

**Minutes of December 15, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 11:00 a.m.**

**Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Marta Borchert, Secretary**

**1. Administrative Items**

**1.1 UVE102825:** Consideration and action on a request for final approval of Eden Crossing Subdivision Phase 1, consisting of 2 lots, common area, and dedicated roadways (public and private) located at 2490 N Highway 162, Eden, UT, 84310.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final approval of Eden Crossing Subdivision Phase 1. She explained that the project area consists of approximately 2.094 acres located within the Form-Based Zone and that the application was submitted on October 28, 2025. She stated that the Ogden Valley General Plan identifies the area as a future village area and that the Eden Street Regulating Plan designates the property for mixed-use commercial development.

Ms. Aydelotte reviewed the applicable development standards and explained that, within this area of the regulating plan, there is no minimum lot area requirement and that the minimum lot width and street frontage requirement is ten feet. She further explained that first-floor commercial uses are not subject to minimum front setbacks and reviewed the applicable setback standards for mixed-use commercial and multifamily street frontages.

She noted that the applicant's proposal was reviewed for consistency with the recorded development agreement, including location, layout, and size requirements, and staff identified no concerns with the proposal.

Ms. Aydelotte stated that a will-serve letter had been provided by Ogden Valley Mutual Water Company through a newly formed public water system. She also noted that approval from the Utah State Department of Environmental Quality had been obtained as required by ordinance. The approval allows a total of 414 possible residential indoor-use connections, which are shared with the Kobe Branch development. She explained that the applicant currently has 24 units committed under the will-serve allocation. She added that secondary water demand had not yet been identified and that a landscaping plan may be required at a later stage of development.

Staff recommended approval of the subdivision subject to the following conditions:

- 1 Improvements shall be escrowed prior to recording the final plat.
- 2 CC&Rs shall be recorded with the final plat identifying ownership and maintenance responsibilities for common areas.
- 3 All review agency requirements, including those from County Engineering, the Surveyor's Office, and the Weber Fire District, shall be satisfied prior to recording the plat.

Director Grover stated that he had no concerns with the request and approved the subdivision subject to the conditions and findings outlined in the staff report.

**1.2 UVS080625:** Request for final subdivision approval of Sundown Condominiums Phase 2A, located in the FR-3 Zone at approximately 6550 N Powder Mountain Rd, Eden, UT, 84310. This request consists of private roadways, public pathways, and open space (common area).

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final subdivision approval of Sundown Condominiums Phase 2A. She explained that the project consists of 12 condominium units on approximately 2.681 acres in the FR-3 Zone with access provided from Summit Pass Road.

Ms. Aydelotte stated that preliminary approval had been granted in February 2025 and that one of the conditions of preliminary

approval required formal UDOT approval for access from Powder Mountain Road to serve the multiple phases of development. She confirmed that UDOT approval had been obtained.

She explained that the project consists of condominium structures resembling six attached buildings with two levels of condominium units ranging in size from approximately 1,079 to 1,623 square feet. Unit widths are proposed at approximately 28.5 feet. She noted that the development is not located within the Sensitive Lands Overlay District.

Ms. Aydelotte stated that approximately 1.891 acres, or 71 percent of the parcel area, would be preserved as landscaped common and open space areas, including natural landscaping. She also noted that the required pathway identified during preliminary review is shown on the engineered plans.

A geologic study was submitted for the development, and staff stated that all recommendations contained within the report would be required as development proceeds. She further noted that Powder Mountain Water and Sewer had issued a capacity assessment letter for culinary water and sanitary sewer services. Building permits will not be issued until Powder Mountain grants final approval of the improvement plans.

Ms. Aydelotte stated that the Weber Fire District had issued approval and that County Engineering was finalizing escrow amounts. She also noted that proof of payment for delinquent property taxes must be submitted prior to recording the final plat and that signature blocks for Weber-Morgan Health Department and the Weber County Commission must be removed prior to printing the Mylar.

Guy Williams, representing the applicant, stated that final approval from Powder Mountain Water and Sewer had been obtained and submitted through Frontier.

Staff recommended approval subject to the conditions outlined in the staff report, including recording of CC&Rs and compliance with all review agency requirements.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

**1.3 UVSB080625:** Request for final subdivision approval of Sundown Condominiums Phase 2B, located in the FR-3 Zone at approximately 6550 N Powder Mountain Rd, Eden, UT, 84310. This request consists of private roadways, public pathways, and open space (common area).

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final subdivision approval of Sundown Condominiums Phase 2B, consisting of 48 condominium units on approximately 4.204 acres in the FR-3 Zone.

Ms. Aydelotte stated that the conditions and review considerations discussed for Phase 2A also applied to Phase 2B, including UDOT access approval, geologic hazard review, and review agency coordination.

She explained that approximately 3.143 acres, or 75 percent of the total parcel area, would be preserved as landscaped and open common space. The development will also include an eight-foot-wide pathway composed of compacted road base for residents and visitors.

She stated that a geologic hazard study had been submitted and that all recommendations contained in the report would be required as building permits are issued. She further noted that the Weber Fire District had approved the development and that County Engineering was finalizing escrow requirements. The Surveyor's Office was continuing review of the final plat.

Guy Williams stated that additional guest parking had been incorporated into the development in response to concerns raised during preliminary approval review. He explained that approximately 30 additional guest parking stalls had been added throughout the development, including dedicated parking lot areas and additional stalls adjacent to the buildings.

Ms. Aydelotte acknowledged that parking concerns had been discussed during the Planning Commission review process.

Staff recommended approval subject to the conditions outlined in the staff report.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

**1.4 UVS3080625:** Request for final approval of Sundown Townhomes, a 22-unit development with private roads, in the DRR-1 zone. Located at approximately 6570 Powder Mountain Road, Eden, UT, 84310.  
**Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final approval of Sundown Townhomes, a 22-unit townhome development located on approximately 3.349 acres within the DRR-1 Zone and governed by the Summit Development Agreement.

Ms. Aydelotte explained that the development is located west of the Sundown Condominiums development adjacent to Powder Mountain Road. She confirmed that UDOT had approved the proposed access configuration, including retaining wall improvements reviewed during the approval process.

She stated that there are no minimum lot area or width requirements within the DRR-1 Zone and that the proposed unit footprints are approximately 1,400 square feet with approximately 3,000 square feet of total floor area per unit.

Ms. Aydelotte explained that the DRR-1 Zone requires a minimum of 60 percent open space within the net developable acreage. Powder Mountain Resort has designated substantial open space acreage elsewhere within the development agreement area, and Planning staff was satisfied that the requirement had been met.

She noted that a pathway connection between Sundown Townhomes and Sundown Condominiums Phase 2 is a condition of approval. Discussion followed regarding the internal pathway system and connectivity between phases. Guy Williams explained that the pathways interconnect through the upper portions of the development, although the pathways do not directly connect at one parking area due to topographic and design constraints.

Discussion also occurred regarding cross-access easements with Sundown Phase One. Mr. Williams explained that reciprocal access rights already exist through the original 1964 plat.

Ms. Aydelotte stated that previous development concepts included an additional access point; however, UDOT limited the development to two approved access points.

She further explained that the development is located within a Natural Hazards Overlay area and that a geologic hazard study had been submitted. The proposed private road system would connect Powder Mountain Road on the south to Summit Pass Road on the north through Sundown Condominiums Phase 2.

Staff noted that review comments from Engineering, Weber Fire District, and Weber County Planning had been addressed. Staff also discussed proof of annexation into the Powder Mountain Water and Sewer District. Mr. Williams stated that the property was already annexed and that supporting correspondence had been provided.

Ms. Aydelotte stated that the development is subject to the Mid Mountain Master Plan development agreement dated January 14, 2015. The area is designated for multifamily development with a maximum potential of 80 units, and the sales contract between the developer and Summit Mountain Holding Group limits this portion of the project to 22 residential units.

Staff recommended approval subject to the conditions outlined in the staff report, including verification of annexation documentation if necessary.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

**1.5 UVT120425:** Request for final approval to re-subdivide lot 69 of the Reserve at Crimson Ridge Cluster Subdivision Phase 1 Amended (previously lots 11 and 12 on the original subdivision dedication plat. No new infrastructure is proposed, or additional lots are proposed. Applicant is proposing to return the existing lot (lot 69) to the original lot dimensions of lots 11 and 12.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request to re-subdivide Lot 69 of the Reserve at Crimson Ridge Cluster Subdivision Phase 1 Amended.

She explained that the applicant combined Lots 11 and 12 in September 2024 to create a larger building lot. However, the Crimson Ridge HOA continued assessing fees for two lots, including sewer and water fees. As a result, the applicant requested to re-establish the original lot configuration.

Ms. Aydelotte stated that no new infrastructure or additional lots were proposed and that the request simply reinstates the original lot line between Lots 11 and 12. She noted that will-serve letters for water and sewer had been provided and that County Engineering identified no concerns with the proposal.

Staff recommended approval subject to all review agency requirements and based on the findings outlined in the staff report.

Director Grover asked whether any easements would need to be vacated as part of the re-subdivision. Staff responded that no easement vacations were required.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

**1.6 UVP4A112125 & UVP4B112125:** Consideration and action on a request for final approval of Parkside Phases 4A & 4B consisting of 11 lots, located at approximately 4160 Howe Drive, Eden, UT, 84310.

**Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte presented the request for final approval of Parkside Phases 4A and 4B.

She explained that the item was returning for review because the original dedication plat did not clearly distinguish between buildable envelopes and lot lines. The revised plat clarifies the buildable areas and setback lines so that building permits can be issued without ambiguity.

Ms. Aydelotte reviewed the revised exhibits and explained that the dashed lines previously interpreted as lot lines now identify the buildable area and setback limits. She stated that the previous configuration created difficulties meeting setback requirements established by the development agreement.

She confirmed that the revised plat complies with the applicable development agreement and ordinance requirements regarding lot area, lot width, and street cross-sections.

Staff recommended approval subject to the following conditions:

- 1 Escrow shall be submitted prior to recording the plat.
- 2 An easement for the proposed emergency access connection to 4100 North shall be recorded with the final plat.
- 3 A natural hazards notice shall be recorded with the final plat.

A representative for the applicant stated that this was the first subdivision plat being processed under the new procedures and acknowledged that the revised plat layout clarified the issue.

Director Grover approved the request subject to the conditions and findings outlined in the staff report.

**Adjournment 11:22 am**  
**Respectfully Submitted,**  
**Marta Borchert**