



# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**August 13, 2025  
3:00 p.m.**

1. **Minutes:** May 21, 2025, June 11, 2025, June 26, 2025 and July 9, 2025

2. **Administrative Items**

**2.1 LVH061125:** Consideration and action on a request for final approval of Hallows and Havens Subdivision consisting of 2 lots, located at 2885 S 4300 W, Ogden.

**2.2 ZTA2025-08:** Request to approve a modified concept development plan for Area F - The Meadow - in the Recorded Development Agreement for Powder Mountain.

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401*

***\*Public comment may not be heard during administrative items. Please contact***

***The Planning Division Project Manager at 801 -399-8374 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 801-399-8374*

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

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

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

2. **Administrative Items**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Director Grover asked for clarification concerning road dedication.

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

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

## ADMINISTRATIVE REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

## ADMINISTRATIVE REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

## ADMINISTRATIVE REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

Adjourn 4:28pm.

Respectfully submitted  
Marta Borchert

**Minutes of June 11, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present:** Rick Grover, Planning Director; Felix Lleverino, Planner; Marta Borchert, Secretary

**1. Administrative Items**

**1.1 LVA050725: A request for final approval of the Anselmi Acres Subdivision Phase 3 first amendment, consisting of 1 lot and a stormwater detention pond. Staff Presenter: Felix Lleverino**

Felix Lleverino stated that this is part of a previously platted subdivision called Anselmi Acres Phase 3, and it has already gone through the approval process. However, some amendments were needed due to the configuration of this parcel. It was originally platted as Lot 308 and is now being reconfigured as Lot 307R. The intent is to separate the detention facility from the lot so that the lot owner would not be responsible for its maintenance.

The amended plat shows Parcel A as separate from Lot 308. Parcel A will be dedicated to the County for ownership and maintenance. This configuration has been reviewed and found acceptable by County Engineering.

Additionally, the developer created this detention pond and has taken steps to prepare the surface to help ensure it remains weed-free.

There are no new roads being created and no right-of-way being dedicated.

Staff recommends approval based on the conditions and findings outlined in the staff report.

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

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

**1.2 UVR052925: A request for final approval of the River Fork Subdivision, consisting of one residential lot. Staff Presenter: Felix Lleverino**

**Felix Lleverino** stated that this is an existing residential lot in the Ogden Valley, located in Liberty, and it fronts a public road called River Drive. The owner has an aging father who lives in the home and would like to make some improvements to the lot.

The first improvement involves expanding the lot to 6.1 acres in order to allow for the construction of an accessory dwelling unit. A building permit has been submitted to the County; however, during the review process, staff discovered that the property was not considered a legal building lot due to changes made to its shape and boundaries by deed. As a result, staff required the applicant to go through the subdivision process.

Planning staff have reviewed the configuration of the property and confirmed that it meets the site development standards for the applicable zoning. The proposed plat includes the required 100-foot setback from the North

## ADMINISTRATIVE REVIEW

Fork of the Ogden River and depicts the street corridor. This configuration complies with applicable code requirements.

A portion of the property lies within a designated flood zone. The owner is aware that no structures may be built within the flood zone or the 100-foot river protection area. The applicant has obtained septic feasibility approval and a well permit from the Health Department.

This proposal is relatively straightforward. However, there are some additional comments pending. The Weber Fire District has requested that a fire hydrant be located within 400 feet of the home, if one is not already present. County Engineering, Surveying, and Planning staff may provide additional comments or require final revisions to the plat before it can be recorded.

Staff recommends approval of the River Fork Subdivision, a single-lot subdivision, based on the conditions and findings outlined in the staff report.

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

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

Adjourn 4:09pm

Respectfully submitted  
Marta Borchert



**Minutes of June 26, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present:** Felix Lleverino, Planner II; Tammy Aydelotte, Planner III; Tiffany Snider, Secretary

Felix Lleverino has been asked to act in stead of Rick Grover. Item 1.2 will be heard first.

## **1. Administrative Items**

**1.2 UVE032625:** Request for final approval of the Eagles Nest Subdivision 2nd Amendment, amending the lot line between lots 1 and 4 located at approximately 10450 East 200 South. **Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte stated that this is a lot line adjustment. During the review of the proposal, the width of Lot 4 came into question. The original proposal included a flag lot, and the plat underwent several revisions to ensure it met the minimum standards for flag lots.

Both lots have existing homes, so staff waived the requirement for feasibility and will-serve letters for water and sewer. Staff focused solely on the area and width requirements in the land use ordinance regarding flag lots. Per code, the flag stem must be no narrower than 60 feet, and the applicant has provided a plat showing a minimum width of 60 feet throughout the stem.

Another typical requirement for flag lots is the recording of an easement for a potential future roadway that runs the full length of the flag stem. However, staff waived this requirement, as there is no anticipated need for a future road in this area.

Staff has no additional conditions of approval and recommends approval of the proposal, subject to all review agency requirements—including any additional comments from Engineering, Surveying, or the Fire District—and based on the findings outlined in the staff report.

Felix Lleverino asked if the applicant had any comments. There were none.

Felix Lleverino stated that the item stands approved based on the conditions and findings in the staff report.

**1.1UVO042525:** Request for final approval of Osprey Ranch Subdivision Phase 2, consisting of 30 lots and three common area parcels. This proposal also includes continuation of public right-of-way throughout this development. **Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte stated that this project consists of approximately 275 acres located in the FV-3 zone. The applicant is proposing 30 lots. Planning staff required feasibility and will-serve letters for culinary water, secondary water, and sewer. All of those requirements have been met, allowing the project to move forward to final approval.

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A few items of note: a Natural Hazards Notice will be required to be recorded with the final plat. The identified hazards are outlined in the staff report. At the time of building permit review, staff will require that all recommendations from the hazard report be followed.

To date, this project has been reviewed by Planning, Engineering, the Weber Fire District, and the County Surveyor. Aside from a few adjustments needed to road grades, Engineering has no concerns.

Initially, staff recommended an easement to the east to allow for future connectivity. However, the Planning Commission removed that requirement, which is why it is not shown on the final plat.

The only adjustment Planning staff is requesting is that the 33-foot drainage easement located above Lot 56 be relabeled as an access easement to allow future connection to the Clark Farm parcel and to continue 2650 North.

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

Felix Lleverino asked if the applicant had any comments. There were none.

Felix Lleverino stated that the item stands approved based on the conditions and findings in the staff report.

Adjourn 4:08pm  
Respectfully Submitted,  
Marta Borchert

**Minutes of July 9, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 1:00 p.m.**

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Felix Lleverino, Planner II; Tiffany Snider, Secretary

1. Administrative Items

**1.1 UVL042925:** Consideration and action on a request for final approval of Liberty Ridge Subdivision consisting of 1 lot, located at 4443 North 2900 East, Liberty. **Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte stated that this is a request for final approval of a 10.689-acre lot located off of 2900 East. The proposal includes a dedication of right-of-way along 2900 East. The property is located in Greenbelt, and the owner intends to maintain its Greenbelt status.

Culinary water will be provided by Liberty Pipeline. Secondary water will be provided by a private well, and staff has received a start card from the State of Utah verifying the associated water rights. Wastewater will be managed by an on-site septic system, and the Health Department has issued a feasibility letter.

Although the lot is over 10.5 acres, the owner does not anticipate landscaping the entire area, as most of the property will remain in Greenbelt. In accordance with ordinance requirements, staff has required that a restrictive landscaping covenant be recorded with the final plat.

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

Director Grover asked if the applicant was present and whether they agreed to the conditions and findings. Tiffany Snider, who has been working with the applicant, stated that the applicant has verbally agreed.

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

**1.2 LVE011624:** Consideration and action on a request for approval of the East Estates Subdivision (two lots) and the dedication of area to 1800 South and the creation of a new road, 3675 West Street. **Staff Presenter: Felix Lleverino**

Felix Lleverino stated that this proposal is located in Western Weber and fronts 1800 South. It is situated just north of another development called Winston Park. This item has been heard once before, but the owner chose to wait in order to finalize details. The owner now feels it is the appropriate time to seek final subdivision approval.

This is a two-lot subdivision designed in accordance with the A-1 zoning in the area. The proposal involves subdividing a 9.6-acre piece of farmland into two residential lots, each approximately one acre in size. As part of the development, a new road will be constructed, with an assigned address of 3675 West.

The proposed road alignment is consistent with the General Plan, and there is additional right-of-way being dedicated along 1800 South. The owner will connect to Taylor West Weber for culinary water, Hooper Irrigation for pressurized

## ADMINISTRATIVE REVIEW

secondary water, and a sewer connection. Annexation is currently underway. An annexation plat has been reviewed, and finalization is pending the Lieutenant Governor's signature.

In reviewing agency comments, the County Surveyor's Office has issued a conditional approval, and both the Engineering and Fire departments are prepared to approve the proposal. Staff recommends final approval of the East Estates Subdivision, subject to the conditions outlined in the staff report.

The owner, Mr. Eric Godfrey, is present. Mr. Lleverino noted that the owner has reviewed the conditions of approval and has not expressed any concerns.

Director Grover asked whether 1800 South is considered a standard road. Mr. Lleverino confirmed that it is.

Director Grover then asked what the road width will be. Mr. Lleverino responded that it will be 66 feet.

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

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

Adjourn 4:08pm  
Respectfully Submitted,  
Marta Borchert



## Staff Report to the Weber County Planning Director

Weber County Planning Division

### Synopsis

#### Application Information

**Agenda Item:** Consideration and action on a request for final approval of Hallows and Havens Subdivision consisting of 2 lots, located at 2885 S 4300 W, Ogden.

**Agenda Date:** Wednesday, August 6, 2025

**Application Type:** Subdivision, administrative

**Applicant:** Allison Olsen

**File Number:** LVH061125

#### Property Information

**Approximate Address:** 2885 S 4300 W, Ogden 84401

**Project Area:** 2.72 acres

**Zoning:** A1

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 150830024

#### Adjacent Land Use

|                            |                           |
|----------------------------|---------------------------|
| <b>North:</b> Agricultural | <b>South:</b> Residential |
| <b>East:</b> Agricultural  | <b>West:</b> Agricultural |

#### Staff Information

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

**Report Reviewer:** RG

### Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 2, Agricultural Zones
- Title 106 (Subdivisions)

### Background and Summary

The application was accepted for review on June 11, 2025. The applicant is requesting final approval of Hallows and Havens Subdivision consisting of 2 lots. The proposal complies with the county land use code and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.

## Analysis

General Plan: The Future Land Use map for Western Weber County shows this property being utilized for rural residential lots. This request fits within the goals and policies of the Western Weber General Plan.

Zoning: The subject property is located in the A1 zone. Chapter 104-2 gives the following purpose and intent of the A1 zones:

*The A1 zone is both an agricultural and a low-density rural residential zone. The purpose is to designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern; set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and direct orderly low-density residential development in a continuing rural environment.*

### Lot area, frontage/width and yard regulations: **Lot-Averaged Subdivision**

The averaged area and width of all lots comply with zone standards.

The averaged lot area and averaged lot width of all lots located within a lot-averaged subdivision shall be no less than the minimum lot area and minimum lot width found in the applicable zone or zones. The A1 Zone requirements regarding density and setbacks still apply to this application. However, as the applicant is proposing a lot-averaged subdivision, the lot area and width may be 20,000 square feet and 80 square feet, respectively. Lot 1 will be 194.65' in width and 82,269 square feet. Lot 2 will be 125' in width and 28,051 square feet. The average area and width of the lots combined conform to the A-1 Zone standard.

Culinary water and sanitary sewage disposal: Will-serve letters have been provided by Taylor West Weber Water for culinary water, Hooper Irrigation for secondary water, and letter from the Health Department for an at-grade wastewater disposal system. The existing home on lot 2 is served by a permitted wastewater disposal system.

Public street infrastructure: ROW dedication along the entire frontage of the subdivision on 4300 West of a half width (40') will be required, from center of road. As 4300 West is slated to be increased to 80' in the future. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which will be signed by the developer.

Review Agencies: This subdivision is being reviewed by review agencies including the County Engineering Division, County Surveyors, Weber-Morgan Health Department and the Fire District.

## Planning Division Recommendation

The Planning Division recommends approval of Hallows and Havens Subdivision, consisting of 2 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Deferral for curb, gutter, and sidewalk signed by developer prior to recording.
2. Final approval letter from Taylor West Weber Water prior recording final plat.

The following findings are the basis for the staff recommendation:

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

## Exhibits

- A. Application
- B. Will serve letters
- C. Proposed final plat

## Location map



## Exhibit A - Application

### Hallows and Havens Subdivision

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

**Address:** 2885 S 4300 W, Taylor, UT, 84401  
**Maps:** [County Map](#), [Google Maps](#)  
**Project Type:** Subdivisions  
**Sub Type:** Small Subdivision  
**Created By:** [Allison Olsen](#)  
**Created On:** 5/27/2025

**Project Status:** Accepted  
**Status Date:** 6/11/2025  
**File Number:** LVH061125  
**Project Manager:** [Tiffany Snider](#)

[Application](#)[Documents](#) 22[Comments](#) 1[Reviews](#) 13[Followers](#) 20[History](#)[Reminder](#) 0[Payments](#) 1[Area Fees](#)[Internal](#) 0

### Application

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

#### Project Description

We would like to divide the property listed at 2885 S 4300 W, Taylor, UT 84401 into two separate property as illustrated in the plat map done by Ernest Rowley with Landmark Survey

#### Property Address

2885 S 4300 W  
Taylor, UT, 84401

#### Property Owner

Eric & Allison Olsen  
801-231-3830  
[allieolsen@gmail.com](#)

#### Representative

Allison Olsen  
801-231-3830  
[allieolsen@gmail.com](#)

#### Accessory Dwelling Unit

False

#### Current Zoning

A-1

#### Subdivision Name

proposed: Haven & Hallos

#### Number of new lots being created

1

#### Number of lots affected

1

#### Number of lots approved

0

#### Lot Number

parcel or lot 1 & lot 2?

#### Lot Size

total is 2.9 acres, splitting this

#### Frontage

194 ft

#### Culinary Water Authority

Taylor-West Weber Water District

#### Secondary Water Provider

Hooper Irrigation Company

#### Sanitary Sewer Authority

Health Department (Septic)

#### Nearest Hydrant Address

located at the southeast corner of property

#### Signed By

Owner, Allison Olsen

#### Parcel Number

[✕ Remove](#) 150830024 - [County Map](#)

#### Building Description

#### Square Feet

#### Valuation



## Exhibit B – Will Serve Letters



2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668  
4/2/2025

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary will-serve** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for the Allison Olsen property. The property is located at 2885 S. 4300 W. Taylor UT. The District has the capacity to serve this lot for culinary purposes only. Pressurized secondary water must be hooked up and available to render final service. No outdoor watering with Taylor West Weber Water. Taylor West Weber Water specifications and standards must be followed in all installation procedures.

Requirements before final approval:

- Plan review fee \$200 per lot
- Plan approval / Subdivision approval
- Water rights impact fee=\$7,856
- Impact and connection fee \$9,156 this includes the cost of the meter as well as the installation of the connection to the meter pit.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

**FINAL APPROVAL AND BUILDING APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. THIS LETTER EXPIRES SIX MONTHS FROM THE DATE ISSUED. IMPACT FEES ARE SUBJECT TO CHANGE BASED ON THE IMPACT STUDY.**

Expires 10/2/2025

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers".

Ryan Rogers – Manager

Taylor West Weber Water District



|   |  |
|---|--|
| PO Box 184<br>5375 S 5500 W<br>Hooper, Utah 84315 | Phone: (801)985-8429<br>Fax: (801)985-3556<br><a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a> |
|---|--|

June 9th, 2025

Weber County Planning Commission  
2380 Washington Boulevard #240  
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – Hallows & Havens Subdivision

The development is located at approximately 2885 South and 4300 W in Taylor, Utah and consists of two lots, one of which already has an existing home and one lot for a proposed new-build home.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address and Hooper Irrigation is willing to provide secondary pressurized water at the time occupancy occurs.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid. There were an adequate number of Wilson Irrigation water shares surrendered for the development water use and the access fees to the Secondary System have been paid as well as the meter fee.

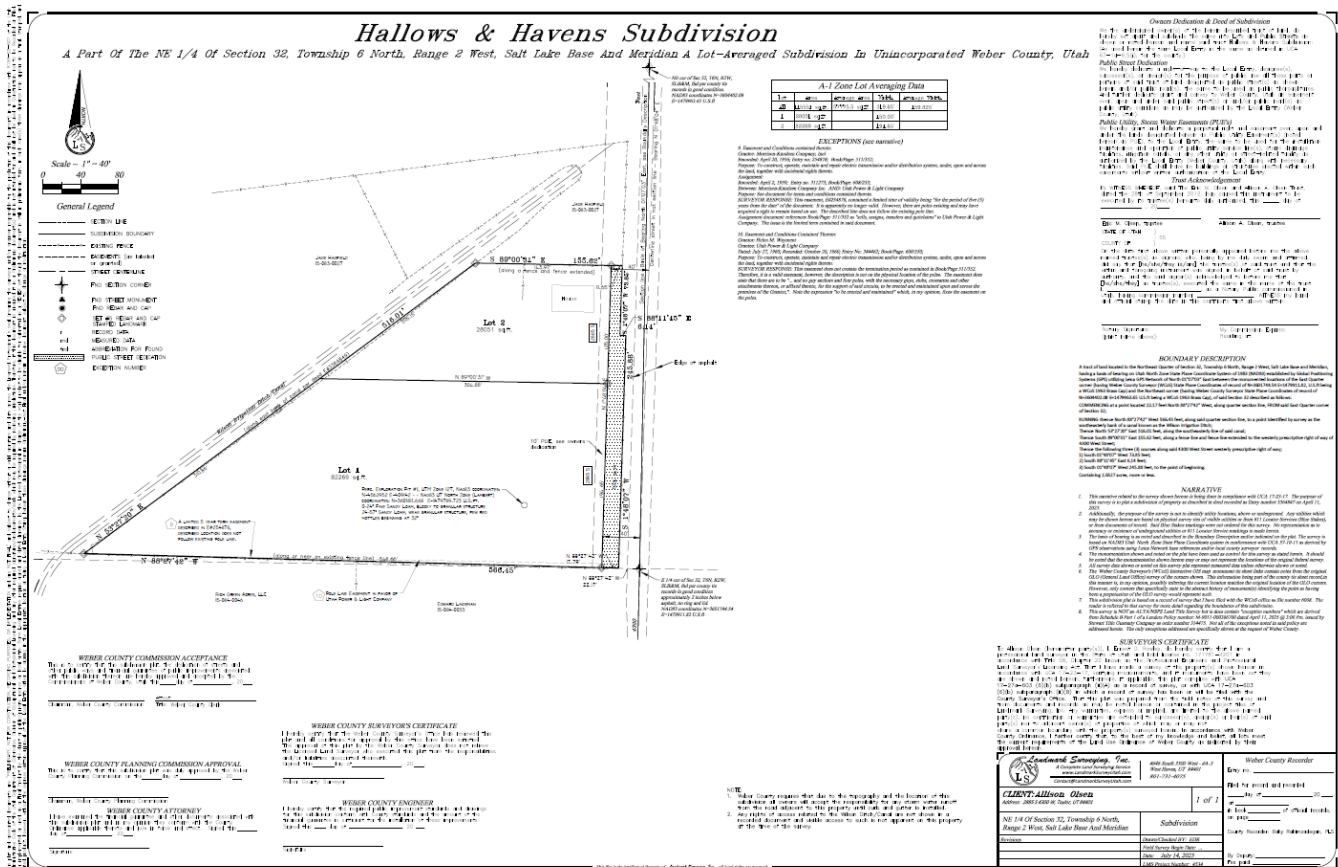
The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. Only this project is in consideration and guaranteed service, and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,

Michelle Pinkston  
Office Manager  
Board Secretary

## Exhibit C Proposed Final Plat







## Staff Report for Administrative Review

Weber County Planning Division

### Synopsis

#### Application Information

|                             |   |
|-----------------------------|---|
| <b>Application Request:</b> | Request to approve a modified concept development plan for Area F - The Meadow - in the Recorded Development Agreement for Powder Mountain. |
| <b>Type of Decision:</b>    | Administrative  |
| <b>Agenda Date:</b>         | Wednesday, August 13, 2025  |
| <b>Applicant:</b>           | Summit Mountain Holding Group, LLC  |
| <b>File Number:</b>         | ZDA 2025-08   |

#### Property Information

|                                  |   |
|----------------------------------|---|
| <b>Approximate Address:</b>      | 6965 East Powder Mountain Road, Eden, UT, 84310   |
| <b>Zoning:</b>                   | Ogden Valley Destination and Recreation Resort Zone DRR-1                                 |
| <b>Existing Land Use:</b>        | Vacant  |
| <b>Proposed Land Use:</b>        | Ski Resort/Resort Development   |
| <b>Parcel ID:</b>                | 23-012-0201, 23-012-0034, 23-012-0035, 23-012-0202, 23-175-0041, 23-175-0042, 23-175-0040 |
| <b>Township, Range, Section:</b> | T7N, R2E, Section 9   |

#### Adjacent Land Use

|               |                               |               |                               |
|---------------|-------------------------------|---------------|-------------------------------|
| <b>North:</b> | Ski Resort/Resort Development | <b>South:</b> | Ski Resort/Resort Development |
| <b>East:</b>  | Ski Resort/Resort Development | <b>West:</b>  | Ski Resort/Resort Development |

#### Staff Information

|                          |   |
|--------------------------|---|
| <b>Report Presenter:</b> | Tammy Aydelotte<br><a href="mailto:taydelotte@webercountyutah.gov">taydelotte@webercountyutah.gov</a><br>801-399-8794 |
| <b>Report Reviewer:</b>  | RG  |

### Applicable Ordinances

- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts

### 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.

9/24/2024 – Amendments to Concept Areas D and F were approved by the Ogden Valley Planning Commission.

Applicant is requesting approval of minor changes to The Meadow Area F Concept Plan to change a proposed lift location, shift multi-family use to the southeast area of The Meadow, shifted residential use to the east of Shelter Hill for a future subdivision, shifting residential use from the south of Gertsen to some of the open spaces.

The Planning Division recommends approval of minor changes to the concept area plan for this portion of the Powder Mountain Development (The Meadow Area – Area F) and feels the proposed changes are slight and inconsequential. However, further proposed changes may require a legislative process, as the continued modifications together may not be seen as slight and inconsequential.

The Second Amendment to the Zoning Development Agreement allows for approval of a more specific/detailed concept development plan to be approved administratively in conjunction with the development area (Area F –The

Meadow). The Land Use Authority shall first determine if any proposed changes to this concept development plan are only slight and inconsequential (See Exhibit A for overlay of current proposed changes vs. existing approved concept plan). Per the Development agreement,

*“County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving authority for those changes. Any proposed changes that the Land Use Authority deems are not slight and inconsequential shall be submitted by Developer in the form of a zoning development agreement application and shall be reviewed by the planning commission and the legislative body, following statutory process for legislative amendments to a development agreement.”*

These proposed changes include adjusting a proposed lift location, shifting multi-family use to the southeast area of The Meadow, shifting residential use to the east of Shelter Hill for a future subdivision, shifting residential use from the south of Gertsen to some of the open spaces.

## Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Additional design standards and requirements: This project is subject to a recorded Master Development Plan Document (recorded 1/14/2015).

Review Agencies: Weber County will continue to inquire as to plans related to a second access off the mountain, until at such time as the County deems a second access necessary.

## Staff Recommendation – Minor Concept Area Plan Change

Staff Recommends approval of the proposed changes to concept area plan for Mid Mountain (Area A), as the proposed changes fall under ‘slight and inconsequential’. This recommendation of approval is based upon the following condition:

1. A legal description of the area that falls under Area F – The Meadow be submitted to Weber County Planning prior to recording the Notice of Approval.

This recommendation is based on the following findings:

1. The proposed changes comply with the recorded development agreement and subsequent amendments, specifically, the 2<sup>nd</sup> Amendment to the Development Agreement.
2. The proposed changes and use comply with the Ogden Valley General Plan.

## Exhibits

- A. Concept Area Plan Proposed Modifications
- B. Copy of 2<sup>nd</sup> Amendment to Recorded Development Agreement
- C. Notice of Approved Changes



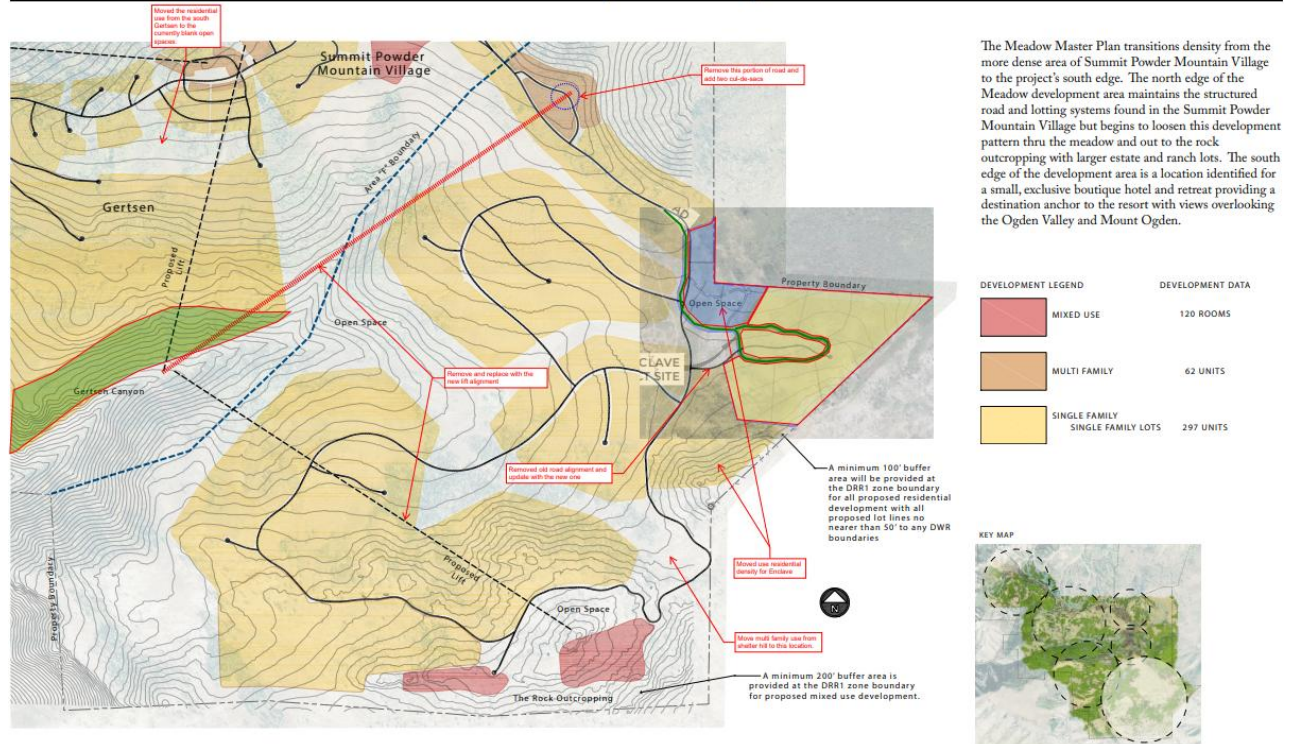
## Location Map 1





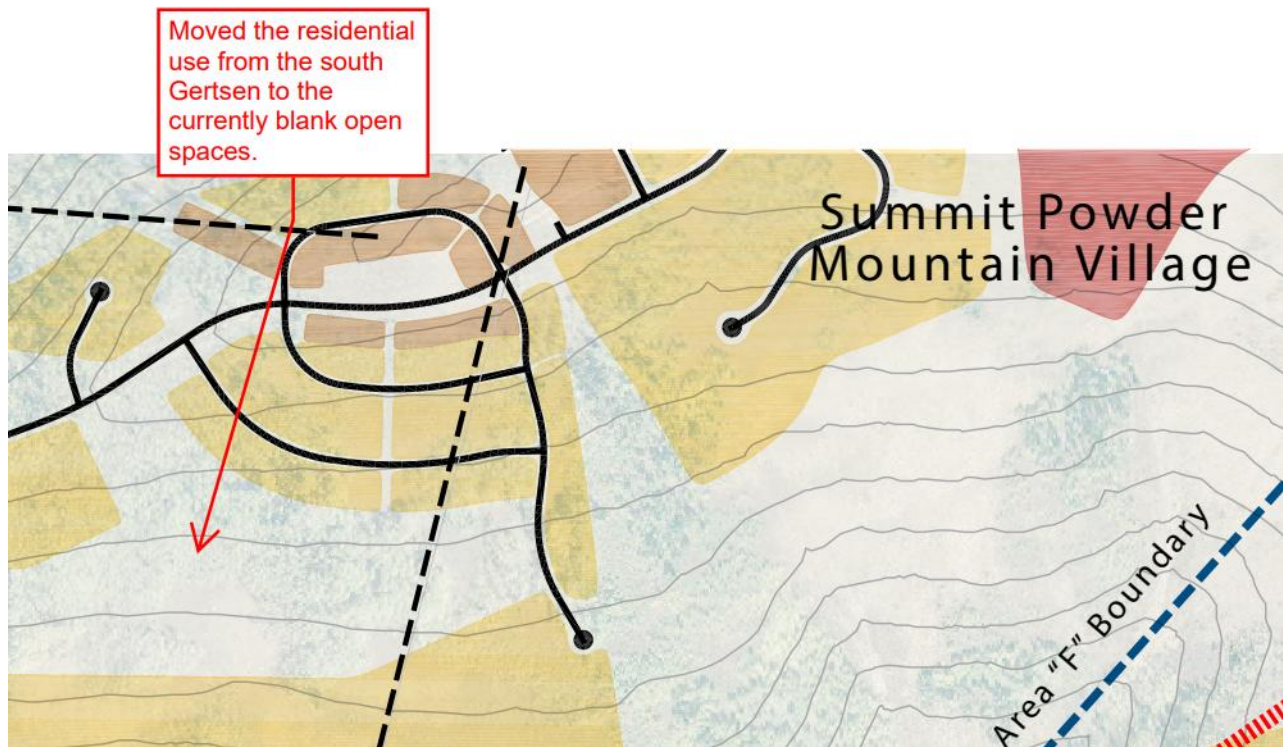
## Exhibit A-Concept Area Plan Proposed Modifications

### Concept Development Plan- Area F: The Meadow

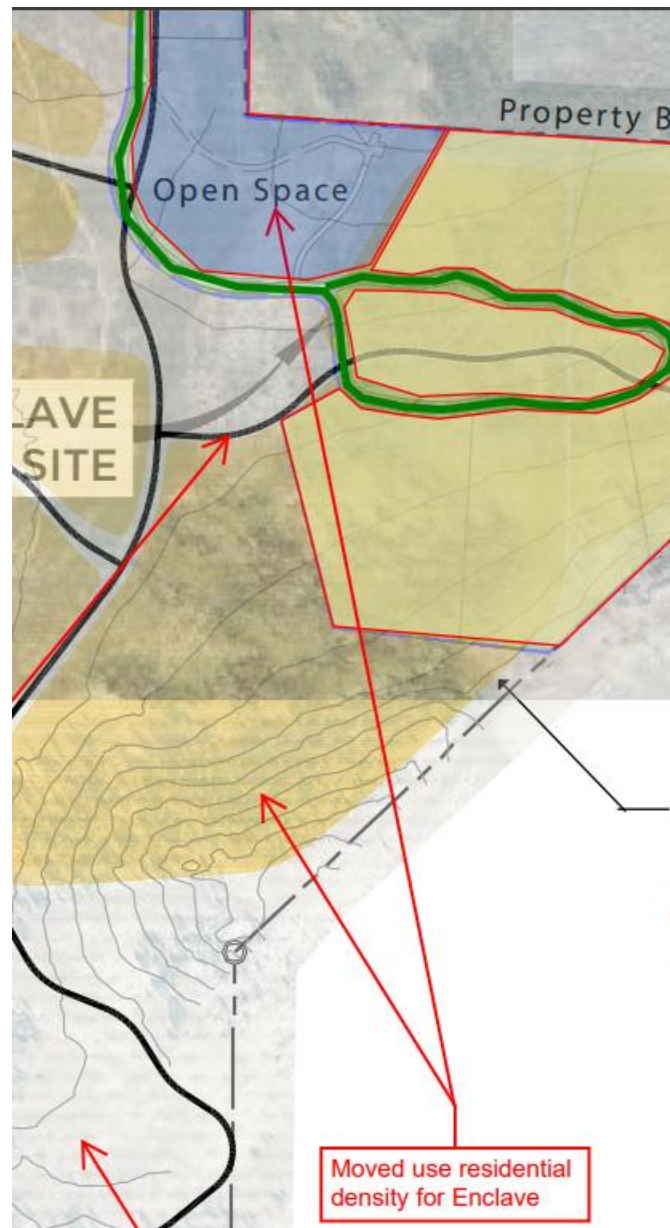
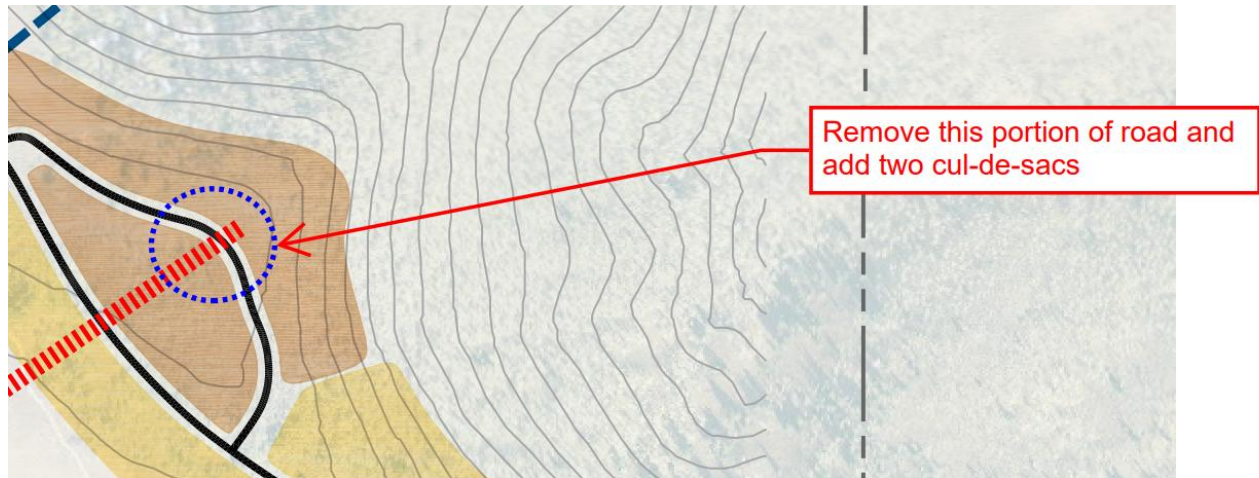


POWDER MOUNTAIN

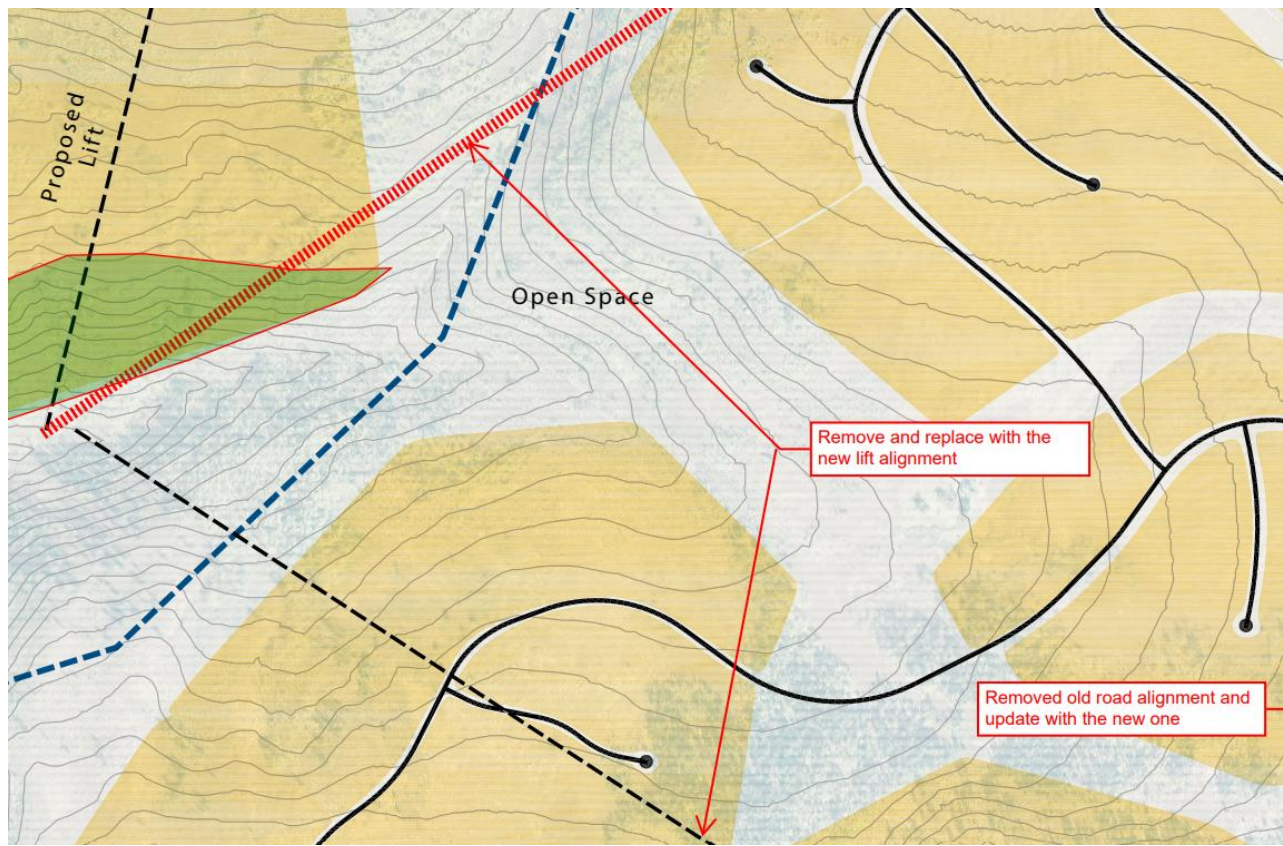
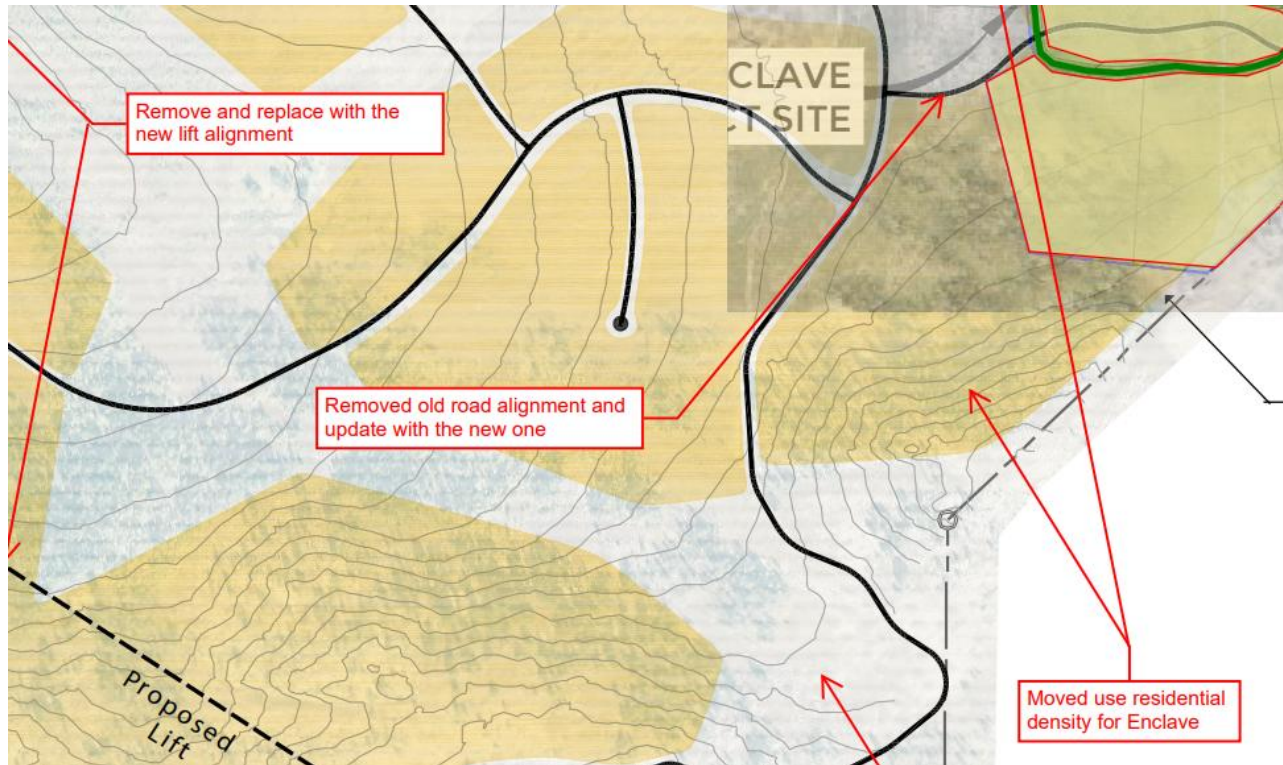
Weber County Rezone Application: DRR1 26



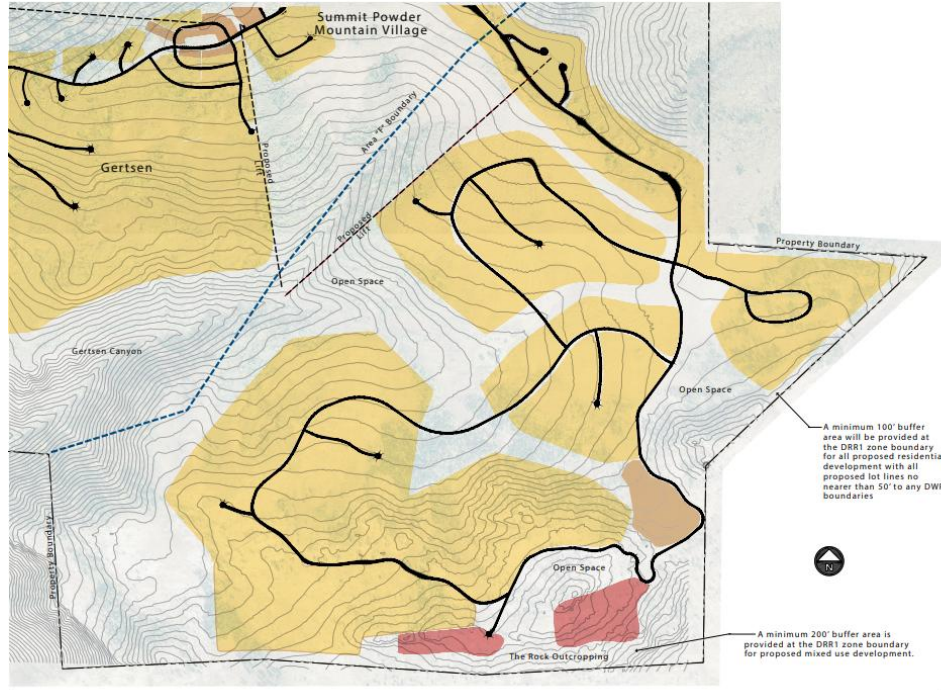






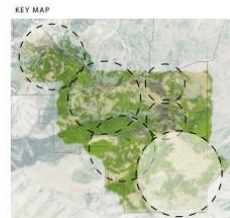


## Concept Development Plan- Area F: The Meadow



The Meadow Master Plan transitions density from the more dense area of Summit Powder Mountain Village to the project's south edge. The north edge of the Meadow development area maintains the structured road and lotting systems found in the Summit Powder Mountain Village but begins to loosen this development pattern thru the meadow and out to the rock outcropping with larger estate and ranch lots. The south edge of the development area is a location identified for a small, exclusive boutique hotel and retreat providing a destination anchor to the resort with views overlooking the Ogden Valley and Mount Ogden.

| DEVELOPMENT LEGEND  |                                     | DEVELOPMENT DATA |
|---|-------------------------------------|------------------|
| <span style="display:inline-block; width:20px; height:10px; background-color:red;"></span>    | MIXED USE                           | 120 ROOMS        |
| <span style="display:inline-block; width:20px; height:10px; background-color:brown;"></span>  | MULTI FAMILY                        | 62 UNITS         |
| <span style="display:inline-block; width:20px; height:10px; background-color:yellow;"></span> | SINGLE FAMILY<br>SINGLE FAMILY LOTS | 297 UNITS        |







"W3265109"

**SECOND AMENDMENT  
TO  
WEBER COUNTY  
ZONING DEVELOPMENT AGREEMENT**

E# 3265109 PG 1 OF 39  
LEANN H KILTS, WEBER CTY. RECORDER  
30-NOV-22 8:42 AM FEE \$ .00 TN  
REC FOR: WEBER COUNTY PLANNING

THIS SECOND AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT (this "**Amendment**") is made to be effective as of date this Amendment is approved by the Weber County Commission and is made by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company, ("**Developer**") and Weber County, a body politic in the State of Utah ("**County**") with reference to the following:

**RECITALS:**

A. Developer and County are parties to that certain Weber county Zoning Development Agreement (the "**ZDA**") dated as of January 13, 2015. A true and correct copy of the ZDA is attached and incorporated into this Amendment as Exhibit A. Any undefined capitalized terms used in this Amendment shall have the same meanings ascribed to such terms in the ZDA.

B. Developer's predecessor-in-interest and the County entered into that certain Weber County Zoning and Development Agreement by and between the County and Western America Holding, LLC a Utah limited liability company recorded in the Office of the Recorder for the County as Entry # 2607988 on November 29, 2012 (the "**Original ZDA**"). The Original ZDA was amended by that certain First Amendment to the Powder Mountain Zoning and Development Agreement made by and between Developer and the County dated as of September 10, 2013 (the "**First Amendment to the Original ZDA**") pursuant to which Developer assumed obligations under the Original ZDA.

C. The ZDA and the Original ZDA, as amended, were further amended by that certain First Amendment to ZDA recorded as of July 12, 2019. A true and correct copy of the First Amendment to ZDA is also attached and incorporated into this Amendment as Exhibit A. The Original ZDA and the ZDA as previously amended as described above are referred to in this Amendment as the Existing ZDA.

D. Developer and the County desire to amend Sections 1.4, 3.2, 4.1, and 4.2 of the Existing ZDA to allow the Land Use Authority to approve changes to some of the conceptual Master Plan exhibits without a public hearing or presentation to the legislative body. Such changes would be considered by the Land Use Authority to be slight and inconsequential or for clarifying purposes, and would not be considered amendments to the ZDA.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants set forth below, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, Developer and the County agree as follows:

**AGREEMENT:**

1. Recitals. The above recitals are an integral part of the agreement and understanding of Developer and County and are incorporated into this Amendment by this reference.

2. Effect of Slight and Inconsequential Changes to Master Plan.

2.1 Section 1.4 of the Existing ZDA shall be amended by adding the following sentence to the end of section 1.4:

“Notwithstanding the foregoing, slight and inconsequential changes made to the Master Plan pursuant to Section 3.2 are contemplated as part of this Agreement and shall not be considered amendments or modifications to the Agreement.”

2.2 Section 4.1 of the Existing ZDA shall be amended by replacing the first sentence with the following:

“Subject to Section 3.2, Developer shall develop the subject property based upon representations made in the Rezone Application and the approved Master Plan (Exhibit B).”

2.2 Section 4.2 of the Existing ZDA shall be amended by replacing the second sentence with the following:

“Subject to Section 3.2, Development inconsistent with the Master Plan will not be approved.”

3. Concept Development Plan. Section 3.2 of the Existing ZDA shall be deleted in its entirety and replaced with the following:

“Weber County shall retain the right to approve or deny more specific/detailed concept development plans for Areas A through F. The concept development plans shall be approved prior to or in conjunction with the first application for site plan or subdivision approval within each development Area.

Notwithstanding the foregoing, the Developer and County acknowledge that the “Master Plan” and “Illustrative Plan” maps in the Master Plan document for Areas A through F (i) are conceptual in nature and may be further refined by the parties, and (ii) that specifics regarding locations of roads, building area and product types (e.g. multi-family, mixed-use, single family, corporate retreats, etc.) may be moved within the Areas generally depicted as A through F. Unit density for each Area (A through F) is fixed and may not be transferred between Areas. Concept development plans for each Area are expected to evolve and be presented in phases in the context of a more detailed master plan for each Area. County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving authority for those changes. Any proposed changes that the Land Use Authority deems are not slight and inconsequential shall be submitted by Developer in the form of a zoning development agreement application and shall be reviewed by the planning commission and the legislative body, following the statutory process for legislative amendments to a development agreement.”

4. Effect of Second Amendment. Except as expressly modified by this Amendment, all the terms and conditions of the ZDA shall remain in full force and effect. In the event of a conflict between the terms of the ZDA and this Amendment, this Amendment shall control.

5. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties having been duly authorized, have executed this Amendment to be effective as of the date this Amendment is approved by the Weber County Commission.

Approved by the undersigned parties this 1<sup>st</sup> day of November 2022.

**DEVELOPER:**

SUMMIT MOUNTAIN HOLDING GROUP, L.L.C., a  
Utah limited liability company

By Summit Revolution LLC, its sole member

By: \_\_\_\_\_  
Anne C. Winston  
Authorized Signatory

**COUNTY:**

WEBER COUNTY CORPORATION

By: Scott K. Jenkins  
Name: Scott K. Jenkins  
Title: Weber County Commissioner, Chair

**ATTEST:**

By: Ricky D. Hatch  
Name: Ricky D. Hatch  
Title: Weber County Clerk/Auditor

**DEVELOPER NOTARIZATION**

STATE OF UTAH                    )  
  :ss.  
COUNTY OF Weber            )

On this 3<sup>rd</sup> date of November, in the year 20 22 before me,  
Krishna Lalhani a notary public, personally appeared Anne C. Winston,  
Authorized Signatory of Summit Revolution LLC, the sole member of Summit Mountain  
Holding Group LLC, proved on the basis of satisfactory evidence to be the person whose  
name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Krishna Lalhani  
Notary Signature



## Exhibit C-Notice of Approved Changes

### NOTICE OF MINOR CHANGES TO CONCEPT AREA PLANS

On August 13, 2025 Summit Mountain Holding Group LLC (“Master Developer”) applied to amend concept area plan F originally recorded January 14, 2015, recorded as entry number 2717835.

On November 1, 2022, the ZDA was amended to allow the Land Use Authority to approve slight and inconsequential changes to conceptual maps, without consideration by the legislative body. This amendment was recorded on November 30, 2022 as entry number 3265109.

Based on the Master Developer’s requested changes which are included as **Exhibit A**, the Land Use Authority approves of the proposed changes and consider them to be slight and inconsequential. **Exhibits B** is the new approved concept area maps for Area A, with **Exhibit C** showing the legal description.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Weber County Planning Director

STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared before me, \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

\_\_\_\_\_  
Notary Public





Residing at:

**EXHIBIT B – Proposed Changes to Area F**



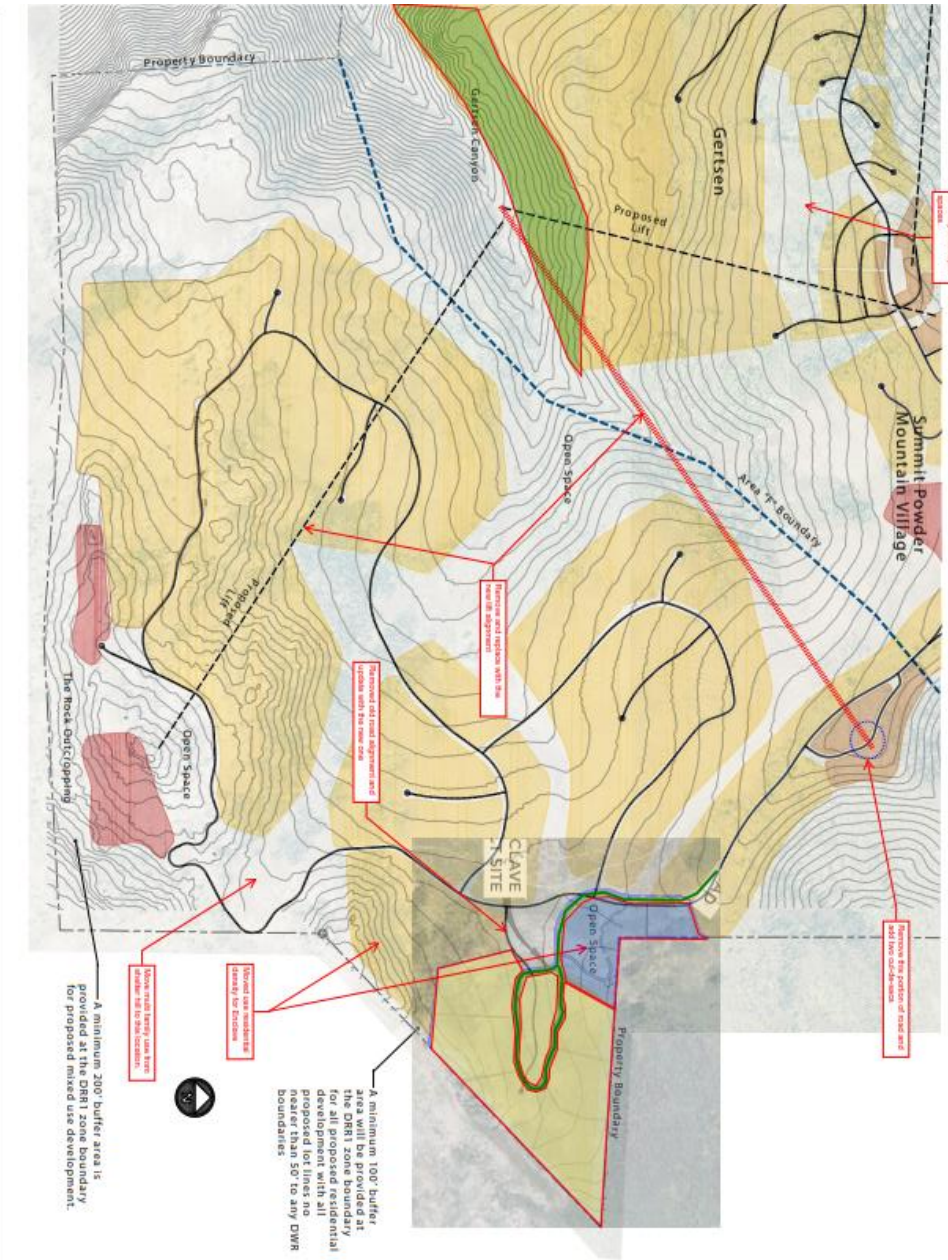
# Concept Development Plan-Area F: The Meadow

The Meadow Master Plan transitions density from the more dense area of Summit Powder Mountain Village to the project's south edge. The north edge of the Meadow development area maintains the structured road and lotting systems found in the Summit Powder Mountain Village but begins to loosen this development pattern thru the meadow and out to the rock outcropping with larger estate and ranch lots. The south edge of the development area is a location identified for a small, exclusive boutique hotel and retreat providing a destination anchor to the resort with views overlooking the Ogden Valley and Mount Ogden.

| DEVELOPMENT LEGEND  | DEVELOPMENT DATA   |
|---|--------------------|
|  | MIXED USE          |
|  | 120 ROOMS          |
|  | MULTI FAMILY       |
|   | 62 UNITS           |
|  | SINGLE FAMILY      |
|   | SINGLE FAMILY LOTS |
|   | 297 UNITS          |

A minimum 100' buffer is provided between the DRI1 zone boundary and all proposed residential development with all proposed lot lines no nearer than 50' to any DWR boundaries.

A minimum 200' buffer area is provided at the DRI1 zone boundary for proposed mixed use development.

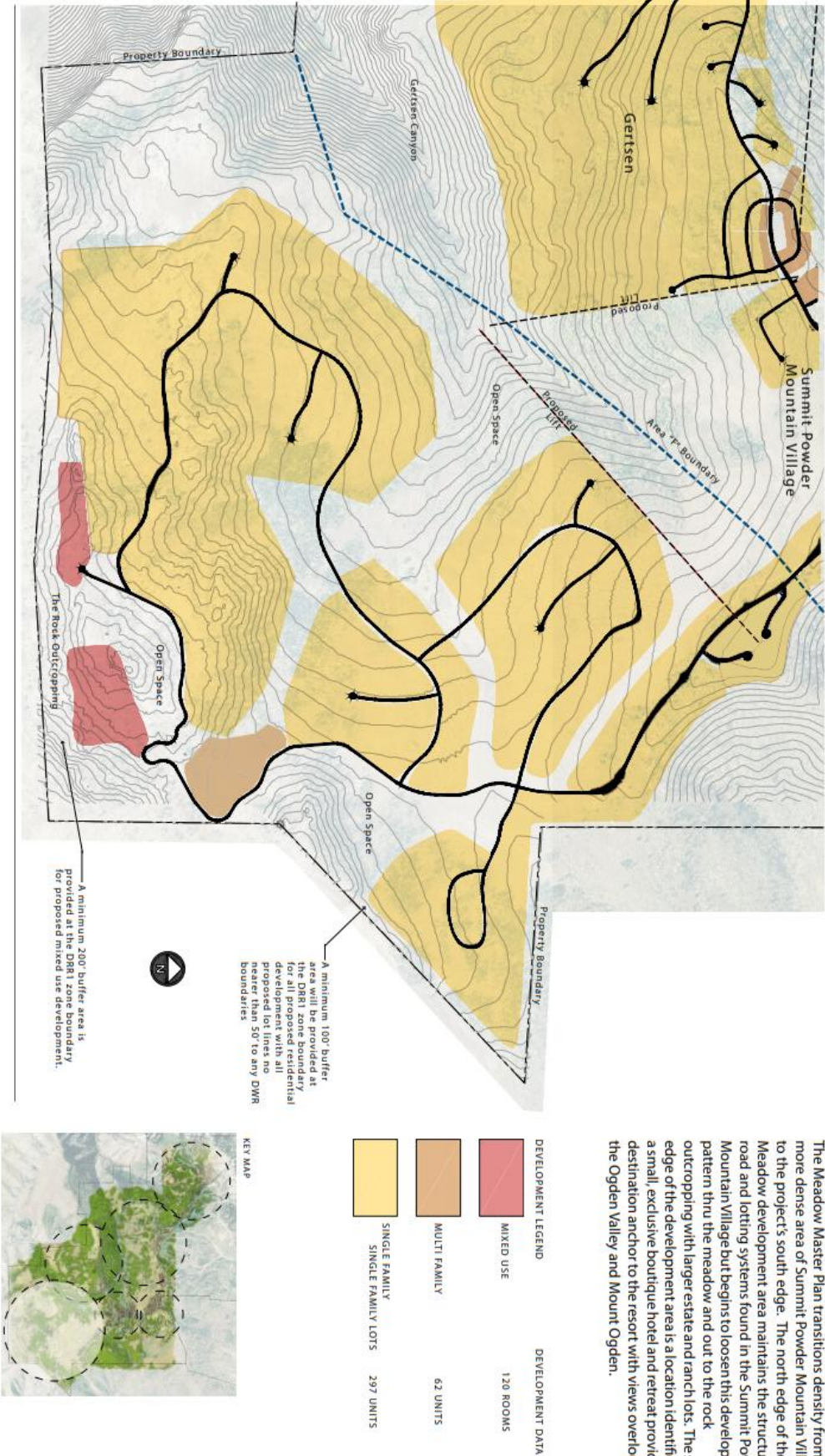


**EXHIBIT B – Approved Concept Development Plan for Area F**  
See following page



# Concept Development Plan-Area F: The Meadow

The Meadow Master Plan transitions density from the more dense area of Summit Powder Mountain Village to the project's south edge. The north edge of the Meadow development area maintains the structured road and lotting systems found in the Summit Powder Mountain Village but begins to loosen this development pattern thru the meadow and out to the rock outcropping with larger estate and ranch lots. The south edge of the development area is a location identified for a small, exclusive boutique hotel and retreat providing a destination anchor to the resort with views overlooking the Ogden Valley and Mount Ogden.



**Exhibit C**

**(Legal Description of DRR-1 Rezone area per ZDA Agreement)**

**To be submitted to Weber County prior to recording any changes.**