

Minutes of August 26, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 12:30 p.m.

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

1. Minutes: August 19, 2026 – Approved as presented

2. Administrative Items

2.1 DR 2026-04: Request for design review approval for a two-story fire station located at approximately 6874 E 6675 N, Eden, UT, 84310 in the CVR-1 Zone.

Staff Presenter: Tammy Aydelotte, Planner

Tammy Aydelotte presented the request for design review approval of an approximately 7,000-square-foot, two-story fire station proposed near the top of Powder Mountain Road. She explained that Summit was requesting approval for a station that would be staffed 24 hours a day, seven days a week, by four firefighters/emergency medical technicians working 48-hour shifts. Although the proposed site is located in Cache County, Weber County reviews the property pursuant to an interlocal agreement between Cache County and Weber County, as described in the staff report.

Ms. Aydelotte explained that design review considered traffic circulation and access, architectural standards, landscaping, utility easements, signage, building materials, and lighting. The site plan showed an interior loop road within the Timberline parking area. The station would be situated on the west side of the parking lot, with drive-through apparatus bays parallel to the western portion of the ring road, allowing emergency vehicles to pull through without three-point turns. After publication of the staff report, the applicant submitted a plan identifying more than sufficient staff parking. Ms. Aydelotte stated that the earlier parking concern and related condition had therefore been removed, although an outdated sentence remained in the staff report.

The proposal included building identification and addressing signage. Disturbed ground west of the station would be reseeded with a native seed mix; the parking lot surrounds the site on the north, south, and east. Proposed materials included timber, concrete, and a standing-seam metal roof consistent with previously approved commercial and public buildings in the area. Ms. Aydelotte stated that the proposal did not conflict with the recorded development agreement, which contemplated installation of a fire station when deemed necessary. Exterior lighting would be dark-sky compliant.

Ms. Aydelotte reported that the applicant had coordinated closely with the Weber Fire District throughout the project. The Fire District had approved the proposal, and Weber County Engineering had also approved it, subject to any review comments that might need to be addressed later. Staff recommended approval subject to the condition that any expansion require a design review amendment and based on the findings outlined in the staff report.

A project representative stated that construction was anticipated to begin in September and expressed appreciation for the expedited review. In response to a question, the representative explained that the Weber Fire District had been involved from the beginning, had assisted in selecting the general contractor, and had assigned Mark Lund to participate in project meetings.

Planning Director Rick Grover found the proposed fire station to be a beneficial addition to the area and approved DR 2026-04, subject to the conditions and findings outlined in the staff report.

2.2 DR 2026-07: Request for design review approval for phase 2 of a regional park, consisting of a playground and sport courts. Project is located at approximately 4071 W 1800 S, Ogden, UT, 84401.

Staff Presenter: Tammy Aydelotte, Planner

Tammy Aydelotte presented the request for design review approval for the next phase of the Taylor West Weber regional park. She clarified that, although the Parks District identified the application as Phase 2, it was the third phase approved for the park because an

earlier phase had been divided. Improvements already installed included a parking lot, pavilion, and restrooms. The proposed phase included four pickleball courts, a basketball court, and a playground.

Ms. Aydelotte explained that parks are a permitted use in the A-1 Zone. She also noted that adjacent parcels to the east had been deeded to the Parks District, providing additional land for future phases as funding became available. No structures were proposed in the current phase; therefore, building setbacks were not directly applicable. Any future structures shown in the area would nevertheless exceed applicable setbacks.

The landscaping plan proposed no turf in the current phase but included approximately 34 shade trees and 60 small shrubs around the parking lot, sport courts, and playground. Proposed tree species included maple, honey locust, and cottonless cottonwood. Ms. Aydelotte encouraged water-wise or drought-tolerant landscaping and stated that an irrigation plan would be required to support the proposed landscaping. Turf and irrigation associated with future sports fields would be reviewed during a later phase.

Staff identified no major planning concerns and recommended approval subject to the conditions outlined in the staff report. Ms. Aydelotte stated that written design review approval would not be issued until all review agency requirements had been met, including minor items requested by Weber County Engineering. Any additions to or changes in signage would require Planning Division approval and could require an amended design review. The recommendation was based on the findings outlined in the staff report. A project representative stated that Braden had no additional comments.

Planning Director Rick Grover found no issues with the proposal and approved DR 2026-07, subject to the conditions and findings outlined in the staff report.

2.3 LVCP7080326: Request for final approval of Creekside at JDC Ranch Phase 7, consisting of 43 residential lots in the R-1 Zone at approximately 2700 W 3025 N, Ogden, UT 84404.

Staff Presenter: Tammy Aydelotte, Planner

Tammy Aydelotte presented the request for final approval of Creekside at JDC Ranch Phase 7. She stated that the phase had received preliminary approval earlier in 2026. The original Creekside development had included Phases 1 through 9, but the phasing was later changed and consolidated. The subject property lies east of the area included in the original preliminary approval and was therefore submitted separately for preliminary and final approval.

The proposed phase consisted of 43 detached single-family residential lots and approximately 0.389 acres of publicly dedicated open space along the eastern side of the development. The open space primarily contained an irrigation pipeline easement and a ten-foot-wide meandering pathway. Ms. Aydelotte stated that the master developer had received approval for 416 of the 1,000 units allowed under the development agreement. No attainable units were designated in this phase, and the development agreement did not require attainable units in every phase.

Ms. Aydelotte explained that the R-1-10 Zone allowed lots as small as 4,000 square feet with a minimum width of 40 feet, and all proposed lots met or exceeded those standards. The project was located within the northeast village of the JDC Ranch master plan, although later amendments to the development agreement had changed how density was allocated among village areas. Availability documentation had been provided by Bona Vista Water Improvement District for culinary water, Pineview Water Systems for secondary water, and Central Weber Sewer Improvement District for sewer capacity. Final availability letters would be required before the final plat could be recorded. The proposal included 60-foot-wide public streets connecting to the north, south, and west, and a proposed 20-foot-wide alley to the east. Street cross-sections had been verified for compliance with the development agreement, and Weber County Engineering had approved the improvements.

Staff recommended final approval subject to all review agency requirements, with no additional Planning Division conditions, and based on the findings outlined in the staff report. In response to a question, the applicant's representatives explained that the open area on the east was associated with a drainage easement. Steve Anderson stated that, although the phase did not include attainable units, it was intended to provide a different housing type within JDC Ranch, with patio-home and senior-living-oriented designs. Joseph Herring asked about a \$100 Weber Fire District subdivision review fee that the applicant had been told would be invoiced through Weber County. Ms. Aydelotte stated that she was not aware of the County having invoiced this fee for other final plats, but acknowledged that personnel changes at the Fire District might have resulted in unclear communication. She agreed to verify the process with Golden at the Fire District and provide the applicant with an answer later that day.

ADMINISTRATIVE REVIEW

The participants discussed project connectivity. Mr. Anderson stated that completion of this phase would create a paved connection from 2600 North to North Plain City Road. Planning Director Grover observed that the proposal maintained connectivity through the development and that the new connection, while not the originally contemplated principal connection, would benefit the area.

Planning Director Rick Grover found no issues with the proposal and granted final approval of Creekside at JDC Ranch Phase 7, subject to the conditions and findings outlined in the staff report.

Adjournment 12:51pm
Respectfully Submitted,
Marta Borchert