



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

May 20, 2026
4:00 pm

1. **Administrative Items**

1.1 LVCP607212025: Request for final subdivision approval of Creekside at JDC Ranch Phase 6 consisting of 35 units, 22 of which are slated to be attainable units.

Staff Presenter: Tammy Aydelotte

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



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVCP607212025. Request for final subdivision approval of Creekside at JDC Ranch Phase 6 consisting of 35 units, 22 of which are slated to be attainable units.

Agenda Date: Wednesday, May 20, 2026

Application Type: Subdivision, administrative

Applicant: Steve Anderson

File Number: LVCP607212025

Property Information

Approximate Address: 2800 W 2875 N

Project Area: 7.422 acres

Zoning: R-3

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 19-019-0022, 19-019-0023

Adjacent Land Use

North: West Park Village/The Grove Subs	South: Vacant/Future Development
East: Vacant/Future Development	West: Vacant/Future Development

Staff Information

Report Presenter: Tammy Aydelotte
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801-399-8794

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

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

The Creekside development was granted original preliminary approval of Creekside that was approved by the Planning Commission back in December of 2024. Creekside at JDC Ranch Phase 6 includes 35 detached single-family lots, with no proposed open space in this phase. This phase is proposing 22 attainable lots in this phase.

The proposal follows the recorded development agreement.

Analysis

General Plan: 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.”

Culinary water, secondary water, and sanitary sewage disposal: Final will-serve letters will be required from 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.

Public street infrastructure: Weber County Engineering has approved improvement plans for 50 and 66 ft wide public streets connecting the public street infrastructure to the Grove Subdivision, through 2875 West Street, to the northeast and to West Park Village Subdivision, in Plain City, through 2975 West Street (JDC Parkway) to the northwest of this project, along with 20’ wide private drives/alleys.

Review Agencies: This proposed final plan has been reviewed by the Planning Division, Weber County Engineering, Weber County Surveyor, 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 6, located at 2850 W 2600 N, consisting of 35 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. Escrow shall be submitted and an Improvements Guarantee Agreement shall be recorded with the final plat.

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

Location map



