

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

May 21, 2025 2:00 p.m.

- 1. Minutes: April 23, 2025, April 30, 2025 May 14, 2025
- 2. Administrative Items
 - **2.1 LVCP1013025** Request for final approval of Creekside at JDC Ranch Phase 1, consisting of 24 lots in zone located at approximately 2800 W 2875 N in unincorporated Weber County.

Presenter - Tammy Aydelotte, Planner

2.2 LVCP2013025 - Request for final approval of Creekside at JDC Ranch Phase 1, consisting of 21 lots in the R-3 zone located at approximately 2800 W 2875 N in unincorporated Weber County.

Presenter - Tammy Aydelotte, Planner

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

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

- **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**
- 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

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.

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 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

Minutes of April 23, 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: Charlie Ewert, Long Range Planner; Tammy Aydelotte, Planner

Charlie Ewert is acting in stead Rick Grover the Planning Director.

1. Minutes: 2/12/2025, 3/19/2025/, 3/26/2025 – Approved as presented

2. Administrative Items

2.1 LVS061323P3: Request for final approval of Stagecoach Estates Subdivision Phase 3, consisting of 28 lots in the R1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte states that 5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission. 6/13/2023 – Subdivision application accepted by Weber County Planning Division. 8/8/2023 – Preliminary approval granted by the Western Weber Planning Commission. 10/10/2023 – Recommendation of final approval given by the Western Weber Planning Commission. The applicant is requesting a recommendation of final approval of Stagecoach Estates Subdivision Phase 3, consisting of 28 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements for the R1-15 Zone

Staff recommends final approval of Stage Coach Estates Subdivision Phase 3, consisting of 28 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions: 1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat. This recommendation is based on the following findings: 1. The proposed subdivision conforms to the West Central Weber General Plan. 2. The proposed subdivision complies with applicable county ordinances.

2.2 LVS061323P4: Request for final approval of Stagecoach Estates Subdivision Phase 4, consisting of 26 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

Staff Presenter: Tammy Aydelotte

Tammy Aydelotte states 5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission. 6/13/2023 – Subdivision application accepted by Weber County Planning Division. 8/8/2023 – Preliminary approval granted by the Western Weber Planning Commission. 10/10/2023 – Recommendation of final approval for Phase 4 given by Western Weber Planning Commission. The applicant is requesting final approval of Stagecoach Estates Subdivision Phase 4, consisting of 26 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a for the R1-15 Zone.

Staff recommends final approval of Stage Coach Estates Subdivision Phase 4, consisting of 26 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions: 1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat. This

recommendation is based on the following findings: 1. The proposed subdivision conforms to the West Central Weber General Plan. 2. The proposed subdivision complies with applicable county ordinances.

Charlie Ewert states that his only question is concerning the Park improvements or the park contributions. Tammy Aydelotte states that it is a condition but she received a comment from John Glassman they have an executed agreement that it has already been done \$2000 per lot. They have a receipt from Taylor West Weber. She notes that maybe they should eliminate that as a condition since it has already been addressed. Mr. Ewert notes that if they have not received anything from the parks district, they should keep it on there.

Charlie Ewert states that he would like to recommend approval for items 2.1 and 2.2 based on the conditions and findings in the staff report. And that acknowledgement from the Parks District be submitted prior to recording. He adds that the donation was a voluntary contribution.

Adjourn 4:07pm Respectfully submitted Marta Borchert

Minutes of April 30, 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

Felix Lleverino was acting stead of Rick Grover the Planning Director

1. Administrative Items

1.1 DR 2025-04: Request for approval on a design review application for a pavilion for a future Western Weber Park. Staff Presenter: Tammy Aydelotte

Tammy Aydelotte states 6/26/2024 – Design Review Approval for Phase 1. The applicant is requesting approval of a design review for the Western Weber Parks District, to improve 9.50 acres into a regional park. Phase A (previously approved) includes the parking lot along 1800 South Street, consisting of approximately 1.00 acres, and 90 parking stalls. Phase B includes the southern parking lot consisting of approximately 1.00 acres and 89 stalls. Phase C includes a pavilion (see Exhibit B). The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for design reviews that consist of 1 acre or less.

Staff recommends approval of the Taylor West Weber Parks District Design Review Application. This application is for Phase C of the proposed development, only. This recommendation is conditioned upon all review agency requirements, and the following conditions: 1. Written approval of the design shall not be issued until the all review agency requirements have been met (Engineering). 2. Any additions/changes to existing signage, or additions/changes to existing exterior lighting must be approved by the Planning Department. This recommendation is based on the following findings: 1. Public Parks are a permitted use within the A-1 zone. 2. The applicant has demonstrated compliance with the applicable land use codes

Felix Lleverino states that he wants to make sure that if they are going to open to the public the restrooms will be functional. There is also a question of maintenance, making sure that the trash cans are emptied regularly. Ms. Aydelotte states that the Taylor West Weber Parks District own this entire parcel and they will be responsible for maintenance.

Felix Lleverino states that he is recommending approval based on the findings and conditions in the staff report.

Adjourned 4:05pm Respectfully submitted, Marta Borchert

Minutes of May 14, 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 III; Felix Lleverino, Planner II

1. Administrative Items

1.1 LVC042022 : Consideration and action on a request for final approval of Scheer Acres Subdivision (1 lot). Staff Presenter: Felix Lleverino

The applicant requests approval from the land-use authority to subdivide vacant farmground to create a single, one-acre residential lot with an 11-acre remainder parcel fronting on 4300 West Street public right-of-way, dedicating a 10-foot public utility easement along he frontage combined with land area dedicated to the 4300 West Street. With the proximity to the Southern Pacific Rail-Road tracks, 317 feet to the north, and the Western Weber General plan bridge crossing, additional ROW dedication may be negotiated between the land owner and the county at the time when the bridge crossing is funded, designed and constructed. At this time no additional ROW dedication is necessary

Staff recommends final approval of Scheer Acres Subdivision. This recommendation is based on the review agency requirements and the following conditions: 1. A deferral agreement for curb, gutter, and sidewalk is signed by the owner. 2. The Fire District requirements for the installation of a hydrant within 500 feet of the home. 3. The subdivision plat should include a set-back line from the street typical of an 80 foot right-of-way. The following findings are the basis for the staff recommendation: 1. Scheer Acres conforms to the West Central Weber County General Plan. 2. The size and width of each lot comply with the zoning regulations. 3. All review agency approval will be granted before the final plat is recorded

Rick Grover asks if the applicant has any comments.

Jessica states that there are 3 fire hydrants within. If any need to be installed, would they as the owners be required to install one. Director Grover states that they would need to contact the Fire District to be sure.

Rick Grover states that he recommend=s approval based on all the findings and conditions listed in the staff report.

1.2 UVR112024: Request for final plat approval of the new location of a portion of Nordic Valley Way, located at approximately 3567 Nordic Valley Way, Eden, UT, 84310.

Staff Presenter: Tammy Aydelotte

The application was accepted for review on November 20, 2024. Since that time, the vacation of a portion of Nordic Valley Way has been approved by the Weber County Commission (ordinance 2025-07, approved 4/22/2025), conditioned upon the dedication of the new location of this portion of Nordic Valley Way is approved, and accepted by Weber County. Staff has been in the process of reviewing the development agreement (recorded 3/14/2023) as well as the engineered plans for the proposed roundabout at Nordic Valley Way and Viking Drive. This roundabout is where the new location for this roadway section will tie into Viking Drive and the continuation of Nordic Valley Way.

Staff recommends final approval of the road dedication plat for the new location of this portion of Nordic Valley Way, subject to all review agency requirements. This recommendation for approval is subject to all

review agency requirements and based on the following findings: 1. The proposed subdivision conforms to the Ogden Valley General Plan, and the Nordic Street Regulating Plan. 2. The proposed subdivision complies with applicable County ordinances and development agreement.

Rick Grover states that he recommend=s approval based on all the findings and conditions listed in the staff report.

Adjourned 4:08pm Respectfully submitted, Marta Borchert



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVCP1013025. Request for final subdivision approval of Creekside at JDC

Ranch Phase 1 consisting of 24 units.

Agenda Date: Wednesday, May 21, 2025
Application Type: Subdivision, administrative

Applicant: Steve Anderson **File Number:** LVCP1013025

Property Information

Approximate Address: 2800 W 2875 N **Project Area:** 4.238 acres

Zoning: R-3
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 19-019-0021

Adjacent Land Use

North: Vacant South: Future Orchards at JDC Ph 4

East: Residential (Farr West City) West: Vacant

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@webercountyutah.gov

801-399-8794

Report Reviewer: RG

Applicable Ordinances

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

Background and Summary

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

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

5/22/2024 - Final approval granted for The Orchards Phase 3

6/12/2024 – Final approval granted for The Villas at JDC Ranch

7/30/2024 – Amendment to recorded ZDA for JDC Ranch was approved by the Weber County Commission

8/13/2024 - Orchards Phase 1 final plat recorded

10/17/2024 - Orchards Phase 2 final plat recorded

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

Creekside at JDC Ranch Phase 1 includes 24 detached single-family lots, with no proposed open space in this phase.

Per the preliminary plat approval, 13 of the 24 proposed lots are proposed to be attainable lots, per the ZDA amendment that was recorded _______. See Exhibit C.

The proposal follows the development agreement, and subsequent amendment to the development agreement, that have been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

Analysis

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

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

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

<u>Lot area, frontage/width and yard regulations</u>: Creekside at JDC Phase 1 is located in the R-3 zone. R-3 allows single-family lots that have no minimum lot area or width, however proposed lot widths range from 32'-62'. Lot areas range from 2,584-6,523 sq. ft.

<u>Master Plan and Development Agreement:</u> The Creekside Phase 1 is located in the East Central and Northeast Villages of the JDC Ranch Master Plan, as shown in the development agreement.

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

<u>Public street infrastructure:</u> The proposal includes 50 and 60 ft wide public streets connecting the public street infrastructure to the future Orchards phase 4. The proposed streets will need to be labeled as public on the final plat, as a condition of approval. Proposed alleys will be 20' wide. Street cross-sections shall be verified for compliance with the recorded Development Agreement. The north-south public road in Phase 1, will connect to public roadways in The Orchards Phase 4.

<u>Review Agencies:</u> This proposed final plan has been reviewed by the Planning Division, Weber County Engineering, Weber County Surveying, and the Weber Fire District. The final subdivision plat shall be approved by all relevant review agencies prior to recording the final plat.

Planning Division Recommendation

The Planning Division recommends final approval of Creekside at JDC Ranch Phase 1, located at 2850 W 2600 N, consisting of 24 single-family lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

- 1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
- 2. Dual ingress/egress needs to be provided/shown on the final plat to an existing public street that is not temporarily terminal before any final plats can be considered.
- 3. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

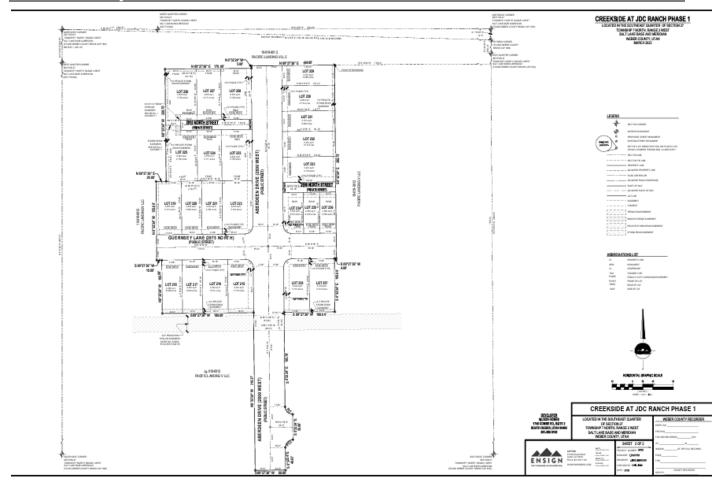
- 1. The proposed subdivision conforms to the Western Weber General Plan.
- 2. The proposed subdivision complies with applicable County ordinances and development agreement.

Exhibits

A. Proposed Final Plat



Exhibit A - Proposed Final Plat







Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVCP2013025. Request for final subdivision approval of Creekside at JDC

Ranch Phase 2 consisting of 21 units.

Agenda Date: Wednesday, May 21, 2025 **Application Type:** Subdivision, administrative

Applicant: Steve Anderson **File Number:** LVCP2013025

Property Information

Approximate Address: 2800 W 2875 N **Project Area:** 2.969 acres

Zoning: R-3
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 19-019-0021

Adjacent Land Use

North: Vacant South: Future Orchards at JDC Ph 4

East: Residential (Farr West City) West: Creekside Phase 1

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@webercountyutah.gov

801-399-8794

Report Reviewer: RG

Applicable Ordinances

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

Background and Summary

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

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

5/22/2024 - Final approval granted for The Orchards Phase 3

6/12/2024 – Final approval granted for The Villas at JDC Ranch

7/30/2024 – Amendment to recorded ZDA for JDC Ranch was approved by the Weber County Commission

8/13/2024 - Orchards Phase 1 final plat recorded

10/17/2024 - Orchards Phase 2 final plat recorded

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

Creekside at JDC Ranch Phase 2 includes 21 detached single-family lots. There is no open space proposed in this phase.

Per the preliminary plat approval, 13 of the 21 proposed lots are proposed to be attainable lots, per the ZDA amendment that was recorded _______. See Exhibit C.

The proposal follows the development agreement, and subsequent amendment to the development agreement, that have been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

Analysis

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

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

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

<u>Lot area, frontage/width and yard regulations</u>: Creekside at JDC Phase 2 is located in the R-3 zone. R-3 allows single-family lots that have no minimum lot area or width, however proposed lot widths range from 30'-50'. Lot areas range from 2,422-5,392 sq. ft.

<u>Master Plan and Development Agreement:</u> The Creekside Phase 2 is located in the East Central and Northeast Villages of the JDC Ranch Master Plan, as shown in the development agreement.

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

<u>Public street infrastructure:</u> The proposal includes 50 and 60 ft wide public streets connecting the public street infrastructure to the future Creekside Phases 1 and 3. The proposed streets will need to be labeled as public on the final plat, as a condition of approval. Proposed alleys will be 20' wide. Street cross-sections shall be verified for compliance with the recorded Development Agreement. The east-west public roads in Phase 2, will connect to public roadways in Creekside Phases 1 and 3, with a north-south public road connecting into the future Phase 5 of Creekside.

<u>Review Agencies:</u> This proposed final plan has been reviewed by the Planning Division, Weber County Engineering, Weber County Surveying, and the Weber Fire District. The final subdivision plat shall be approved by all relevant review agencies prior to recording the final plat.

Planning Division Recommendation

The Planning Division recommends final approval of Creekside at JDC Ranch Phase 2, located at 2850 W 2600 N, consisting of 21 single-family lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

- 1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
- 2. Dual ingress/egress needs to be provided/shown on the final plat to an existing public street that is not temporarily terminal before any final plats can be considered.
- 3. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

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

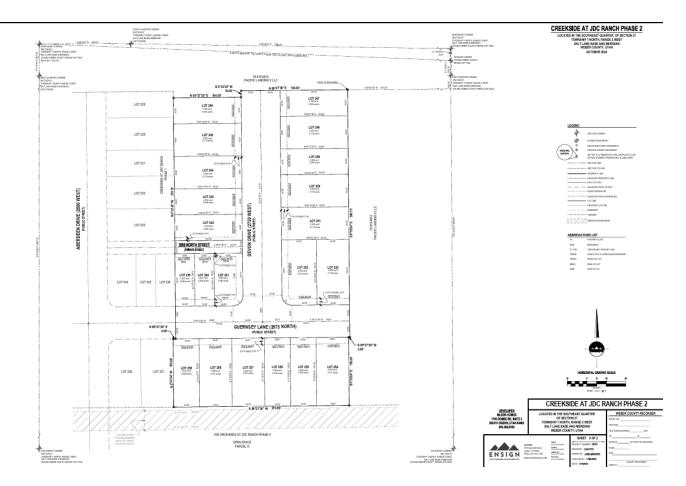
Exhibits

A. Proposed Final Plat



Exhibit A - Proposed Final Plat

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Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVCP3013025. Request for final subdivision approval of Creekside at JDC

Ranch Phase 3 consisting of 12 units.

Agenda Date: Wednesday, May 21, 2025
Application Type: Subdivision, administrative

Applicant: Steve Anderson **File Number:** LVCP3013025

Property Information

Approximate Address: 2800 W 2875 N **Project Area:** 4.238 acres

Zoning: R-3
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 19-019-0021

Adjacent Land Use

North: Vacant South: Future Orchards at JDC Ph 4

East: Residential (Farr West City) West: Vacant

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@webercountyutah.gov

801-399-8794

Report Reviewer: RG

Applicable Ordinances

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

Background and Summary

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

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

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Creekside at JDC Ranch Phase 3 includes 12 detached single-family lots, with no proposed open space in this phase.

Per the preliminary plat approval, 0 of the 12 proposed lots are proposed to be attainable lots, per the ZDA amendment that was recorded _______. See Exhibit C.

The proposal follows the development agreement, and subsequent amendment to the development agreement, that have been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

Analysis

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

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

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<u>Lot area, frontage/width and yard regulations</u>: Creekside at JDC Phase 3 is located in the R-3 zone. R-3 allows single-family lots that have no minimum lot area or width, however proposed lot widths range from 40'-80'. Lot areas range from 4,200-12,000 sq. ft.

<u>Master Plan and Development Agreement:</u> The Creekside Phase 3 is located in the East Central and Northeast Villages of the JDC Ranch Master Plan, as shown in the development agreement.

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

<u>Public street infrastructure:</u> The proposal includes 50 and 60 ft wide public streets connecting the public street infrastructure to the future Orchards phase 4. The proposed streets will need to be labeled as public on the final plat, as a condition of approval. Proposed alleys will be 20' wide. Street cross-sections shall be verified for compliance with the recorded Development Agreement. The north-south public road in Phase 3, will connect to public roadways in The Orchards Phase 4, and the future Creekside Phase 4.

<u>Review Agencies:</u> This proposed final plan has been reviewed by the Planning Division, Weber County Engineering, Weber County Surveying, and the Weber Fire District. The final subdivision plat shall be approved by all relevant review agencies prior to recording the final plat.

Planning Division Recommendation

The Planning Division recommends final approval of Creekside at JDC Ranch Phase 3, located at 2850 W 2600 N, consisting of 12 single-family lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

- 1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
- 2. Dual ingress/egress needs to be provided/shown on the final plat to an existing public street that is not temporarily terminal before any final plats can be considered.
- 3. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

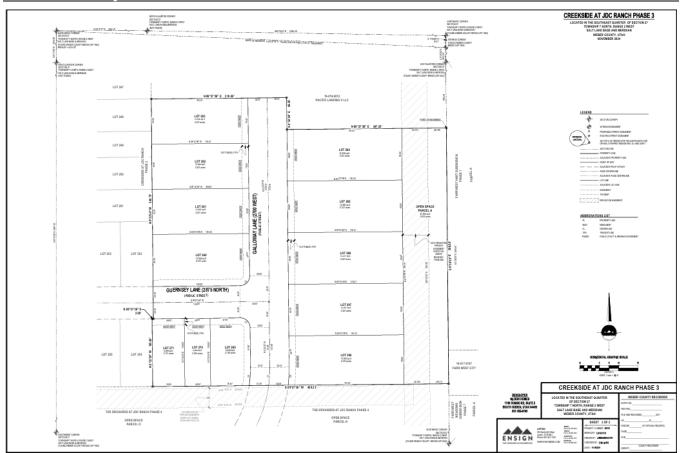
- 1. The proposed subdivision conforms to the Western Weber General Plan.
- 2. The proposed subdivision complies with applicable County ordinances and development agreement.

Exhibits

A. Proposed Final Plat



Exhibit A - Proposed Final Plat







Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final subdivision approval of the Village Lodge Subdivision, a 1-lot subdivision

located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT,

84310.

Type of Decision: Administrative

Agenda Date: Wednesday, May 21, 2025

Applicant: Summit Mountain Holding Group, LLC

File Number: UVV031125

Property Information

Approximate Address: 6965 East Powder Mountain Road, Eden, UT, 84310

Project Area: 12.168 Acres

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

Existing Land Use: Vacant

Proposed Land Use: Commercial – Private Club

Parcel ID: 23-012-0192 Township, Range, Section: T7N, R2E, Section 9

Adjacent Land Use

North: Ski Resort/Resort Development South: Ski Resort/Resort Development

East: Ski Resort/Resort Development West: Summit Pass Road

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@webercountyutah.gov

801-399-8794

Report Reviewer: RG

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.

9/24/2024 - Preliminary approval granted by Ogden Valley Planning Commission

9/24/2024 - Approval granted for minor changes to the concept area development plans where this project is located.

The Planning Division recommends final subdivision approval of the Village Lodge Subdivision. The proposed subdivision is in the DRR-1 zone and will consist of 1 lot, and 66 ' wide private roadways.

As of the date of this staff report, 268 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Analysis

<u>Improvements Required:</u> Applicant has submitted escrow for all required improvements, with the Shelter Hill Subdivision. A recorded Improvements Guarantee Agreement has been recorded with the final plat for Shelter Hill. Engineering has approved of the submitted plans, with requirements to show public utility easements on the final plat. A second access has been mentioned by County Planning staff, County Engineering, and Weber Fire District. Discussions will continue regarding a secondary egress off the mountain.

<u>Culinary water and sanitary sewage disposal:</u> Weber County Engineering has required will-serve letters from Powder Mountain Water and Sewer District, prior to building permits being issued.

<u>Review Agencies:</u> Weber County Engineering, Weber Fire District, and Weber County Surveyor's Office have all reviewed this project. The County Surveyor still has some items on the submitted plat that need to be addressed prior to recording the final plat. Weber Fire District is working with the developer regarding installation of a fire station on the mountain. Planning will continue to follow Weber Fire District's recommendations for approval. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording the final plat.

Staff Recommendation

Staff recommends final approval of the Village Lodge Subdivision, a one-lot subdivision in the DRR-1 Zone located at approximately 6965 East Summit Pass Road, Eden, UT, 84310. This recommendation for approval is subject to <u>all review agency requirements</u> and based on the following conditions:

1. A "Natural Hazards Disclosure" document shall be recorded with the final plat.

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.

Exhibits

- A. Application
- B. Proposed Final Plat
- C. Capacity Assessment Letter PMWSID

Location Map 1



Exhibit A-Application

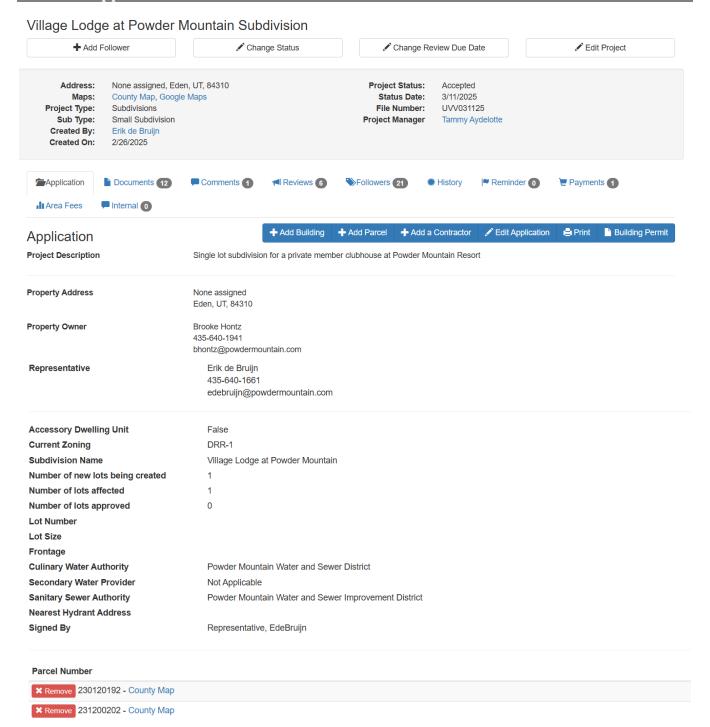
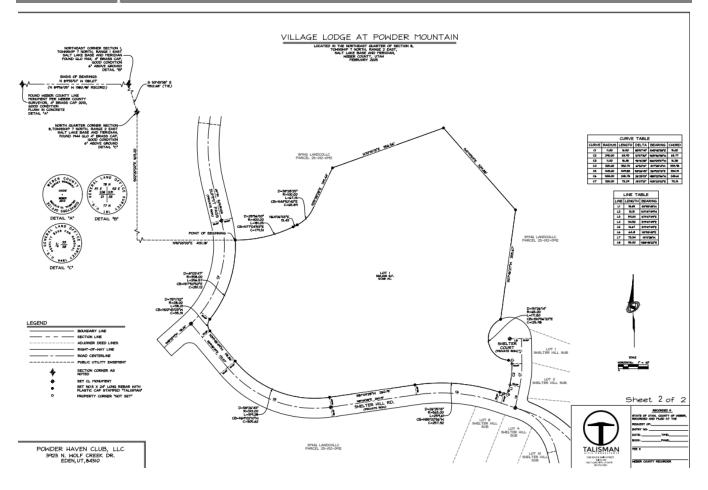


Exhibit B-Proposed Final Plat



PLAT NOTES:

VILLAGE LODGE AT POWDER MOUNTAIN



CHNER'S DEDICATION:

ROADS HAVEN CLUB, LLC ("DECLARANT.), AS THE CARER OF THE HEREIN DESCRIBE

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THE PURPOSE FOR THIS SURVEY AND PLAT IS TO SUBDIMIDE THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS AND EASEPHENTS AS SHOWN HEREON AND AS DIRECTED BY THE CHIRT.

Sheet 1of 2

POWDER HAVEN CLUB, LLC 3923 N. WOLF CREEK DR. EDEN,UT, 64310

Exhibit B-Capacity Assessment Letter: PMWSID



March 19, 2025

Powder Haven Club, LLC 3923 N. Wolf Creek Drive Eden, Utah 84310

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

RE: Commitment to provide culinary water and sanitary sewer services for Powder Village Lodge.

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 Club, LLC.

The district confirms that it has adequate capacity to provide water and sewer services to serve 18 Equivalent Residential Units ("ERU" s) in connection with the Powder Village Lodge.

Building permits shall not be issued without final approval by the district. Final approval is subject to Powder 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

Robert Bingham-Chairman



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number: DR2025-02 – 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.

Meeting Date: Wednesday, May 21, 2025

Type of Decision: Administrative Applicant: Erik Brujin

Owner: Summit Mountain Holding Group

Property Information

Approximate Address: 8500 Summit Pass Rd, Eden, UT, 84310

Project Area: Approximately 0.85 acres

Zoning: DRR-1
Existing Land Use: Resort
Proposed Land Use: Resort
Parcel ID: 23-001-0037

Township, Range, Section: Township 7 North, Range 1 East, Section 01 NW

Adjacent Land Use

North:Summit Pass RdSouth:Resort PropertyEast:Resort PropertyWest:Resort Property

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@webercountyutah.gov

801-399-8794

Report Reviewer: SB

Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 Design Review
- Weber County LUC Title 108, Chapter 16 Ogden Valley Outdoor Lighting
- Weber County LUC Title 108, Chapter 2 Ogden Valley Signs

Summary and Background

The applicant is requesting design review approval to construct a private clubhouse. Resort guests will have access to this private amenity using an on-demand shuttle service available to members (see **Exhibit E**).

The applicant has provided a narrative, outlining hours of operation, transportation, sample photos of the sprung structure, and renderings of the new surface lifts in exhibit A.

Analysis

<u>Design Review</u>: The DRR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. This review will address the following standards outlined in LUC 108-1-4:

- Considerations relating to traffic safety and traffic congestion.
 - The applicant is proposing an on-demand shuttle service to minimize traffic and parking needs.
 Applicant is proposing 24 total parking stalls. 2 of these are designated for the proposed shuttle service. Per Weber County LUC 108-8, for a private club, a minimum of 20 parking stalls are required. Will any of these be designated for employees? Applicant may need to provide additional

parking. This may be up to the Planning Director.

Sec 108-8-13 Ogden Valley Destination And Recreation Resort Zone "Within the Ogden Valley Destination and Recreation Resort Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by the planning commission, the land use authority may modify the applicability of any provision of this chapter by approving a parking plan created by the developer if the land use authority determines that the plan is consistent with the approved master plan. Such plan shall include provisions applying sufficient mitigation for parking and will provide a mechanism for revocation where the plan is not operating as presented."

- Considerations relating to outdoor advertising. There is no proposed signage at the time of application. Any proposed signage shall be approved by Weber County prior to installation, to ensure compliance with the Ogden Valley Sign Ordinance.
- Considerations relating to landscaping.
 - Screening. The applicant is proposing to maintain as much natural foliage on site as possible to
 provide natural screening. Along with trees to remain, new trees (358 qty), ranging in height from
 12'-30' will be installed around the proposed structure
 - Ground cover. Applicant is proposing ground cover over 260,359 square feet (5.97 acres) of the project site. Proposed ground cover species/varieties include catmint, common snowberry, bearberry, sweet woodruff, switchgrass, sedge grass, clethera, blue wild indigo, bugleweed, columbine, Yarrow, firefly sunshine, pachysandra, false spirea, rock n grow tiramisu sedum, gold dew tufted hair grass, blue flow echinops, and various seed mixes.
 - Drought tolerant plants. A minimum landscape space of ten percent of the project area shall be provided with consideration of drought resistant and water conserving landscape materials, or as required in Title 108, Chapter 2. Applicant shall confirm this with Planning.
 - Watering. All landscaped areas containing living plant material shall be provided with an automatic watering system except as authorized by the land use authority. An automatic watering system shall provide unique watering stations, each with their own valve, whereon vegetation with similar watering needs are grouped. Low emitting watering devices shall not be located on the same station as sprinkler heads. Applicant shall submit irrigation plan for site.
 - Removing trees. The location, type, and size of any existing trees over four-inch caliper that are to be removed.
 - o Landscape standards. Plant sizes at the time of installations shall be as follows:
 - o Deciduous trees shall have a minimum trunk size of two inches caliper.
 - Evergreen trees shall have a minimum height of six feet as measured from top of root ball.
 - All woody shrubs shall have a minimum height or spread of 18 inches, depending upon the plant's natural growth habit, unless otherwise specified. Plants in five-gallon containers will generally comply with this standard.
 - Vines shall be five-gallon minimum size.
 - Turf grass species, if used, shall be hardy to the local area. Application rates shall be high enough to provide even and uniform coverage within one growing season.
 - Turf grass, if used, shall be limited to no more than 50 percent of the landscaping requirement. If the project is located in the Western Weber Planning Area, see Section 108-7-12 for the maximum area that may be irrigated turf grass.
 - Areas where erosion is expected to occur under normal conditions, such as drainage swales, berms and/or slopes greater than 30 percent shall be planted with deep-rooting water-conserving plants for erosion control and soil conservation.
 - Ground cover may consist of natural or colored gravel, crushed rock, stones, tree bark, or similar types of landscaping materials.
 - Plants to be hardy. Plants used in conformance with the provisions of this section shall be hardy and capable of withstanding the extremes of individual site microclimates. The use of drought tolerant and native plants is preferred within areas appropriate to soils and other site conditions. All irrigated non-turf areas shall be covered with a minimum layer of three inches of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under mulch.
 - Maintenance. The owner of the premises shall be responsible for the maintenance, repair, and replacement, within 30 days of removal, of all landscaping materials on the site. In cases where the 30-day time limit for replacement extends beyond the normal growing season, replacement shall be made at the beginning of the following growing season.

- Considerations relating to buildings and site layout.
 - Proposed elevations are compliant with Weber County Land Use Ordinance, 108-2 (Architectural Standards), with use of timber (Douglas Fir), concrete, and zinc roofing material. Proposed colors are natural, muted earth tones. The following apply:
 - Glass. Use of glass for displays and to allow visual access to interior spaces shall be allowed.
 Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.
 - Exposed metal. Exposed metal shall be painted, stained, or anodized in permitted colors and shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to develop a natural patina.
 - Metal windows. Metal as a window framing support or mounting material shall be painted, stained, anodized or vinyl-clad in approved colors.
 - Architectural detail. Architectural detail shall be provided at focal points on all building facades, such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines greater than 50 feet do not occur.
- Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.
 - This proposal does not conflict with the concept area plan for Area D Summit Village, per the amended concept area plan recorded 11/27/2024, and attached to this review.
- Considerations relating to utility easements, drainage, and other engineering questions.
 - Provision within the development shall be made to provide for adequate storm water and surface water drainage, retention facilities, and for utilities to and through the property. Applicant shall work with Engineering.
- Other considerations:

The Weber Fire District has approved of this project with their own review comments and requirements. Weber Fire District is working with the developer regarding installation of a fire station on the mountain. Planning will continue to follow Weber Fire District's recommendations for approval.

Engineering has approved of this project with their own review comments and requirements.

Conformance to the General Plan

Page 29, Commercial Development: The Ogden Valley General Plan supports this use within existing resort areas. "Ogden Valley capitalizes on recreational tourism to support its economic base."

Staff Recommendation

The Planning Division recommends approval of the Powder Mountain Village Lodge, located at approximately 8500 Summit Pass Road, Eden, UT, 84310. Approval of file# DR 2025-02 is subject to all review agency requirements, and the following conditions:

1. A design review amendment is necessary for all site expansions and additions.

The recommendation for approval is based on the following findings:

- 1. The proposal complies with applicable County codes.
- 2. The proposed project complies with the applicable Zoning Development Agreement and approved Powder Mountain/Master Plan.
- 3. The proposed project conforms to the Ogden Valley General Plan.

Exhibits

- A. Narrative
- B. Site Plan
- C. Detailed Plans
- D. Landscaping Plans

Area Map



powder

February 21, 2025

Tammy Aydelotte Planner - Weber County

RE: Design Review Application for Powder Mountain Village Lodge, a private club for members

Powder Mountain Resort is requesting an administrative Design Review for the construction of a private member clubhouse facility with associated site improvements including, the grading of ski trials to connect the facility to existing and future ski resort infrastructure.

The clubhouse serves as the anchor and key amenity for Powder Haven, a 650-family private-ski community at the top of Powder Mountain Resort. Access to the clubhouse is exclusively for the private members and their guests. No public access is allowed. Memberships are exclusively for residents and property owners in the community.

Clubhouse has the following amenities:

Lounge area with Library

Restaurant/Dining with Central Kitchen

Coffee Shop, Café and Convenience Market

Large Ski Locker area with Retail, Ski Rental and Tuning Services

Family Entertainment Area with Bowling Alley and a Maker's Space (crafts)

Fitness, Yoga Studio, Multi-Purpose Sports Court and Climbing Wall

Full-Service Spa with multiple Modality Rooms and Hydrothermal Baths

Support Back of House Spaces

A Loading Dock with Two Full Size Trash Container Bays and Emergency Generator

Employee Locker and Restrooms

Mechanical, Electrical and Pool Equipment Rooms

Outdoor Amenity Deck with Recreation Pool and Hot Tub

Small Event Lawn

Hours of Operation:

It is anticipated that the clubhouse will be open in prime ski- and summer seasons between 7.00am and 10.00pm, with more restricted hours in shoulder seasons. No overnight stays or activities.

A Private Club is a permitted use in the DRR-1 Zone.

The project site located immediately south of the top terminal of the Village Lift and this area is designated in the master plan as mixed-use development. A map is included in this application for reference.

All disturbed areas will receive 4 inches of topsoil, seed mix that matches the surrounding area, and erosion control blankets.

3923 N Wolf Creek Dr., Eden UT 84310 • www.powdermountain.com • 801-745-3772

Water/Wastewater Plan:

The sanitary sewer system ties into the main SS-line at Shelter Hill Road and the Sewer Lift station at the end of the Shelter Hill subdivision has been designed with the clubhouse capacity included.

The stormwater system for the clubhouse ties into the stormwater drains at Shelter Hill Road and the capacities are calculated with the clubhouse included. A copy of the stormwater report for Shelter Hill is included with this is application for reference.

Vehicular Circulation/Parking Plan:

The clubhouse site can be accessed via Summit Pass Road and the future Shelter Hill Road. The clubhouse is a ski-in/ski-out facility and it is anticipated that members will access the club primarily from their home on skis or snowboards and use the club shuttle for their return home, or vice versa. In summer hiking and biking would be the primary mode of circulation and supported with the club shuttles.

Parking is designed to discourage the use of private vehicles and encourage members to use the private shuttle service, instead.

Parking for Guests:

Twenty convenience stalls, including two ADA stalls are provided for Two shuttle stalls with EV charging stations Internal shuttle and rideshare service (program description attached) Alternative modes of transportation ski-in/ski-out, hike, bike

Parking for Employees

No onsite employee parking is allowed Employees are brought to the site though the Powder Mountain Resort master parking and shuttle program

Sianaae Plan

There are no proposed signs associated with this application at this time. Future signage will be consistent with the master signage plan and submitted for approval.

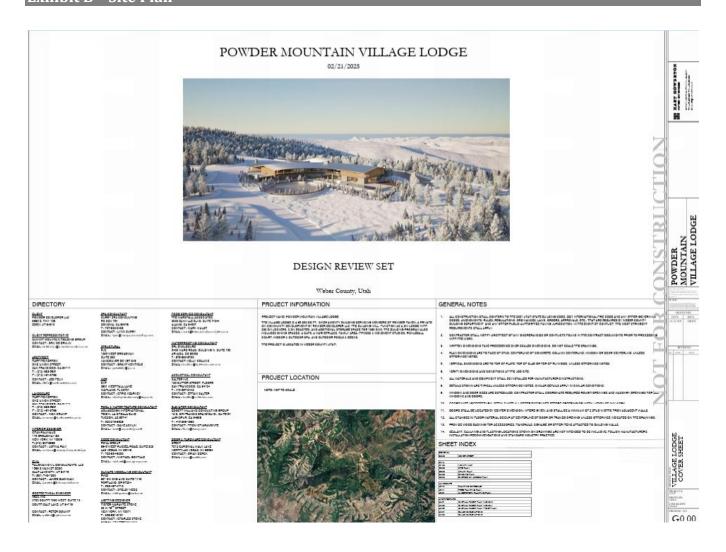
Submittals:

- -Civil site plans
- -Landscape plans
- -Building elevations and details
- -Stormwater plan from Shelter Hill (Talisman)
- -Geotechnical report for clubhouse site
- -Shuttle service program narrative

A single-lot subdivision plat application is being submitted separately and concurrently. Sincerely,

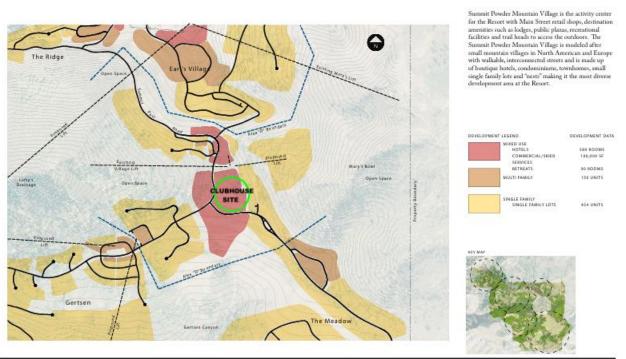
Erik de Bruijn Vice President of Construction (435) 640-1661

Exhibit B - Site Plan





Concept Development Plan- Area D: Summit Village



POWDER MOUNTAIN Weber County Rezone Application: DRR1 2

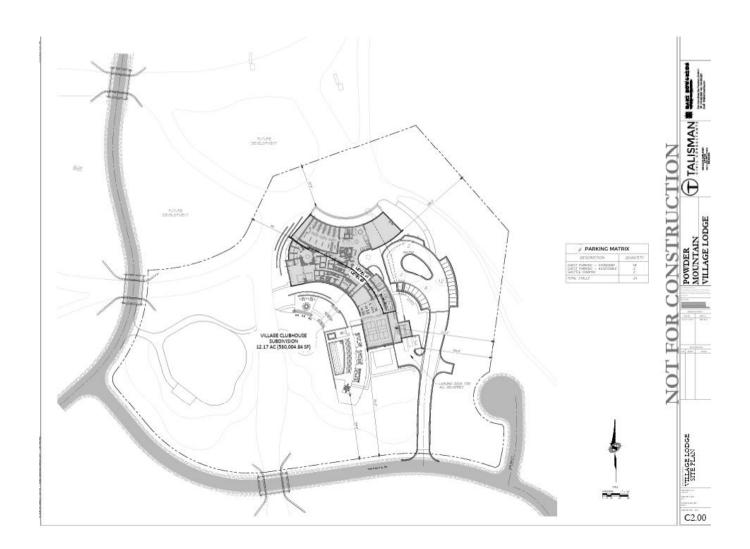
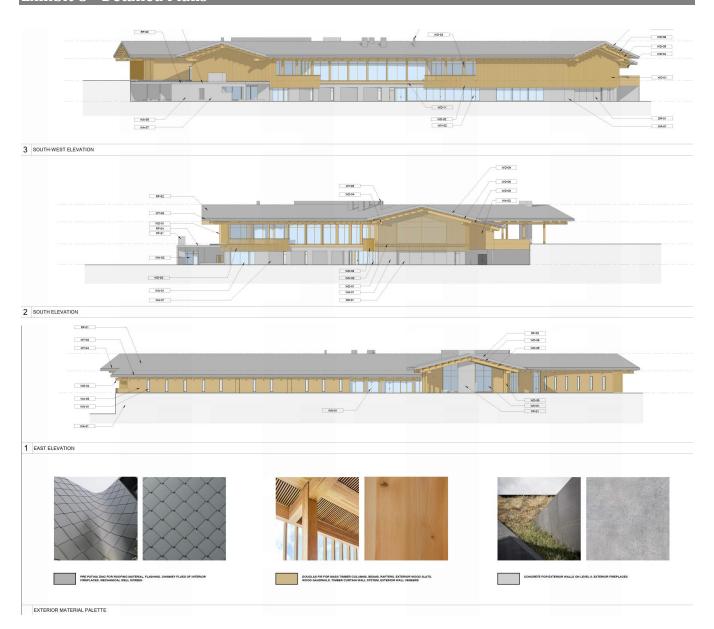
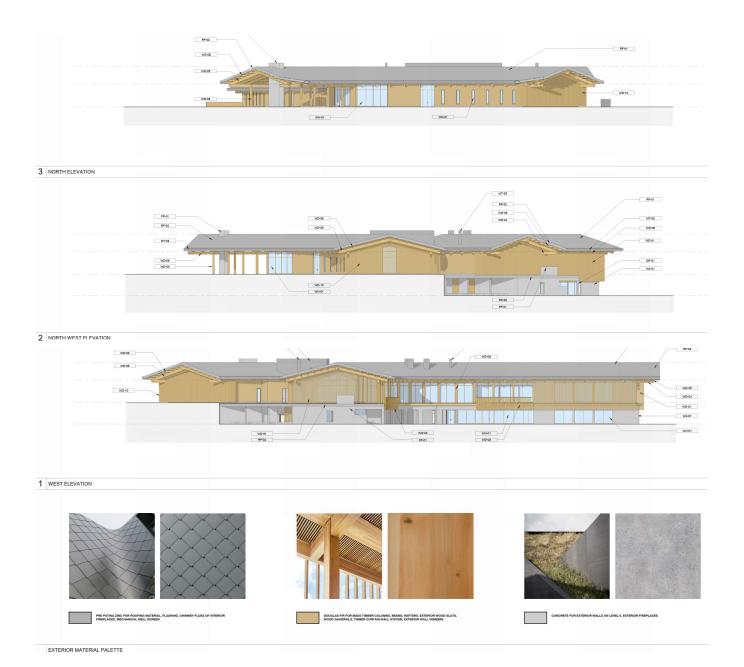


Exhibit C - Detailed Plans









Additional details on file with Weber County.

LIGHT FIXTURE LEGEND:

- LIGHT POLE 15'-0" H
- > INTEGRATED HANDRAIL LIGHT
- → STEP LIGHT
- --- LINEAR STRIP LIGHT
- DECORATIVE SCONCE
- BOLLARD
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- **IDEAM MOUNTED DOWNLIGHT**
- WALL MOUNTED AREA LIGHT
- POOL LIGHT
- DOWNLIGHT
- POWER FOR TEMPORARY OR SEASONAL LIGHTS

NOTES:

All specified architectural lighting fixtures to comply with Weber County's Title 108 Standards, Chapter 108-16 Outdoor Lighting and Dark Sky International Standards.

Architectural lighting fixtures to be fully shielded and downward directed, dimmable, with a CCT of 3000K or warmer.





POWDER MOUNTAIN VILLAGE LODGE

FOR WEBER COUNTY DESIGN REVIEW FMS - LSK01

21 FEBRUARY 2025

Bol

8' – 24' Round Tapered and Straight Wood Poles

structura



LIGHT POLE - 15'-0" H



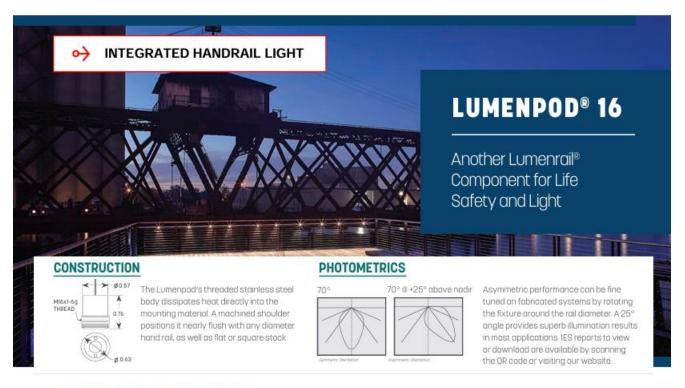
Glulam solid wood shaft and aluminum base pole available in 8° – 24° heights

FEATURES:

- Available with straight, tapered, or round to square wood shaft
- Round extruded aluminum pole base with flush handhole cover held with countersunk stainless steel fasteners
- · Tenon or drill mount fixture mounting







COMPACT PERFORMER

The next generation point source from Wagner Architectural Systems has performance that far exceeds the expectations of its discreet 5/8" diameter. The mechanically threaded luminaire is designed for pathway

- · Solid machined 316 stainless steel
- Universal installation in a variety of materials

FLINDT BOLLARD



BOLLARD

Designed by Christian Flindt



Technical specifications

Materials

Top: Cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum. Lens: Clear polycarbonate. Anchor bolts: Zinc-plated steel.

Finishes
Aluminium, Corten, or Black colored. Textured surface, powder coated.

Mounting
Base plate dimension: 11" diameter. Base plate: Mounted to a concrete base with 4 anchor bolts on a bolt circle of 8.9" diameter.

Internal anchor base: Mounted to a concrete base with 3 anchor bolts on a bolt circle of 3.5°.

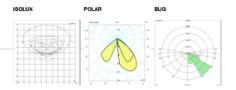
Direct burial: includes cross-bar for stabilization and slots for conduit entry. Installation: Refer to mounting instruction download for installation details. For mounting instructions, see download section on the product detail page.

Information

Certifications:

Electrical: System Wattage: 15W LED Wattage: 14W Delivered lumens: 536-591 im Efficacy: 35.7-39.4 im/W

cULus, Wet Location Protection class IP65 IK class 10 BUG Rating: 80-U2-G1
Controllability: 0-10V Dimming
Min.-Max. Ambient Temp: -40°C to +70°C
Color Fendering: Ras80 For the E-socket product variants, bulbs
are not included. LED light source is part of the product.





Type:

Modified:

BEGA Product: Project:

WALL MOUNTED AREA LIGHT

Application
This wall mounted luminaire has light output in one direction. Arranged individually or in groups, it is a great design element for a host of lighting applications. Downward orientation only.

appications. Deviated in the matter of the Materials
Clear safety glass with matte finish
Marine grade, copper free (s.0.3% copper content) A360.0 aluminum alloy
High temperature silcone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations Protection class IP 65

Weight: 3.1 lbs.

Electrical

Electrical
Operating voltage
Minimum start temperature
LED module wettage
System wattage
Controllability
Color rendering index
Luminaire lumens
LED service (fe (L70) 120-277V.AC -30°C 7.7W 10.0W 0-10V, TRIAC, and ELV dimmable Ra > 80 464 lin 60000 hrs

LED color temperature

□ 4000K (K4) □ 3500K (K35) □ 3000K (K3)

2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

years after the purchase of LED annualities - acc annualities and with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors

Black (BLK)
Silver (SLV)
RAL:

| Bronze (BRZ) | White (WHT) | CUS:

Available options

AMB Am

CUS Cu

FSC Fue

MGU Ma

RAL RA

ons
Amber LED
Custom finish
Fusing
Marine grade undercoat
RAL finish



Wall luminaire - Light emission on one side







FOR WEBER COUNTY DESIGN REVIEW FMS - LSK01

21 FEBRUARY 2025

FILIX LIGHTING



POOL LIGHT

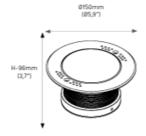
Arpool XM





UL STD 676 swimming pool rated CSA C22.2#89 swimming pool rated

TRIM (TM)



LUMINAIRE FEATURES

Design and Application

- Installation depth max. up to 5m [16]
- Max tile thickness 25mm (1*)
- Trim flange overlap 10mm (0,4")
- Low glare louvre
- DMX, DALI, 0-10V compatible (remote)
- Wall installation
- Medium and large pools
- · Fountains and water features

Performance

- IK10, Tempered glass, crystal clear
- · Chlorine and saline environment
- Stainless Steel type 316L, marine grade
- · Galvanic current protection (installation housing)
- · Thermal fold back technology
- LED Lifetime TM-21 @ 105°C L80(24K) = 145,000 hours
- · Supplied with oil and water resistant 3m (10') feed cable as standard

Safety

- Remote power supply
- Low voltage operation

Sustainabilty

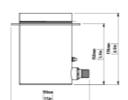
Recyclable material

Installation housing

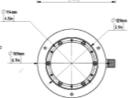
- AXM390 Concrete Pool Installation
- AXMSP Stainless Steel Pool Installation
- AXMLN Liner Pool Installation

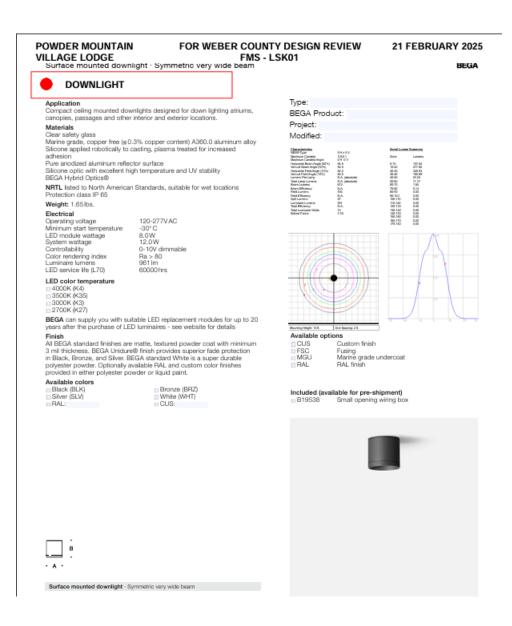
Power suplies

- · List of proposed power supplies that are to be ordered separately.
- Click here for list of available drivers.
- Click here for voltage drop and distances



Installation housing AXM390 'fits 1m (3,3') cable Concrete pool installation





Additional lighting plan details on file with Weber County.

Exhibit D - Landscape Plans

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PERCENTAGE	SIZE	SPACING	REMARKS			
TREES										
		EXISTING TREES TO REMAIN	VARIES	-	VARIES	PER PLAN	CONTRACTOR TO PROTECT IN PLACE			
AL-14'	14	ABIES LASIOCARPA	SUBALPINE FIR	-	12-14 HEIGHT	PER PLAN	FULL SKIRT			
AL-20'	4	ABIES LASIOCARPA	SUBALPINE FIR	-	20 HEIGHT	PER PLAN	FULL SKIRT			
AL-30'	4	ABIES LASIOCARPA	SUBALPINE FIR		30 HEIGHT	PER PLAN	FULL SKIRT			
PM-14'	29	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	-	12-14 HEIGHT	PER PLAN	FULL SKIRT			
PM-20'	2	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	-	20' HEIGHT	PER PLAN	FULL SKIRT			
PM-30	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	-	30 HEIGHT	PER PLAN	FULL SKIRT			
PT-14'	150	POPULUS TREMULOIDES	QUAKING ASPEN	-	12'-14' HEIGHT 2' CALIPER	PER PLAN	STANDARD FORM, PRUNE TO 6' CLEAR			
PT-20'	69	POPULUS TREMULOIDES	QUAKING ASPEN	-	20' HEIGHT 4" CALIPER	PER PLAN	STANDARD FORM, PRUNE TO 6' CLEAR			
PT-30'	48	POPULUS TREMULOIDES	QUAKING ASPEN	-	30' HEIGHT 8' CALIPER	PER PLAN	STANDARD FORM, PRUNE TO 6' CLEAR			
SHRUBS										
0	18	RHUSTRILOBATA	SKUNKBUSH	-	15 GAL	PER PLAN				
	672 SF	NEPETA FAASENII	CATMINT		1 GAL	12' O.C.				
	2,168 SF	SYMPHORICARPUS ALBUS	COMMON SNOWBERRY		5 GAL	3.5' O.C.				
	5,036 SF	EVERGREEN UNDERSTORY MIX: ARCTOSTAPHYLOS UVA-URSI, GALIUM ODORATUM, MATTEUCCIA STRUTHIOPTERIS, THELYPTERIS NORMALIS	BEARBERRY, SWEET WOODRUFF, OSTRICH FERN, SOUTHERN RIVER WOOD FERN		1 GAL	2 O.C.				
	12,793 SF	POOL TERRACE MIX: SYMPHORICARPOS OREOPHILUS, MAHONIA REPENS, PANICUM VIRGATUM, CAREX, CLETHERA, BAPTISIA AUSTRALIS, AJUGA, AQUILLEGIA, ACHILLEA MILLEFOLIUM, FIREFLY SUNSHINE, PACHYSANDRA, SORBARIA SORBIFOLIA, SEDUM ROCK N GROW TIRAMISU	MOUNTAIN SNOWBERRY, CREEPING BARBERRY, SWITCHGRASS, SEDGE GRASS, CLETHERA, BLUE WILD INDIGO, BUGLEWEED, COLUMBINE, YARROW 'FIREFLY SUNSHINE, PACHYSANDRA, FALSE SPIREA, ROCK N GROW TIRAMISU SEDUM		3 GAL	2 O.C.				
	20,744 SF	ARRIVAL MIX: DESCHAMPSIA CESPITOSA 'GOLDTAU' ECHINOPS BANNATICUS 'BLUE GLOW'	GOLD DEW TUFTED HAIR GRASS, BLUE GLOW ECHINOPS	-	4" CONTAINER	8° O.C.	AVAILABLE FROM HIGH COUNTRY GAR 801.769.0300			

SEED										
	ARRIVAL MIX: DESCHAMPSIA CESPITOSA 'GOLDTAU' ECHINOPS BANNATICUS 'BLUE GLOW	GOLD DEW TUFTED HAIR GRASS, BLUE GLOW ECHINOPS	-	SEED	30 LBS/AC	AVAILABLE FROM GRANITE SEED, 801.				
81,549 SF	CABIN SEED MIX. SEED MIX CONTAINS: MOUNTAIN BROME, SLENDER WHEATGRASS, WESTERN WHEAT GRASS, IDAHO FESCUE, SANDBERG BLUEGRASS, BIG BLUEGRASS, BIU BLUEGRASS, BLUEBUNCH WHEATGRASS, ROCKY MOUNTAIN PENSTEMON, MOUNTAIN LUPINE, SHOWY GOLDENEYE, WESTERN YARROW, BLUE FLAX	-	-	SEED	30 LBS/AC	PLANT IN LATE FALL. AVAILABLE FROM 801.768.4422.				
59,036 SF	NATIVE SAGEBRUSH MIX. SEED MIX CONTAINS: UTAH SERVICEBERRY, MOUNTAIN BIG SAGEBRUSH, DOUGLAS YELLOW RABBITBRUSH, OREGON GRAPE, MOUNTAIN SNOWBERRY, ARROWLEAF BALSAMROOT, STICKY GERANIUM, SHOWY GOLDENEYE, LEWIS BLUE FLAX, SILVERY LUPINE, WASATCH PENSTEMON, ROCKY MOUNTAIN PENSTEMON, WESTERN WHEATGRASS, CALIFORNIA BROME, MOUNTAIN BROME, TUFTED HAIRGRASS, SLENDER WHEATGRASS, PRARIE JUNEGRASS, MUTTONGRASS, SANDBERG BLUEGRASS.		-	SEED	20 LBS/AC	PLANT IN LATE FALL. AVAILABLE FROM 801.768.4422.				
32,913 SF	ORNAMENTAL GRASS MIX	-	-	SEED	20 LBS/AC	PLANT IN LATE FALL. AVAILABLE FROM 801.768.4422.				
SOD										
34,523 SF	"GREENACRE BLUE" (DROUGHT-TOLERANT BLEND OF KENTUCKY BLUEGRASSES)	-	-	SOD	PER PLAN	AVAILABLE FROM GREEN ACRES SOD 801.546.6660.				

NOTES:

- ALL PLANT MATERIAL

 1. PLANT ALL MATERIAL IN FALL PRIOR TO FIRST FROST DATE.

 2. PROVIDE ESTABLISHMENT IRRIGATION FOR ALL PLANT MATERIAL.

 3. PROVIDE POSITIVE DRAINAGE FOR ALL PLANT MATERIAL.

 4. MINIMUM SIX MONTH ACCLIMITIZATION REQUIRED FOR ALL TREES SOURCED AT ELEVATIONS LOWER THAN 3,000 FEET ABOVE SEA LEVEL AND NOT GROWN IN AN INNER MOUNTAIN SETTING.

- FINISHED PLANT MATERIAL

 1. PROVIDE PERMANENT IRRIGATION FOR ALL PLANT MATERIAL. IRRIGATION TO BE A DEFFERED SUBMITTAL.

 2. PROVIDE SEPARATE IRRIGATION ZONES FOR TREES, LAWNS, AND UNDERSTORY.

- 2. PROVIDE SEPARATE IRRIGATION ZONES FOR TREES, LAWNS, AND UNDERSTORT.
 3. TREES SHALL BE IRRIGATED WITH DRIP IRRIGATION SYSTEMS OR BUBBLERS.
 4. PROVIDE SUBDRAINAGE AND AERATION, INSPECTION RISERS FOR ALL TREES ADJACENT TO THE LODGE.
 5. STAKE ALL TREES 36" BOX AND LARGER.
 6. MULCH ALL AREAS WITH FINISHED PLANT MATERIAL.

SEED MIXES

1. ALL CLEARED, GRADED, AND REVEGETATED SLOPES SHALL REQUIRE TEMPORARY ESTABLISHMENT IRRIGATION TO ESTABLISH NATIVE SEED MIXES.







Member Shuttle Program

Our Powder Haven Club member shuttle program was developed to mitigate onmountain traffic and eliminate the need for excessive parking year-round.

- Current number of house vehicles in service: 5
 - 2 Toyota Sequoias* (seats 6)
 - 2 Toyota Siennas* (seats 6)
 - 1 Mercedes Sprinter Van (seats 10)
 - *Toyota's are 2024's and 2025's and are owned by Powder Haven Club LLC.
- The program is very successful, and we plan to expand the fleet, number of trips, footprint etc. as our membership grows to include more 6 to 10 passenger vehicles. By the 2026/27 season we expect to have 4 Mercedes or equivalent vans in service in addition to 4 or more 6 passenger vehicles. As the current fleet ages, we will repurpose and purchase or lease new member shuttle vehicles.
- Total number of people/households currently serviced: Our shuttle service is currently serving 50 families during non-peak season and up to 75 during peak season (e.g. President's Day weekend). Summer season will decrease.
- Total daily trip: Average total day trips 35 to 40. Up to 100 during peak season.
- Days and hours of operation: 7 days a week year-round. Winter 7:30am -10pm, Summer 8:00am - 8:00pm.
- As more member amenities/facilities become available and the membership grows, our executive and development teams are committed to reduce onmountain traffic and the need for commercial parking structures/lots.

Recent Member Correspondence:

Resident Shuttle

Our goal is to enable you to maximize your enjoyment and to reduce or eliminate the need to drive or hunt for parking while in Powder Haven. This season, we've upgraded and expanded our fleet of private Resident shuttles.

Service will run from 7:30AM – 10:00PM, and will cover the route from Sundown, through the lodges, and across Powder Haven neighborhoods. For those needing transport to/from homes in Wolf Creek and Moose Hollow, we have another shuttle running on an hourly loop. As a reminder, the Resident shuttle is for members and member guests only. It is not available to outside renters.

Getting Around - Powder Express Shuttle

Easily book and track your shuttles with the Powder Express App:

- Download for iOS | Download for Android
- Password: PWDR2324

Ease of use with the transportation app "Downtowner App Inc." is a huge asset to the program. From member use to Powder team back office tracking, stats and reporting.



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request: 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.

Agenda Date: Wednesday, May 21, 2025 **Application Type:** Subdivision, administrative

Applicant: Bryan Bayles **File Number:** LVO022525

Property Information

Approximate Address: 2850 W 2600 N **Project Area:** 22,410 square feet

Zoning: R1-10, R-3

Existing Land Use: Residential, Common Area **Proposed Land Use:** Residential, Common Area 19-481-0019, 19-488-0030

Adjacent Land Use

North: Aberdeen Street South: Residential East: The Orchards Phase 2 West: Residential

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@webercountyutah.gov

801-399-8794

Report Reviewer(s): RG

Applicable Ordinances

- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)

Background and Summary

8/13/2024 - The Orchards Phase 1 plat recorded.

10/17/2024 – The Orchards Phase 2 plat recorded.

This application was accepted for review on April 23, 2025. The purpose of this plat amendment is to increase the frontage of lot 81 along Aberdeen Drive.

This development falls under an approved zoning development agreement recorded 9/8/2023. This proposal to amend a lot boundary does not conflict with the approved development agreement, nor any approvals for The Orchards Phase 2.

Analysis

<u>General Plan:</u> The Western Weber General Plan anticipates a mixed-use residential village in this location. The proposal is within the mixed-use residential portion of this planned village.

<u>Zoning</u>: The subject property is located in the R-3 zones. The following are the purpose and intent of the R-3 zone:

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

Lot area, frontage/width and yard regulations: The Orchards at JDC Phase 1 is located in the R-3 zone. The development agreement states that there is no minimum lot size or frontage requirement for the clustered single-family cottage lots. The applicant is proposing to increase the current width of lot 81 from 8.88' to 58.46'. This lot width adjustment would bring the area of lot 81 from 5,371 square feet to 7,418 square feet. The Common Area Parcel G has an area that would change from 24, 805 square feet to 14,992 square feet. This change does not conflict with minimum open space requirements relative to these phases of development.

<u>Culinary water and sanitary sewage disposal:</u> Will-serve letters were not required with this proposed lot line adjustment.

<u>Public street infrastructure:</u> There is no road dedication required with this proposal.

<u>Review Agencies:</u> This final plat has been reviewed recommended for approval by the Planning Division, Weber County Engineering, Weber County Surveying, and the Weber Fire District.

Staff Recommendation

Staff recommends 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, subject to all review agency requirements and based on the following findings:

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

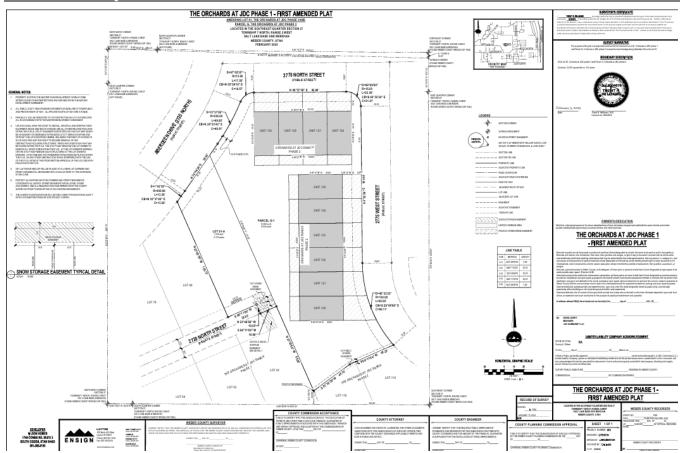
Exhibits

A. Proposed Final Plat

Location map



Exhibit A - Proposed Final Plat





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: 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.

Agenda Date: Wednesday, May 21, 2025
Application Type: Amendment, administrative

Applicant: Wade Rumsey File Number: LVW040925

Property Information

Approximate Address: 3701 W 1800 S Ogden 84401

Project Area: 0.60 acres
Zoning: R1-15
Existing Land Use: Residential
Proposed Land Use: Residential

Parcel ID: 157960008 & 157960009

Adjacent Land Use:

North: Residential South: Residential East: Residential – Fitzroy Road West: Agricultural

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@webercountyutah.gov

801-399-8794

Report Reviewer: Rick Grover

Applicable Ordinances

Title 101 (General Provisions) Section 2 (Definitions)

Background and Summary

The application was accepted for review on April 9, 2025. The applicant is requesting approval of an amendment to the Winston Park Phase 1 Subdivision, lots 108 & 109. The proposal is for the dedication of a public right-of-way (walkway) in between lots 108 and 109. The pathway right-of-way shall be no less than 12' wide dedicated to Weber County for public use. Pathway to be maintained by Winston Park HOA and installed by the adjacent land owner to the West. This dedication fulfills an agreement between the developer (Ogden 3, L.L.C.) and the County per an MDA dated 11/05/2024. The request 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

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

Zoning: The subject property is located in the R1-15 zone.

Chapter 104-12-1 gives the following purpose and intent of the R1-15 zone:

The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at four different low-to-medium density levels. The R1 zone includes the R1-15, R1-12, R1-10, and R1-5 zones.

<u>Lot area, frontage/width and yard regulations</u>: The R1-15 zone requires 6,000 square feet of area per lot and 60 feet of lot width for a single-family dwelling. The proposal is a pathway, no less than 12' wide, in between lots 108 & 109. Each lot will have 12,186 square feet and 83.72 feet of frontage.

<u>Common and Open Space:</u> The pathway is considered a public right of way to be maintained by the Winston Park HOA.

<u>Culinary water and sanitary sewage disposal:</u> Prior to initial recordation of the plat, will-serve letters were provided by Taylor West Weber Water for culinary water, Hooper Irrigation for secondary water, and Central Weber Sewer for sewer service. Updated letters are not required with this amendment.

<u>Review Agencies</u>: This subdivision is being reviewed by review agencies including the County Engineering Division, County Surveyors, and the Fire District. The applicant will be required to comply with review agency comments. All agencies have recommended approval.

Planning Division Recommendation

The Planning Division recommends approval of an amendment to the Winston Park Subdivision, Phase 1, for lots 108 &109. This amendment is for the dedication of a pathway right-of-way of no less than 12' wide. This recommendation for approval is subject to all review agency requirements and based on the following condition:

1. Final plat to reflect all review agency requirements.

These recommendations based on the following findings:

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

Exhibits

- A. Application
- B. Proposed final plat

Location map



Exhibit A - Application

Winston Park Subdivision Amended (Amending lots 108 and 109)

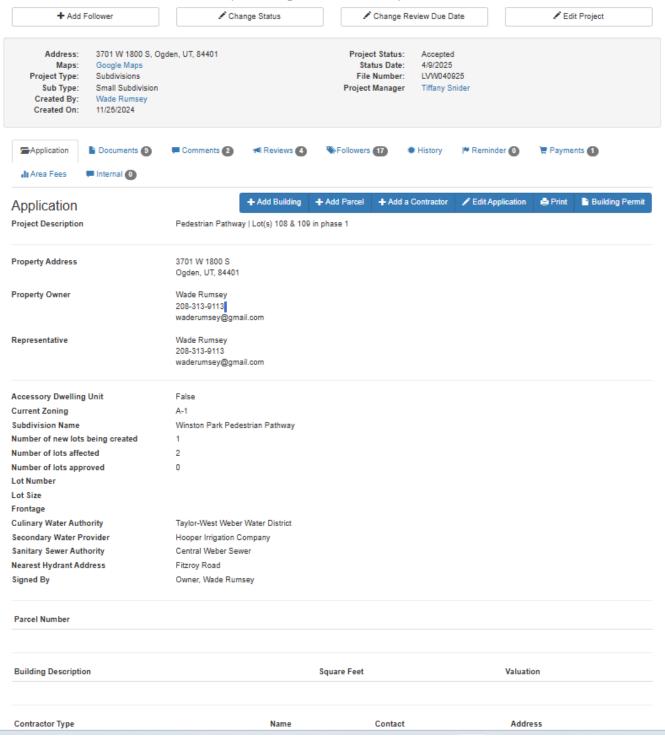


Exhibit B – Will Serve Letters

