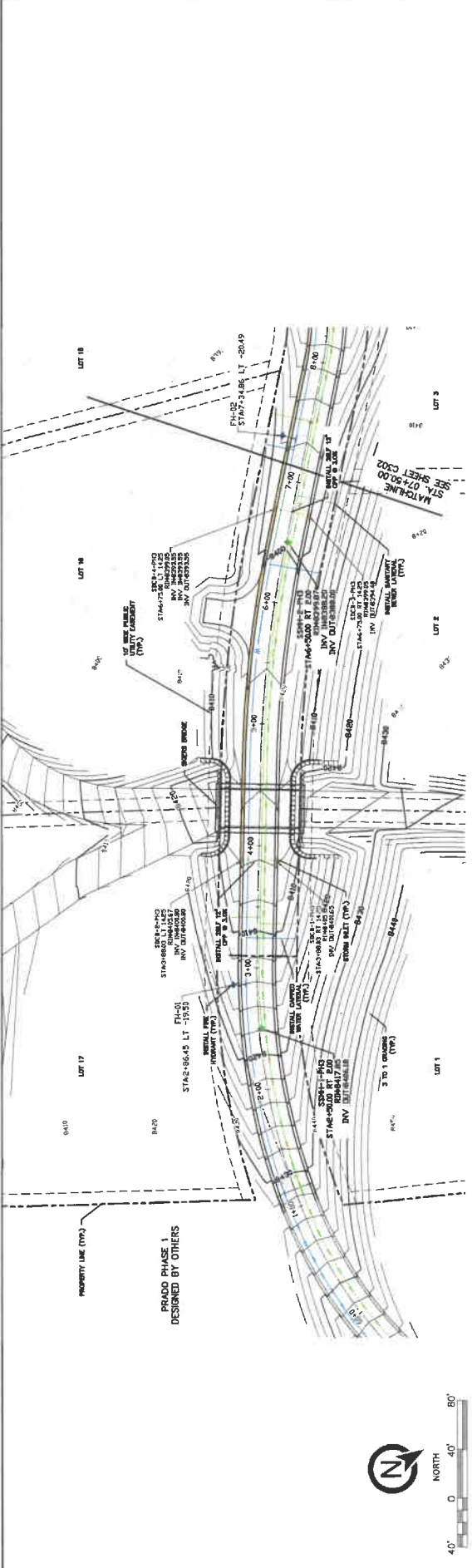
P.O. BOX 986 | 7706 W. HUNTERD RD. STE. 50,
 PARK CITY, UT 84098 | 435-649-8477

DESIGNED BY:	JOSEPH BALA	3/27/26
DESIGNED BY:	CONNOR DUNSMORE	3/27/26
CHECKED BY:	MICHAEL DEKROMCZ	3/27/26
PROJECT NO.:	01-12-25	SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

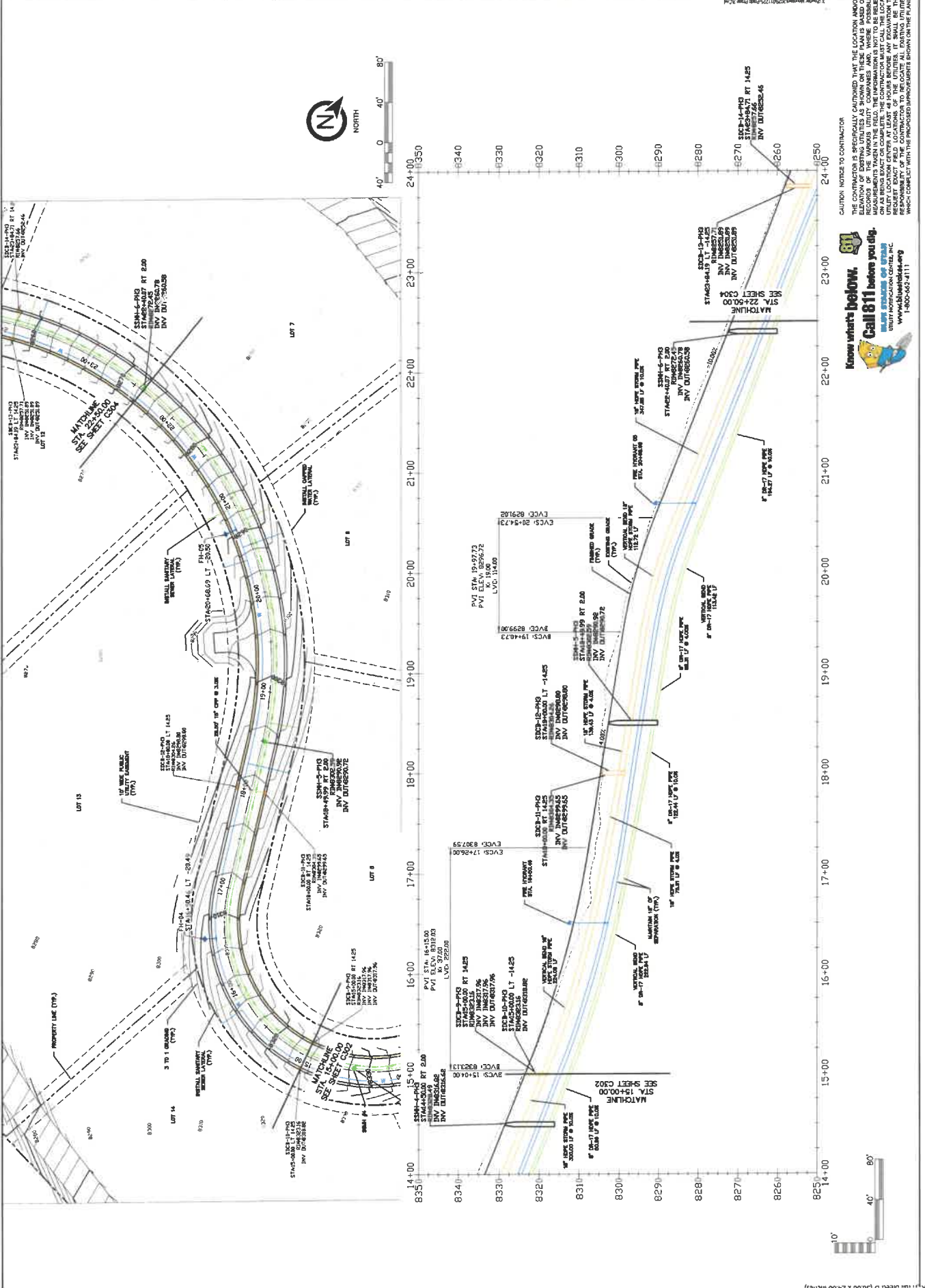
SHEET **C301**



CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY OWNERS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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UTILITY NOTIFICATION CENTER, INC.
 WWW.UTLITYNOTIFICATIONCENTER.COM
 1-800-462-4111



**NOT FOR
CONSTRUCTION**

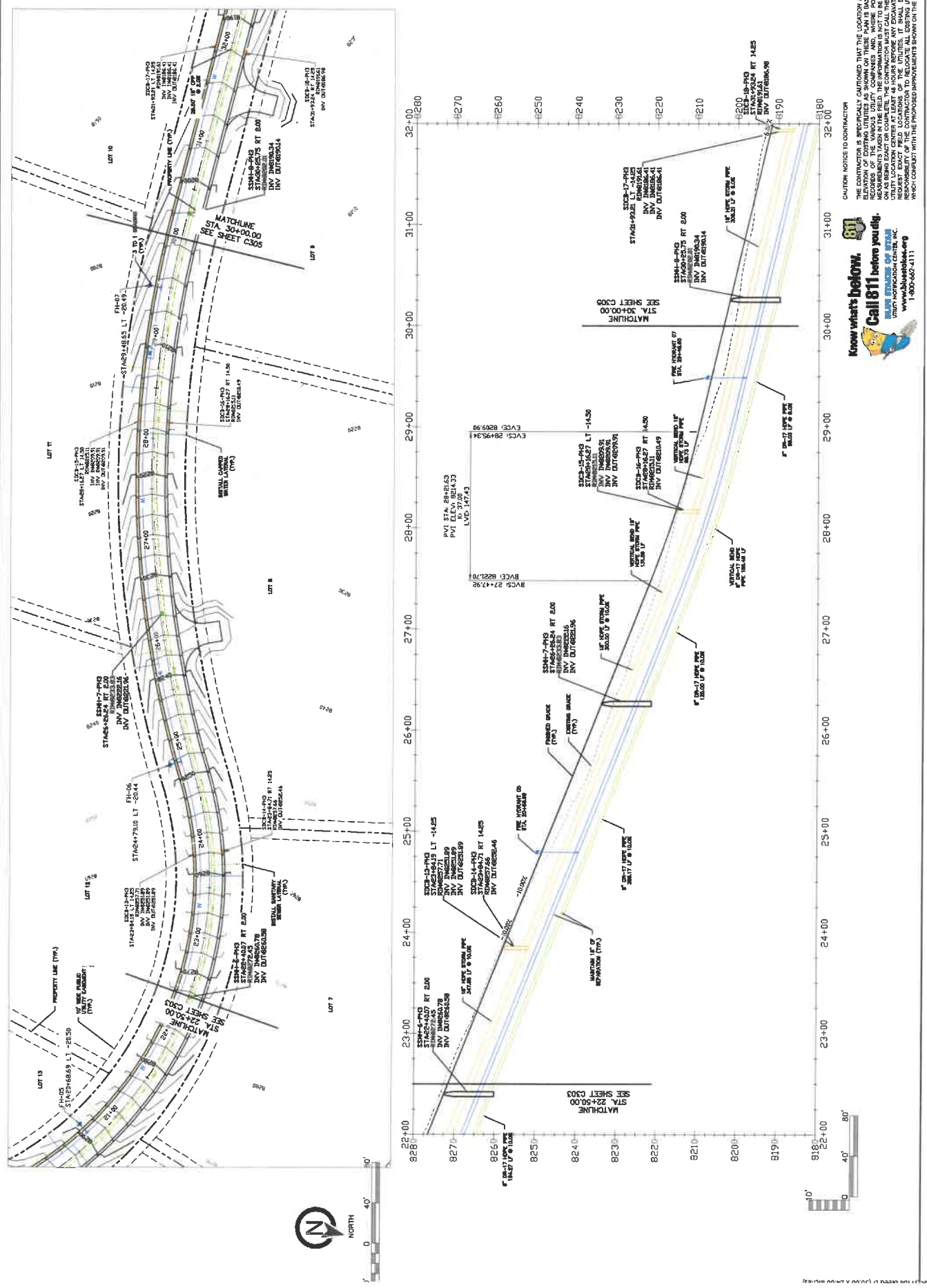
FOR REVIEW ONLY

DRAWING BY: JOSEPH BALA 3/27/26
 DESIGNED BY: CONNOR DUNSMORE 3/27/26
 CHECKED BY: MICHAEL DEMKOWICZ 3/27/26
 PROJECT NO.: 01-12-25



ROADWAY PLAN & PROFILES
POWDER MOUNTAIN EXPANSION
 PRADO PHASE 3

DATE	DESCRIPTION



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

Know what's below. Call 811 before you dig.

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DATE	DESCRIPTION

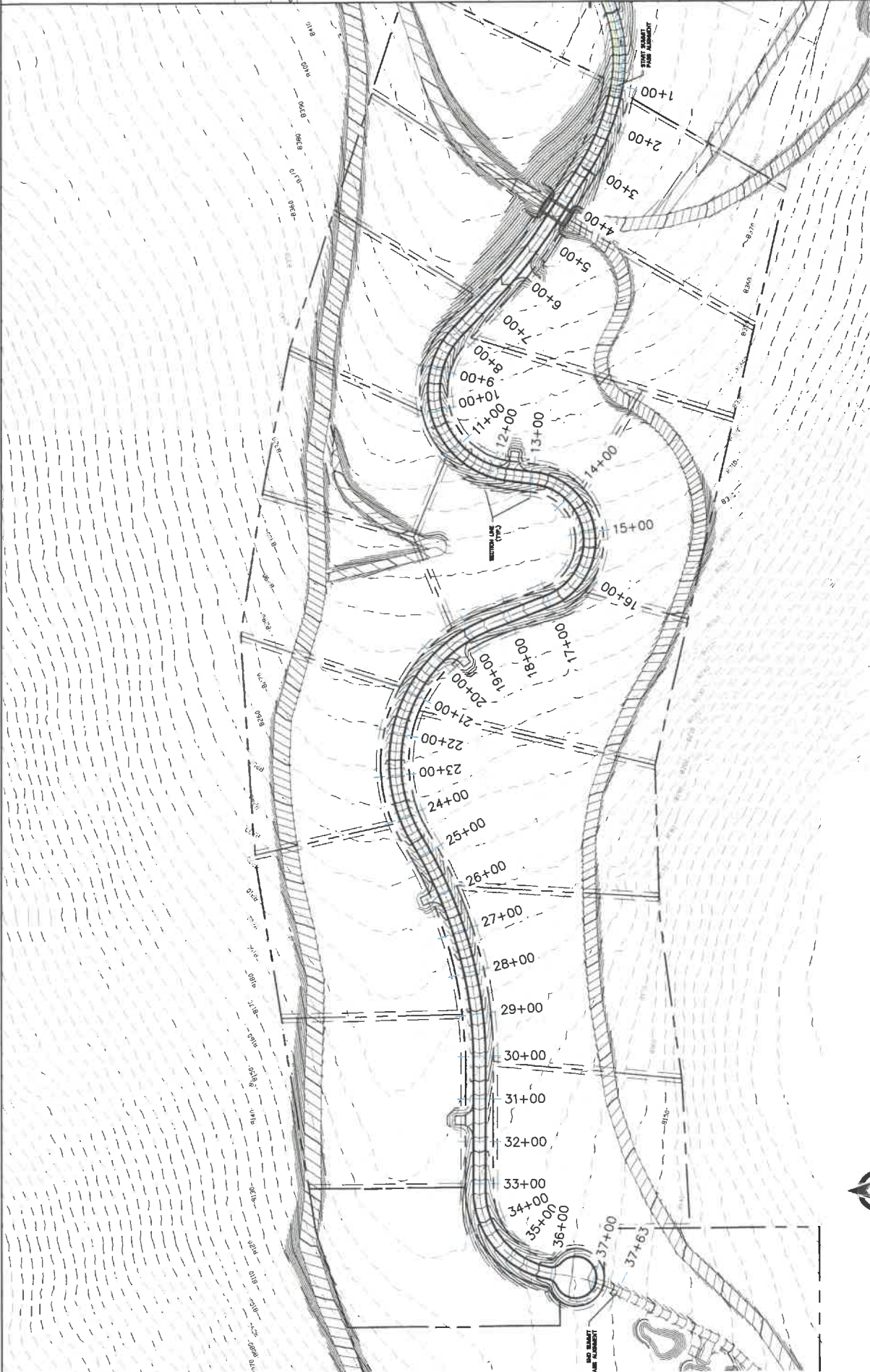
OVERALL - ROAD SECTIONS
POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 994 | 2702 W. HONOLULU RD. STE 50
PARK CITY, UT 84098 | 435-648-9467

DRAWING BY: JOSEPH RALA 3/27/26
DESIGNED BY: CONNOR GINSMORE 3/27/26
CHECKED BY: MICHAEL DEMKOWICZ 3/27/26
PROJECT NO.: 01-12-25

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

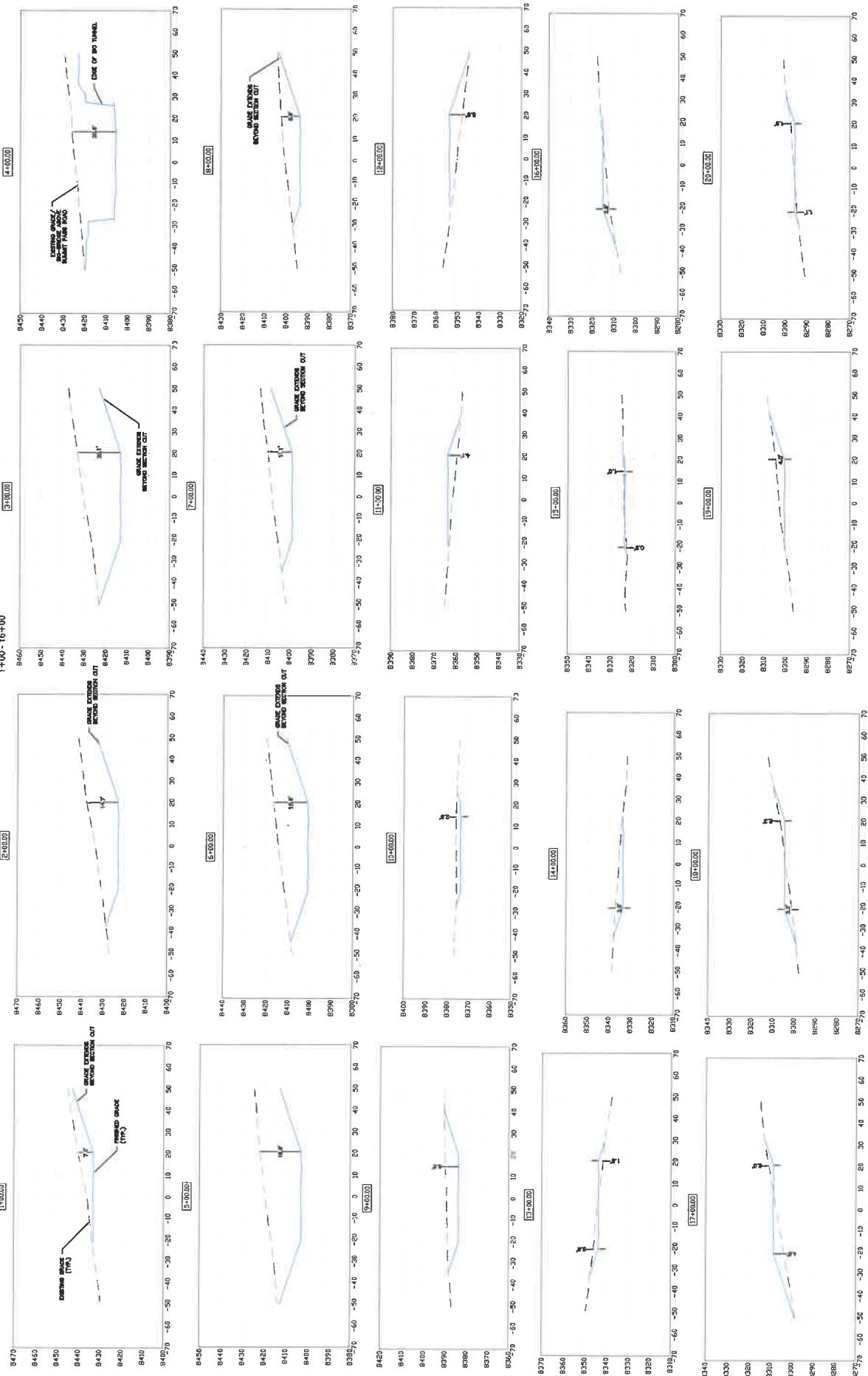
SHEET
C400



CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS HEREBY CAUTIONED THAT THE LOCATION, DEPTH AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY PROVIDERS AND FIELD SURVEY DATA. WHILE THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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UTILITY NOTIFICATION CENTER, INC.
WWW.811UTAH.COM
1-800-542-4111

ROAD SECTIONS
1+00 - 16+00



CAUTION: NOTIFY CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, ON AS-BUILT RECORDS. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

Know what's below.
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BLUE STARS OF TEXAS
UTILITY NOTIFICATION CENTER, INC.
www.bluestars.org
1-800-662-4111

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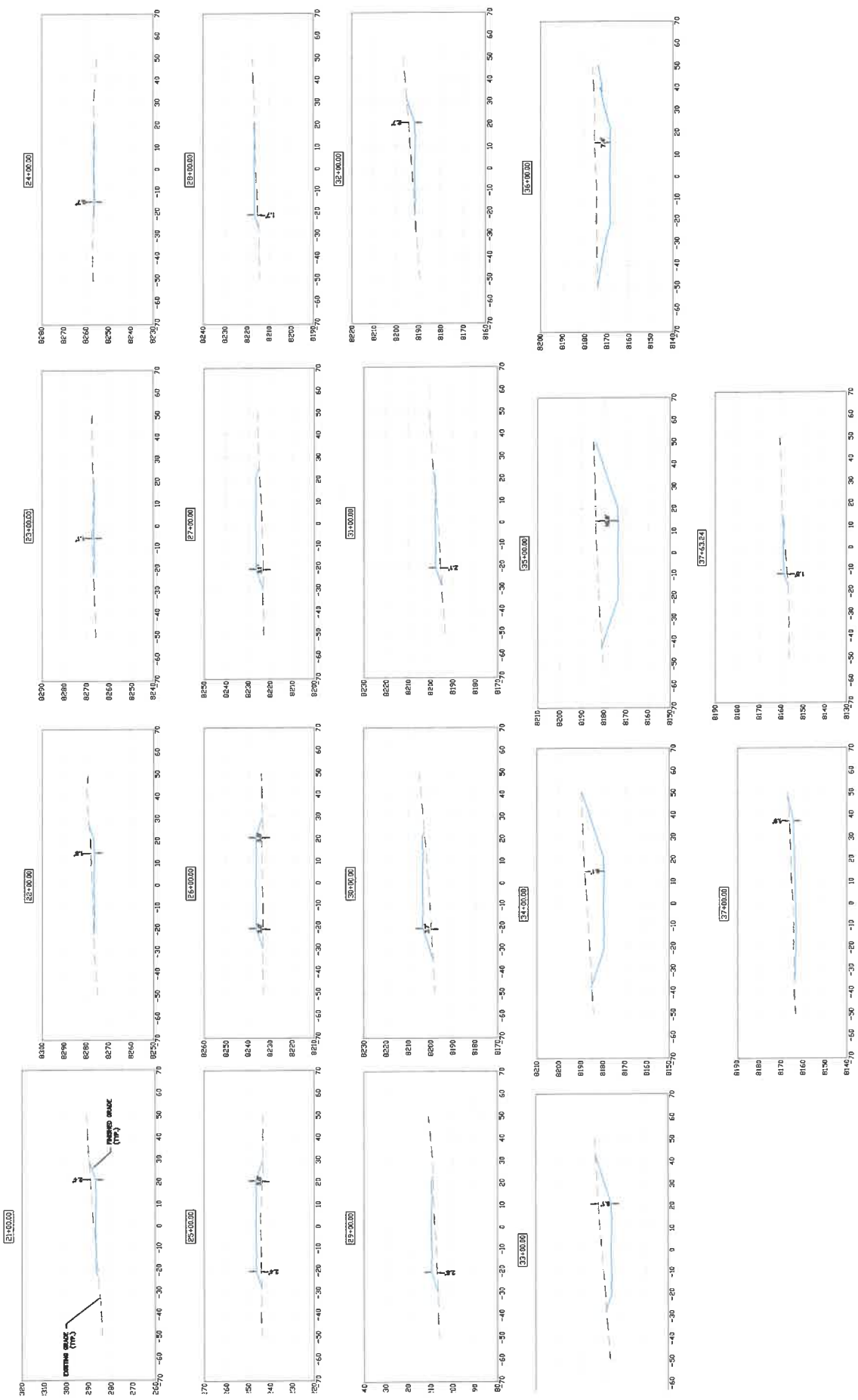
DESIGNED BY: JOSEPH BALA 3/27/26
CHECKED BY: CONNOR DINSMORE 3/27/26
MICHAEL DEMKOWICZ 3/27/26
PROJECT No.: 01-12-25



ROAD SECTIONS 1+00 - 20+00
POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

DATE	DESCRIPTION

ROAD SECTIONS
21+00.00 - 37+00.00



ROAD SECTIONS 20+00 - 37+64
POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2004 | 2700 W. HOMESTEAD RD. STE 50
PARK CITY, UT 84098 | 435-643-9487

DATE: 3/27/26
DRAWN BY: JOSEPH PALA
DESIGNED BY: CONNOR DUNSMORE
CHECKED BY: MICHAEL DEKOWICZ
PROJECT NO.: 01-12-25

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET
C402

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, ON AS-BUILT DATA. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

811
Know what's below. Call 811 before you dig.
UTAH STAKEOUT CENTER, INC.
www.utahstakeout.org
1-800-862-8111

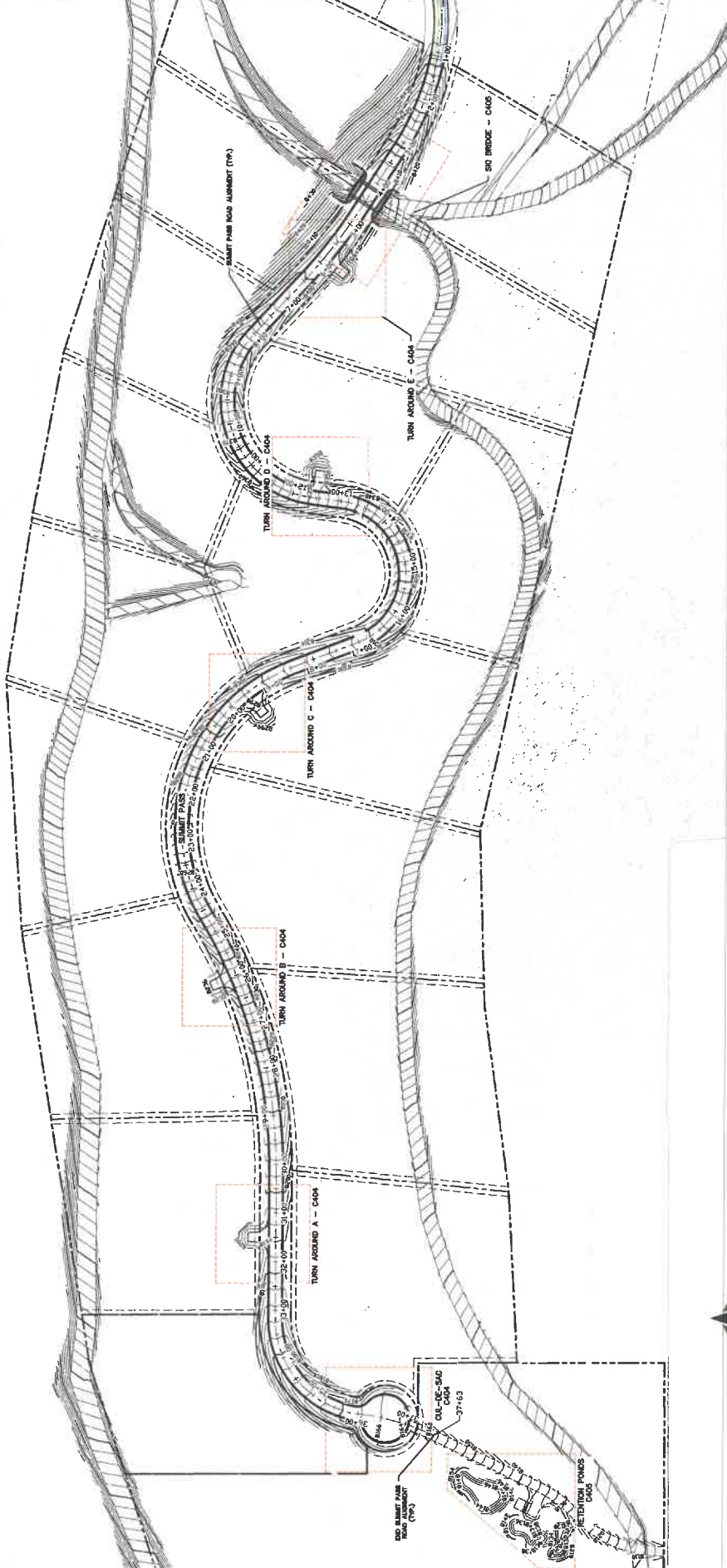
DATE	DESCRIPTION

OVERALL GRADING PLAN
POWDER MOUNTAIN EXPANSION
 PRADO PHASE 3

ALLIANCE ENGINEERING
 P.O. BOX 2984 | 2700 W. HOMESTEAD RD. STE. 50,
 PARK CITY, UT 84098 | 435-643-5457

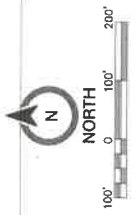
DRAMAING BY: JOSEPH PALA 3/27/26
DESIGNED BY: CONNOR DIMSMORE 3/27/26
CHECKED BY: MICHAEL DEMKOWICZ 3/27/26
PROJECT NO.: 01-12-25

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
 SHEET **C-403**



CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR MUST VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IN CONJUNCTION WITH THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, BY FIELD SURVEY. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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 www.call811.org
 1-800-662-4111



DATE	DESCRIPTION

**ZOOMED IN GRADING
PLAN 1 OF 2**

**POWDER MOUNTAIN EXPANSION
PADO PHASE 3**

**ALLIANCE
ENGINEERING**

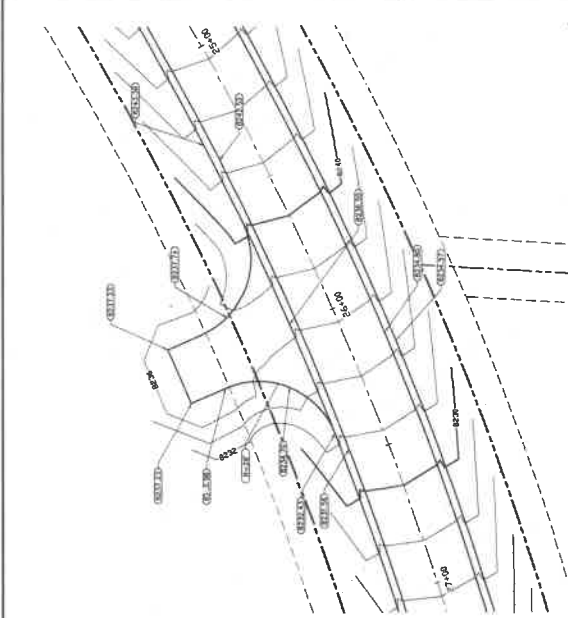
P.O. BOX 5844 | 2700 W. HICKORY ST. STE. 50
PARK CITY, UT 84098 | 435-649-9467

PROJECT NO.: 01-12-25
 CHECKED BY: MICHAEL DEAKOWICZ 3/27/26
 DESIGNED BY: CONNOR DIMSMORE 3/27/26
 DRAWING BY: JOSEPH FALA 3/27/26

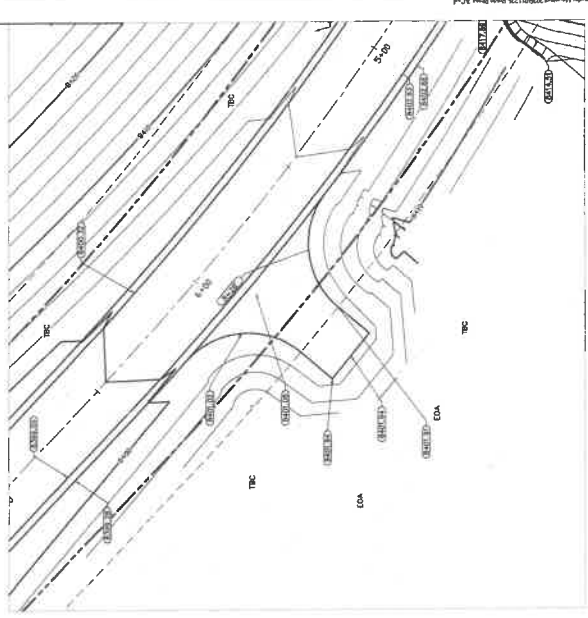
FOR REVIEW ONLY

**NOT FOR
CONSTRUCTION**

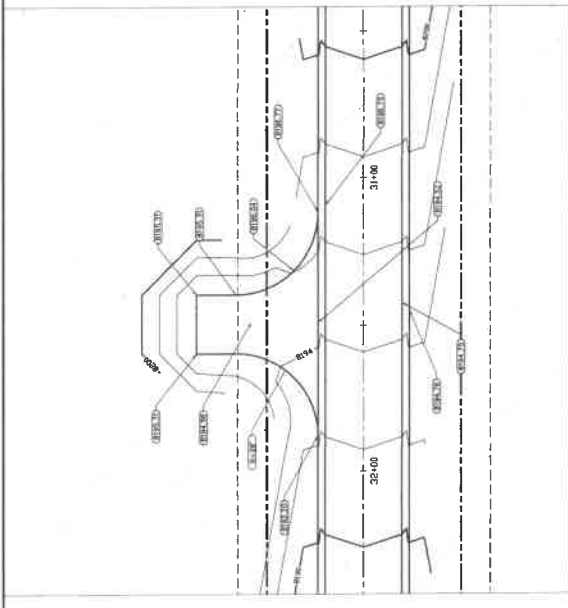
SHEET
C404



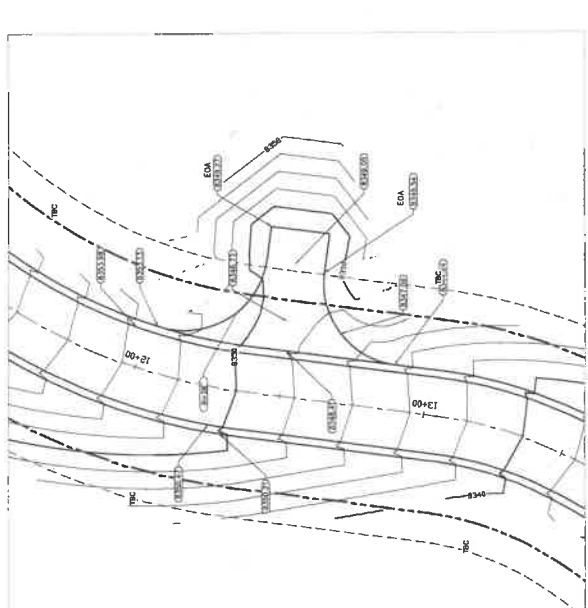
FIRE TRUCK TURNAROUND PH3-B



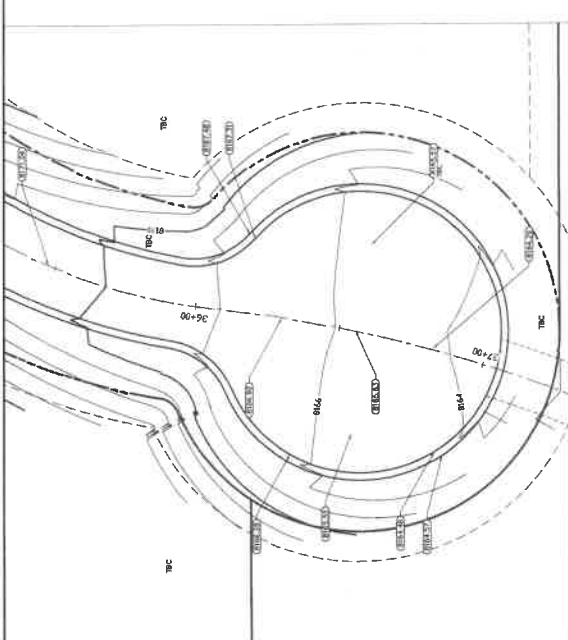
FIRE TRUCK TURNAROUND PH3-E



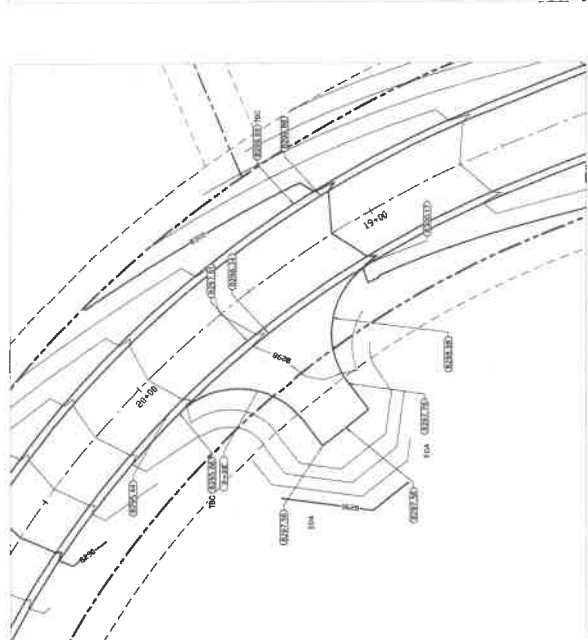
FIRE TRUCK TURNAROUND PH3-A



FIRE TRUCK TURNAROUND PH3-D



PHASE 3 CUL-DE-SAC

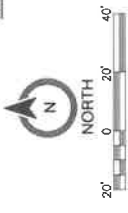


FIRE TRUCK TURNAROUND PH3-C

CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, ON AS-BUILT DATA. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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 www.811utah.com
 1-800-962-8111



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DESIGNED BY: JOSEPH HALL 3/27/26
CHECKED BY: CONNOR DIMSMORE 3/27/26
PROJECT No.: 01-12-25



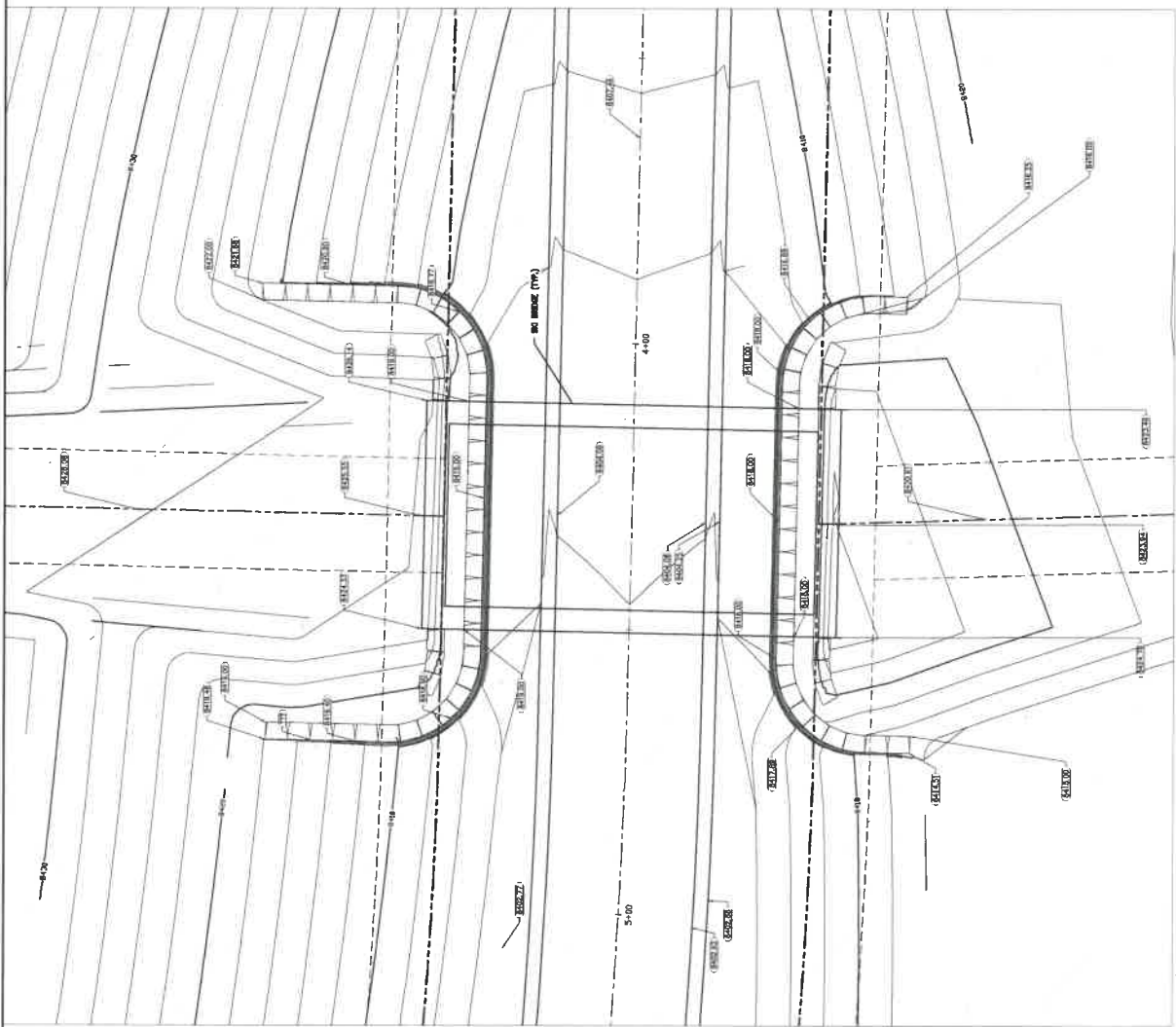
ZOOMED IN GRADING
PLAN 2 OF 2
POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

DATE	DESCRIPTION

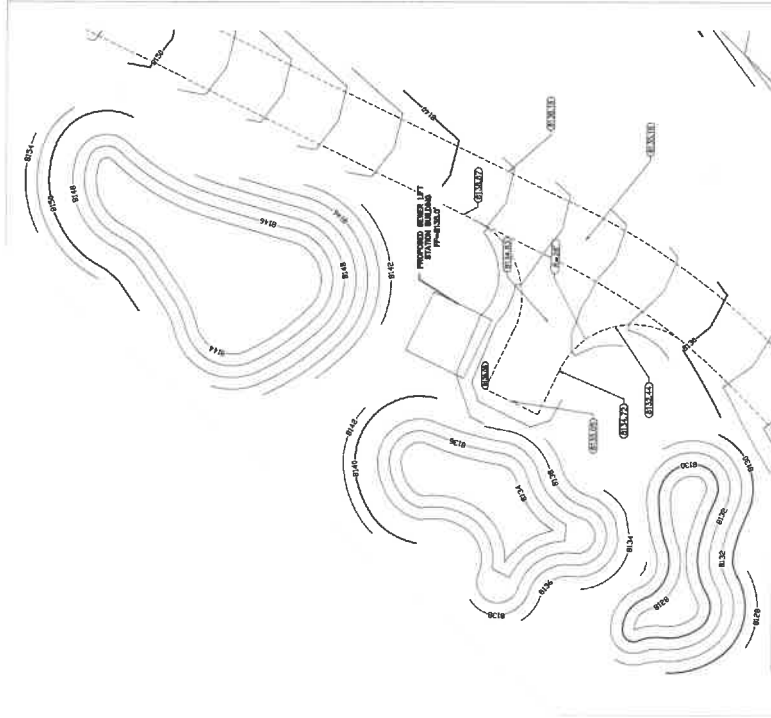
CAUTION: NOTICE TO CONTRACTOR
THE USER OF THIS DRAWING IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS DRAWING ARE BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, ON A RECENT EXACT OR COMPLETED SURVEY. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



SKIER BRIDGE GRADING



RETENTION POND GRADING



DATE	DESCRIPTION

OVERALL EROSION
CONTROL & CMP PLAN
POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

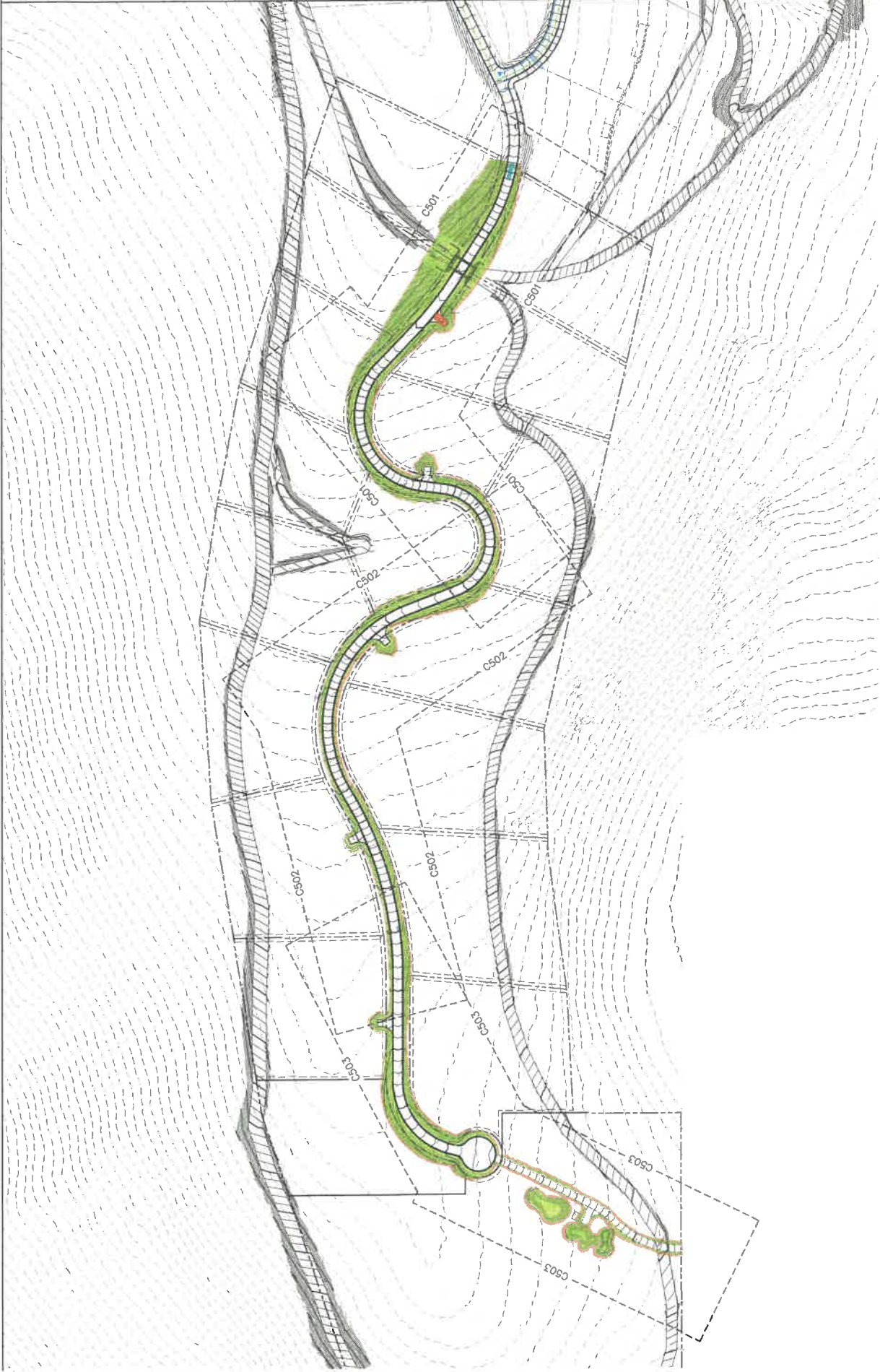
ALLIANCE
ENGINEERING

P.O. BOX 444 | 2700 W HONOLULU DR. ST. LOUIS
MO 63118 | TEL: 314.433.4444

DRAWING BY: JOSEPH BALA 3/27/26
DESIGNED BY: CONNOR DINSMORE 3/27/26
CHECKED BY: MICHAEL DEMKOWICZ 3/27/26
PROJECT NO.: 01-12-25

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

SHEET
C500



CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE ON AS-BUILT RECORDS. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AT EACH FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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MISSOURI STATE OF UTILITY SERVICE
MISSOURI STATE OF UTILITY SERVICE
1-800-662-4111

DATE	DESCRIPTION

**EROSION CONTROL
& CMP PLAN**
POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING

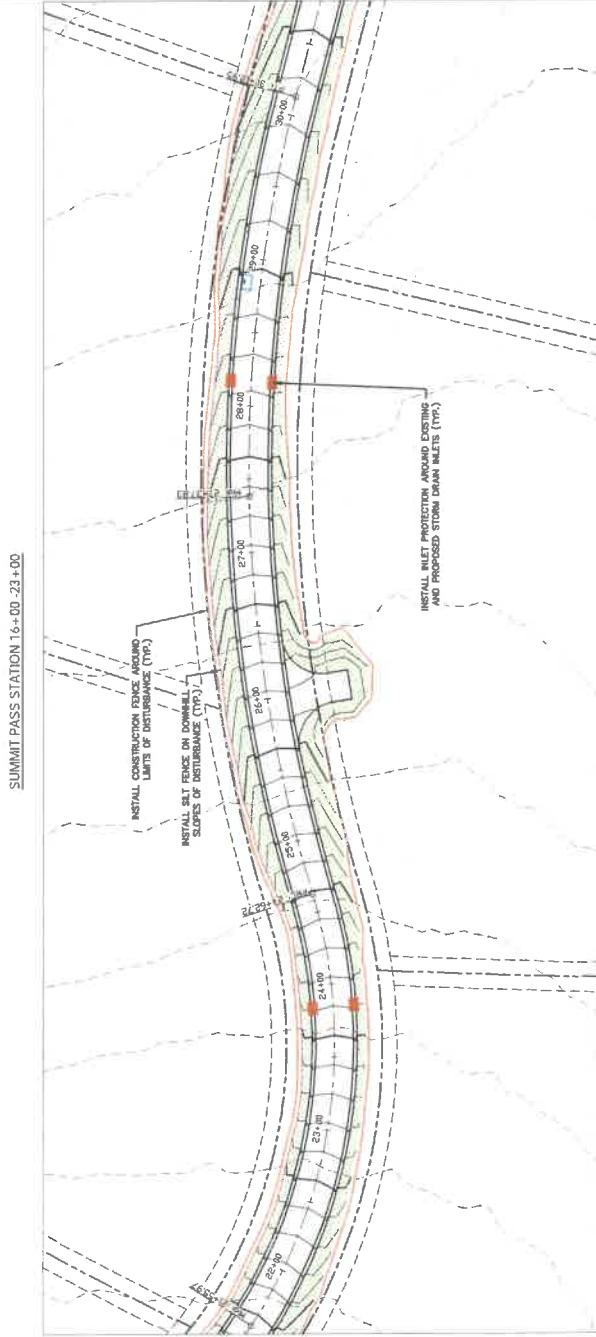
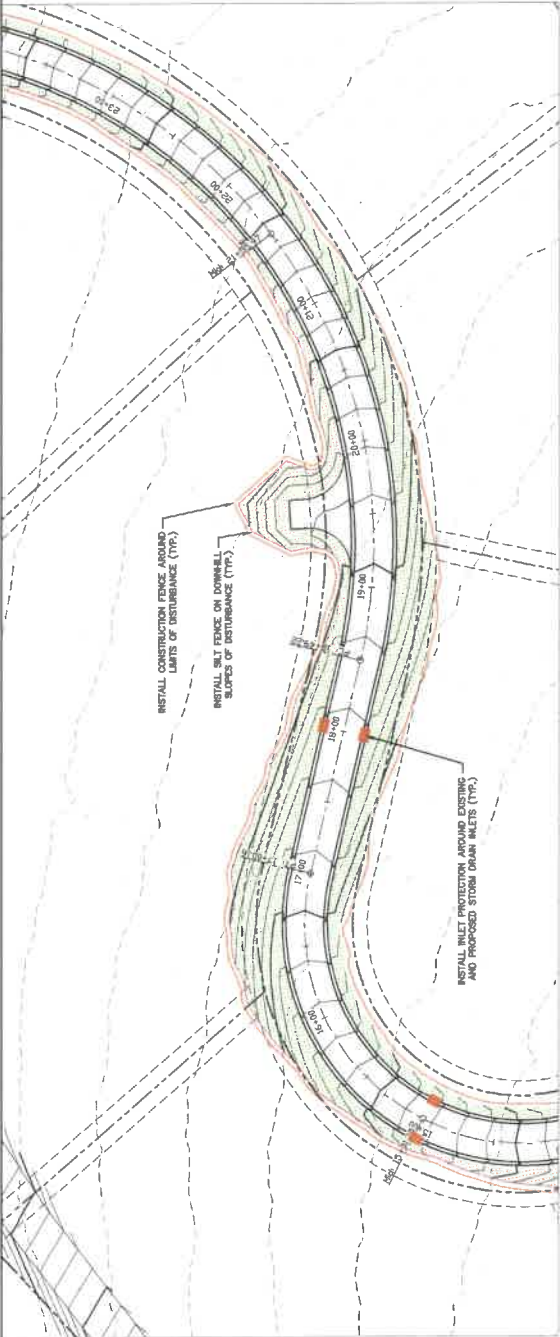
P.O. BOX 3441 | 3700 W. HONESTY RD. STE 50
PARK CITY, UT 84098 | 435-648-4647

DRAWING BY:	JOSEPH BALTA	3/27/26
DESIGNED BY:	CONNOR DINSMORE	3/27/26
CHECKED BY:	MICHAEL DEKOSMOCZ	3/27/26
PROJECT NO.:	01-12-25	

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C502



LEGEND:

- INSTALL SILT FENCING ON DOWNHILL SIDE OF DISTURBED AREAS
- INSTALL DOWNHILL CONSTRUCTION FENCE AROUND CONSTRUCTION DISTURBED AREAS
- INSTALL EQUIPMENT & VEHICLE EASH-DOWN AREA, REFER TO SHEET C001 FOR DETAILS
- INSTALL STABILIZED ENTRANCE, COORDINATION WITH PHASE 1 CONSTRUCTION FOR LOCATION OF ENTRANCE. REFER TO SHEET C001 FOR DETAILS.
- RE-VEGETATE DISTURBED SLOPES AND AREAS WITH DOWNHILL APPROVED HYDRATED MK MULCH. REFER TO SHEET C001 FOR DETAILS. INSTALL EROSION CONTROL BARNETS ON ALL SLOPES 3:1 OR STEEPER
- INSTALL INLET PROTECTION ON ALL EXISTING AND PROPOSED STORM DRAIN INLET BOXES. REFER TO SHEET C001 FOR DETAILS

CAUTION NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES TO VERIFY THE LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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NO.	DATE	DESCRIPTION

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

EROSION CONTROL
& CMP PLAN

ALLIANCE
ENGINEERING

P O BOX 2664 | 1200 W HOMESTEAD RD STE 50
PARK CITY, UT 84098 | 435-648-0457

DRAMAING BY: JOSEPH FIATA 3/27/26
DESIGNED BY: CONNOR DIMSMORE 3/27/26
CHECKED BY: MICHAEL DEAKOWICZ 3/27/26
PROJECT NO.: 01-12-25

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET C503

LEGEND:

- INSTALL SILT FENCING ON DOWNHILL SIDE OF DISTURBED AREAS
- INSTALL CHAIN LINK CONSTRUCTION FENCE AROUND CONSTRUCTION DISTURBANCE AREAS
- INSTALL EQUIPMENT & VEHICLES EASE-DOWN AREA. REFER TO SHEET C507 FOR DETAILS
- INSTALL STABILIZED ENTRANCE / CONSTRUCTION WITH PHASE 1 CONSTRUCTION FOR LOCATION OF ENTRANCE. REFER TO SHEET C507 FOR DETAILS
- USE SPECIFIC ESTABLISHED SLOPES AND AREAS WITH DOWNER APPROXIMATE HYDRO-SEED MAT. INSTALL 4" TOPSOIL UNDER TO HYDRO-SEEDING SLOPES 3:1 OR STEEPER
- INSTALL INLET PROTECTION ON ALL EXISTING AND PROPOSED STORM DRAIN INLET BOWLS. REFER TO SHEET C507 FOR DETAILS



CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS RESPONSIBLY ADVISED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, ON AS-BUILT RECORDS. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO VERIFY THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES WHICH COME IN CONTACT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

Summit Pass Station 30+00-37+63



20' WIDE DRIVEWAY & DETENTION BASINS



Scale: 0 40' 80'

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UTILITY NOTIFICATION CENTER, INC. www.utah811.com

DATE	DESCRIPTION

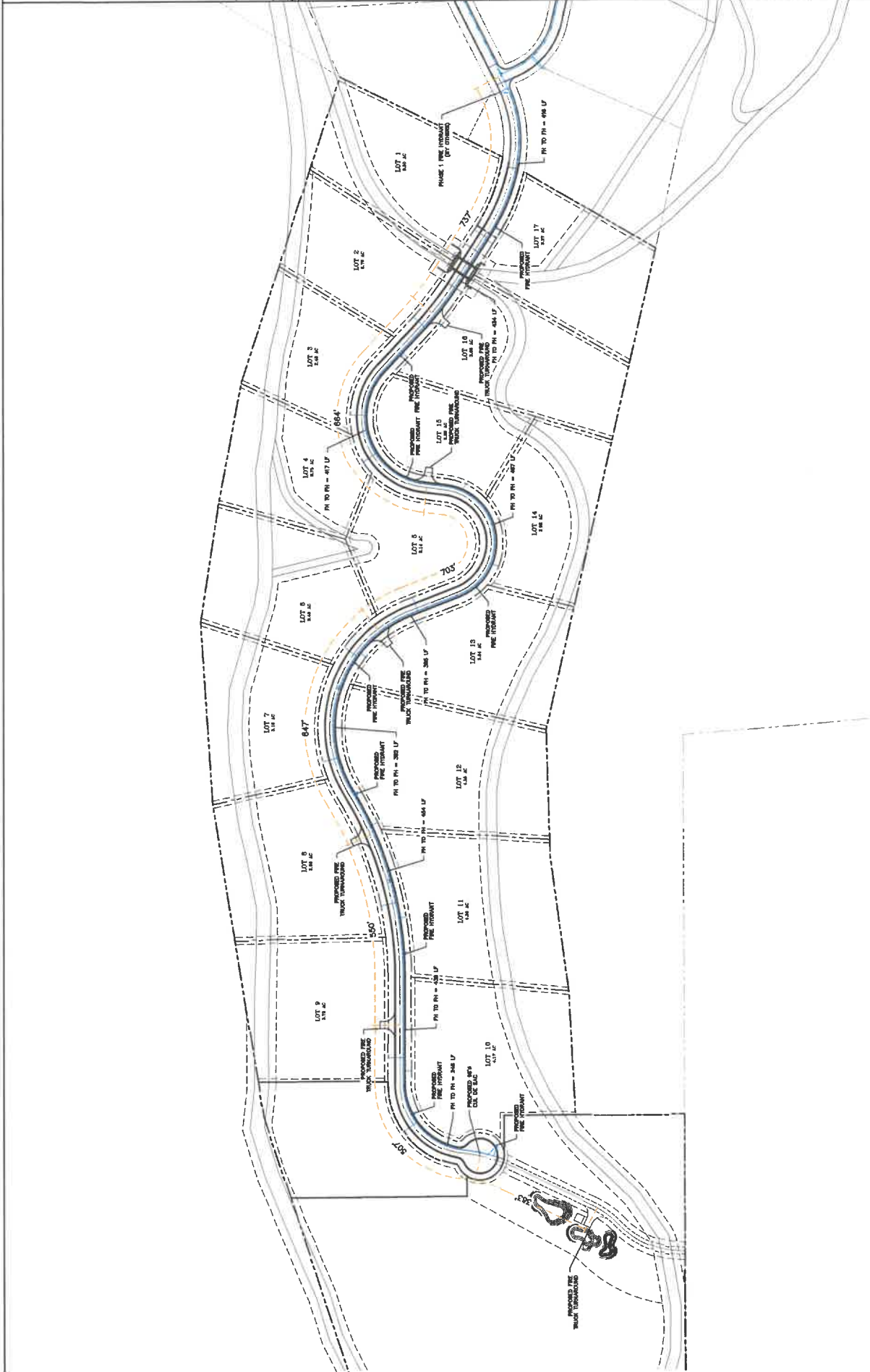
FH PLAN
POWDER MOUNTAIN EXPANSION
PHASE 3

ALLIANCE
ENGINEERING

P.O. BOX 2004 | 200 W. PARKWAY | SUITE 50
PARK CITY, UT 84098 | 435-649-9487

DRAWING BY: JOSEPH FALA 3/27/26
DESIGNED BY: CONNOR DIMSMORE 3/27/26
CHECKED BY: MICHAEL DEMKOWICZ 3/27/26
PROJECT No.: 01-12-25

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
SHEET
C600



CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES ON-SITE BEFORE EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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Exhibit D Open Space and Trail Plan

See next page

Open Space with Trails Plan

The Open Space and Trails System diagram illustrates project trails that will connect neighborhoods to one another and to the regional trail network. Powder Mountain is committed to providing Regional Public Trail Connectors thru the project (shown in blue) to insure public trail access to and thru the project. Powder Mountain will work with the adjacent landowners, UDWPR and Weber Pathways to provide these connections. A priority has been placed on creating loops within the project. The loop trails shown (in Green) were developed in conjunction with Weber Pathways and the International Mountain Biking Association to provide beginner level trail loops as shown. In addition, there will be a variety of trails within and around each development area that will include multi-use trails, single-track for mountain biking and general use trails for walking and hiking.

OPEN SPACE CALCULATION

Approximately 6,160 acres of the Powder Mountain property are located in Weber County. In Weber County, approximately 76 percent (4,740 acres) of the total land has been preserved as total open space. In order to calculate the open space per the DRR1 zone requirements, the approximate 2,100 acres that have slope more than 40 percent were subtracted from the total acres, resulting in an Adjusted Gross Acreage of approximately 4,060 acres. Development is planned on approximately 1,500 acres, leaving 2,560 acres or 63% of the Adjusted Gross Acreage preserved as open space.

DEVELOPMENT LEGEND

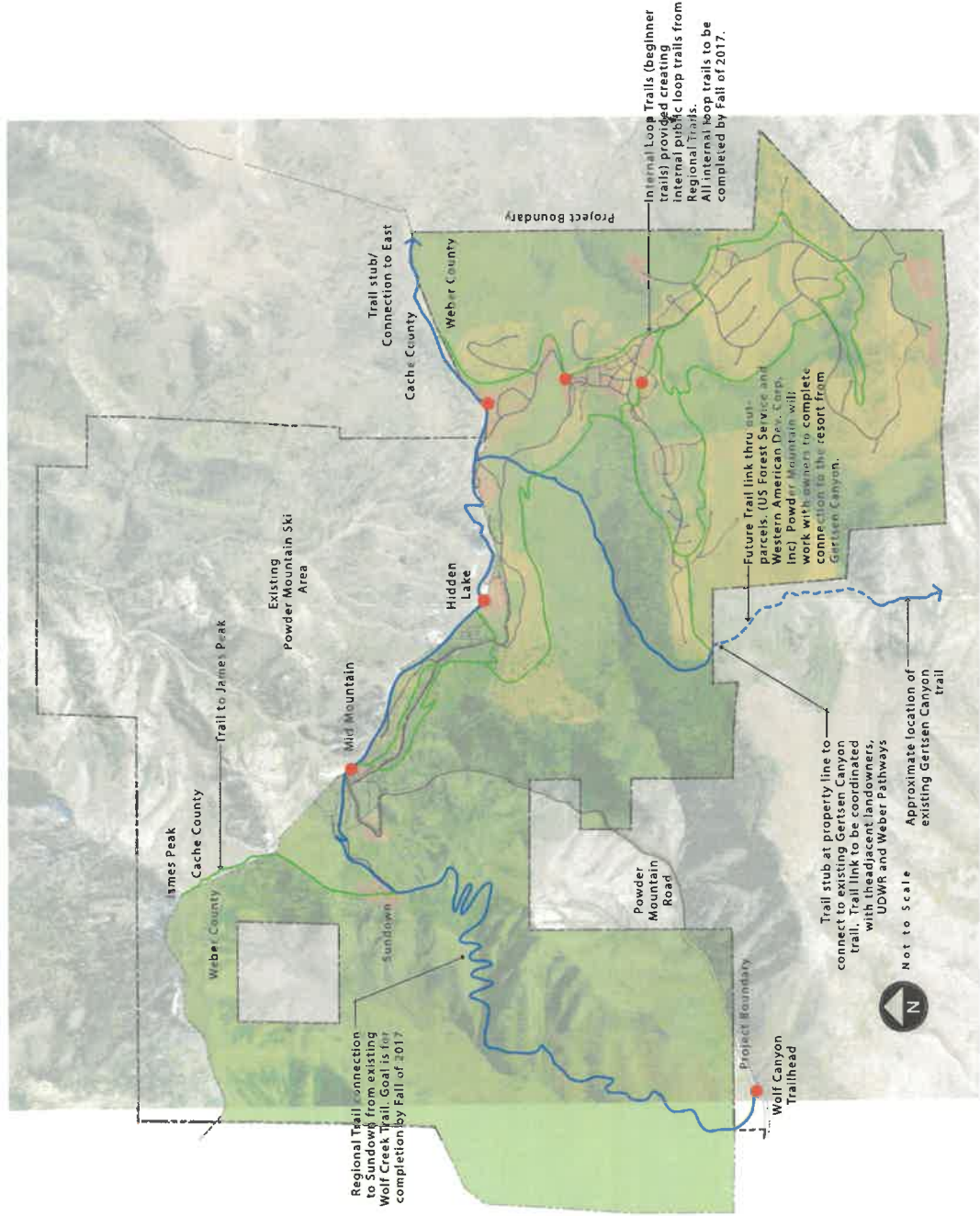
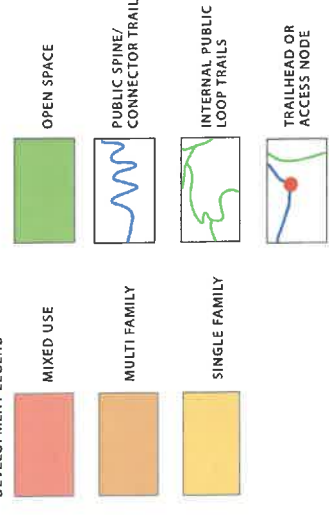


Exhibit E Powder Mountain Water Sewer District

See next page



**POWDER MOUNTAIN WATER AND
SEWER IMPROVEMENT DISTRICT**

March 26, 2026

Powder Haven
Prado Phase 3

Ogden Valley Township Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: Commitment to provide culinary water and sanitary sewer services for the Prado at Powder Mountain Subdivision Phase 3

CAPACITY ASSESSMENT LETTER

This capacity assessment letter is issued by the Powder Mountain Water and Sewer Improvement District (the "District"), in connection to a certain real estate project proposed to be developed by Powder Haven

The District confirms that it has adequate capacity to provide water and sewer services to serve seventeen (17) Equivalent Residential Units ("ERUs") in connection with the Prado Phase 3 (three) plat, requested by Powder Haven.

Building permits shall not be issued without final approval by the district. Final approval is subject to meeting all applicable requirements of the district and payment of all applicable fees.

The district's commitment set forth in this letter is effective as of the date of this letter.

**POWDER MOUNTAIN WATER AND
SEWER IMPROVEMENT DISTRICT**

By: _____

Andrew Stark-Chairman



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: ZTA2026-03: A hearing for the consideration of a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code.

Applicant: Weber County

Agenda Date: Tuesday, June 2, 2026

File Number: ZTA2026-03

Staff Information

Report Presenter: Charlie Ewert
cewert@webercountyutah.gov
(801) 399-8763

Report Reviewer: RG

Applicable Ordinances

Section 104-22-8

Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

Planning staff is asking the planning commission to consider amendments to the West Weber Street Regulating Plan map of the Form-Based Code. This is being triggered by recent updates to the Form-Based Zone. The amendments will align the map with those recent changes. The amendments will also:

- Shift the "village" area slightly westward.
- Provide background color coding to ease the interpretation and administration of the map.
- Illustrate fictional building footprints to better communicate a sense of scale.
- Implement better transitions on the western side of the village area – allowing it to better transition into the Bennet development to the west.
- The map reduces the scope of the area intended to be affected by the form-based zone.

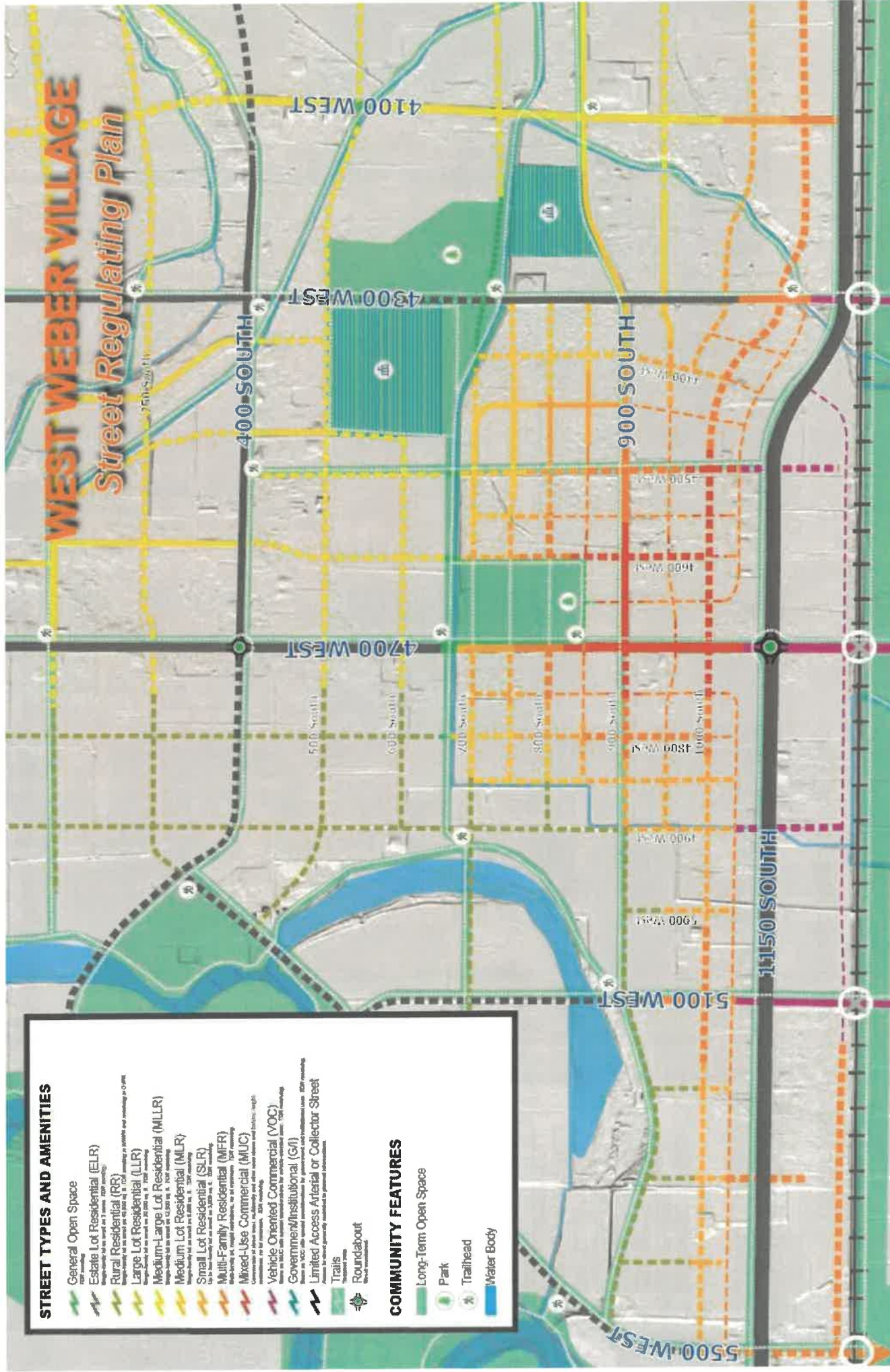
Staff is recommending that, after careful consideration and edits if necessary, the planning commission forward a positive recommendation for the map update.

Policy Analysis

Policy Considerations:

The following page provides the existing street regulating plan for the subject area. The page after provides the recommended updated map.

Existing Adopted Street Regulating Plan



Proposed Amended Street Regulating Plan



Existing Adopted Street Regulating Plan

STREET TYPES AND AMENITIES


-  **General Open Space**
TDR sending.
-  **Estate Lot Residential (ELR)**
Single-family lot as small as 3 acres. TDR sending.
-  **Rural Residential (RR)**
Single-family lot as small as 40,000 sq. ft. TDR sending in WWFA and receiving in OVPA.
-  **Large Lot Residential (LLR)**
Single-family lot as small as 20,000 sq. ft. TDR receiving.
-  **Medium-Large Lot Residential (MLLR)**
Single-family lot as small as 12,500 sq. ft. TDR receiving.
-  **Medium Lot Residential (MLR)**
Single-family lot as small as 8,000 sq. ft. TDR receiving.
-  **Small Lot Residential (SLR)**
Up to four-family lot as small as 3,000 sq. ft. TDR receiving.
-  **Multi-Family Residential (MFR)**
Multi-family lot, height restrictions, no lot minimum. TDR receiving.
-  **Mixed-Use Commercial (MUC)**
Commercial at street level, multifamily and other uses above and behind, height restrictions, no lot minimum. TDR receiving.
-  **Vehicle Oriented Commercial (VOC)**
Same as MUC with special considerations for vehicle-oriented uses. TDR receiving.
-  **Government/Institutional (G/I)**
Same as VOC with special considerations for government and institutional uses. TDR receiving.
-  **Limited Access Arterial or Collector Street**
Access to street generally restricted to planned intersections.
-  **Trails**
Required trails.
-  **Roundabout**
Street roundabout.

COMMUNITY FEATURES

-  Long-Term Open Space
-  Park
-  Trailhead
-  Water Body

Proposed Amended Street Regulating Plan

STREET TYPES AND AMENITIES

-  **General Open Space**
-  **Estate Lot Residential (ELR)**
Single-family lot as small as 20,000 sq. ft. Maximum 1 unit per acre.
-  **Rural Residential (RR)**
Single-family lot as small as 10,000 sq. ft. Maximum 2 units per acre.
-  **Large Lot Residential (LLR)**
Single-family lot as small as 6,000 sq. ft. Maximum 3 units per acre.
-  **Medium-Large Lot Residential (MLLR)**
Single-family lot as small as 5,000 sq. ft. Maximum 4 units per acre.
-  **Medium Lot Residential (MLR)**
Single-family lot as small as 4,000 sq. ft. Maximum 6 units per acre.
-  **Small Lot Residential (SLR)**
Up to four-family dwellings. Maximum 11 units per acre.
-  **Multi-Family Residential (MFR)**
Multi-family, street-level commercial optional. Maximum 20 units per acre.
-  **Mixed-Use Commercial (MUC)**
Commercial at street level, multifamily and other uses above and behind. Maximum 20 units per acre.
-  **Vehicle Oriented Commercial (VOC)**
Same as MUC with special considerations for vehicle-oriented uses.
-  **Government/Institutional (G/I)**
Same as VOC with special considerations for government and institutional uses.
-  **Limited Access Arterial or Collector Street**
Access to street generally restricted to planned intersections.
-  **Trails**
Required trails.
-  **Roundabout**
Street roundabout.

COMMUNITY FEATURES

-  Long-Term Open Space
-  Park
-  Trailhead
-  Water Body
-  School

Conformance to the General Plan

Generally, land use code changes should be vetted through the filter of policy recommendations of the applicable general plan. In 2022, the Western Weber General Plan was adopted after a significant public involvement process.

The proposed amendments helps implement numerous goals and objectives of the General Plan. Consider the following excerpts:

Smart Growth Planning

1. STREET CONNECTIVITY

Today there are relatively few streets in the unincorporated areas. As can be observed in the Uintah Highlands, optimally planned street connectivity can easily fall by the wayside when an area develops one parcel at a time.

The best connections for streets are four-way intersections. They offer the most efficient connections for adjoining neighborhoods and tend to provide a more logical and directional street layout that is easier to use. Cul-de-sacs are unsurprisingly the least efficient and should be avoided in smart growth development. In 2018, the Wasatch Front Regional Council funded the creation of a street connectivity policy based on the potential development of West Central Weber. That policy can be observed in [Appendix C](#).




Image 24 - Street Connectivity

1

GOAL 1 – TRANSPORTATION: Consistent with Land Use Goal 2, ensure the transportation network is designed and implemented in a smart growth manner in tandem with population increases and installation of new or higher intensity land uses.

TRANSPORTATION PRINCIPLE 1.2: Provide efficient regional street access.

- **Transportation Action Item 1.2.1:** Locate and design new development with direct, redundant, and multi-modal access to major corridors.

2

GOAL 2 – TRANSPORTATION: Create street infrastructure that enhances and showcases the community's character through a careful balance between traffic efficiencies and multi-modal design and aesthetics.

TRANSPORTATION PRINCIPLE 2.4: Ensure all arterial and collector streets have parallel active transportation infrastructure.

- **Transportation Action Item 2.4.2:** As development occurs along minor arterial or collector streets, require developers to install a street-separated multi-use paved pathway on at least one side of the street. Modify impact fee analysis and plans to provide funding to connect these developer-installed pathway segments to meaningful community connections. If a pathway is or will be installed on only one side of the street, priority should be given to the north and east sides of the street to ensure optimal sun exposure during winter months, unless the context of the street and/or other nearby infrastructure merits otherwise.

TRANSPORTATION PRINCIPLE 3.2: In all village areas and areas that will have higher density housing, provide street cross-section designs that are multimodal and support and emphasize pedestrian priority. While these communities will likely be predominantly automobile oriented for the foreseeable future, they should be planned so as not to be automobile dependent.

4 GOAL 4 - TRANSPORTATION: Plan, design, and build connected street and pathway networks.

TRANSPORTATION PRINCIPLE 4.1: Generally, establish a regular, connected network of collector streets at quarter section (half-mile) lines.

TRANSPORTATION PRINCIPLE 4.2: Follow the basic principles for street and pathway connectivity – connected streets, frequent intersections, and small blocks.

LAND USE PRINCIPLE 2.2: In areas planned for mixed-use commercial, provide zoning or other regulatory tools that enable the creation of a community village that offers a wide variety of multi-family housing and commercial opportunities, and focuses on attractive building, site, and street design more than land uses.

- **Land Use Action Item 2.2.1:** Enable the creation of a mixed-use commercial regulatory tool in areas generally depicted in *Map 5: Future Land Use*. Consider using a form-based code to help shape the general appearance of buildings and provide appropriate street design requirements. Explore the form and function of each area during the small area planning specified in *Community Character Action Item 2.1.1*. See also *Land Use Action Item 2.3.1*.

GOAL 1 - HOUSING: Support affordable homeownership and rental housing opportunities in West Central Weber.

HOUSING PRINCIPLE 1.1: Locate a variety of housing opportunities within and near walkable village nodes and mixed use areas identified in the future land use map.

- Housing Action Item 1.1.1:** Encourage the development of low-to-moderate-income multiplexes, townhomes, and other missing middle housing types within or near established cities, towns, and walkable village areas in order to balance housing opportunities with the protection of agricultural lands and open spaces. Support the Weber Housing Authority's role in developing mixed-use housing projects.¹
- Housing Action Item 1.1.2:** Incorporate Residential Dwelling Units within walkable village areas to encourage mixed-use development with retail/commercial space at street level and residential units on the upper floor(s). This style of development lends itself to affordable housing prices and also locates moderate-income households within walkable distances to neighborhood amenities within the village/commercial areas, minimizing household transportation costs.²

GOAL 1 - COMMUNITY CHARACTER: Foster a future in which the specific characteristics and differences of each small area within the Western Weber Planning Area are supported and maintained as development occurs.

COMMUNITY CHARACTER PRINCIPLE 1.1: Promote and support the unique community characteristics of each small area

- Community Character Action Item 1.1.1:** Conduct small area planning that focuses on and addresses the specific community characteristics and unique needs of each small area within the Western Weber Planning Area.

- Community Character Action Item 1.1.4:** Consider creating a form-based code as part of small area planning

Staff Recommendation

Staff recommends that the planning commission consider the map update as provided in this staff report and offer feedback for additional consideration, if any. When/if the planning commission is comfortable with the proposal, a positive recommendation should be passed to the county commission.

This recommendation is based on the following findings:

1. The amendment will further implement the general plan for the area.
2. The amendment will advance small-area planning for the area.
3. The amendment is needed to make the map consistent with the recently amended Form-Based Zone text.
4. The amendment will advance the health, safety, and general welfare of the community.

Model Motion

The model motions herein are only intended to help the planning commissioners provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the planning commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation as-is:

I move we forward a positive recommendation to the County Commission for File #ZTA2026-03, a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code.

I do so with the following findings:

1. The amendment will further implement the general plan for the area.
2. The amendment will advance small-area planning for the area.
3. The amendment is needed to make the map consistent with the recently amended Form-Based Zone text.
4. The amendment will advance the health, safety, and general welfare of the community.

Motion for positive recommendation with changes:

I move we forward a positive recommendation to the County Commission for File #ZTA2026-03, a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code and I do so based on staff's recommendation and findings, but with the following additional edits and/or corrections:

Example of ways to format a motion with changes:

1. *Example: In Section 104-12-3(f), remove short-term rentals as a permitted use.*
2. *Example: On line number [___], it should read: [_____ desired edits here _____].*
3. *Etc.*

I do so with the following findings:

Example findings:

1. *The changes are supported by the Western Weber General Plan.*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the Western Weber General Plan*
3. *The changes will enhance the general health, safety, and welfare of Western Weber residents.*
4. *[Example: allowing short-term rentals runs contrary to providing affordable long-term rental opportunities]*
5. *Etc.*

Motion to table:

I move we table action on File #ZTA2026-03, a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code to [_____ provide a date certain _____], so that:

Examples of reasons to table:

- *Example: We have more time to review the proposal.*
- *Example: Staff can get us more information on [_____ specify what is needed from staff _____].*
- *Example: The applicant can get us more information on [_____ specify what is needed from the applicant _____].*
- *Example: More public noticing or outreach has occurred.*
- *[_____ add any other desired reason here _____].*

Motion to recommend denial:

I move we forward a recommendation for denial to the County Commission for File #ZTA2026-03, a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code I do so with the following findings:

Examples findings for denial:

- *Example: The proposal is not adequately supported by the General Plan.*
- *Example: The proposal is not supported by the general public.*
- *Example: The proposal runs contrary to the health, safety, and welfare of the general public.*
- *Example: The area is not yet ready for the proposed changes to be implemented.*

