



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

October 30, 2025

1:00 p.m.

1. Administrative Items

1.1 UVD052325: Consideration and action for final approval of Davis Acres Subdivision, consisting of two lots, located at 301 S. 4700 W, Ogden UT 84404.

Staff Presenter: Tammy Aydelotte

1.2 LVB060325: Consideration and action for final approval of Blanch Acres Subdivision, consisting of one lot, located at approximately 4783 W 500 S, Ogden, UT, 84404.

Staff Presenter: Tammy Aydelotte

1.3 LVCP4060225: Request for final subdivision approval of Creekside at JDC Ranch Phase 4 consisting of 15 units.

Staff Presenter: Tammy Aydelotte

1.4 LVCP5060225: Request for final subdivision approval of Creekside at JDC Ranch Phase 5 consisting of 47 units.

Staff Presenter: Tammy Aydelotte

Adjourn

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

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

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374



Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request:	File Number UVD052325 - Consideration and action for final approval of Davis Acres Subdivision, consisting of two lots, located at 301 S. 4700 W, Ogden UT 84404.
Application Type:	Administrative
Agenda Date:	Wednesday, October 29, 2025
Approximate Address:	301 S. 4700 W, Ogden UT 84404
Project Area:	3 Acres
Zoning:	A-1
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	15-048-0013, 15-048-0023
Township, Range, Section:	Township 6 North, Range 2 West, Section 17 NW

Adjacent Land Use

North:	Agricultural	South:	Residential
East:	4700 West St	West:	Residential/Agriculture

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 102 (Administration) Chapter 1 (General Provisions) Section 2 (Planning Director Authority)
- Title 104 (Zones) Chapter 2 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions) Chapter 1-8 as applicable

Background and Summary

The Davis Acres Subdivisions would rearrange the parcel boundaries between 2 parcels. The applicant is proposing a lot-averaged subdivision. Lot 1 will be 0.533 acres with 150' of width, and lot 2 will consist of 2.119 acres with access from a shared private lane temporarily in lieu of a public street. This will be the access for both lots 1 and 2. This access shall meet minimum requirements of a minimum improved travel surface of 20', or more if Weber Fire District requires it. The access easement shall be an easement recorded in favor of the owners of all Lots that gain access therefrom. The final plat shall adjust the language along the southern boundary to say 'Easement for Future right-of-way'.

4700 West Street is slated to be 100' wide, however, given the minimal impact of adding only one more residential lot, the County is only asking for the half-width of an 80' ROW along 4700 West Street. At a point when further development of these parcels occurs, even with one additional lot, additional dedication along 4700 West may be required, and dedication of right-of-way along the southern boundary will need to occur.

Per Weber County LUC 106-2, subdivision plan is considered a small subdivision that is eligible for administrative approval from the Weber County Planning Director, the land use authority. The lots conform to both the zoning and subdivision requirements in the A-1 Zone. The owner is not responsible for street improvements along 4700 West at this time; however, a deferral agreement is required to ensure installation of the required improvements at a later time.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by building our area zone for manufacturing, commercial, and industrial uses for innovation, hard good production, and the employment of skill trade workers.

Zoning: The subject property is located in the Agricultural (A-1) Zone. The purpose and intent of the A-1 Zone is found in LUC §104-2-1:

1. *"The purpose of the... A-1 Zone is to:*
 1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
 2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
 3. *Direct orderly low-density residential development in a continuing rural environment."*

Small Subdivision: The Uniform Land Use Code of Weber County (LUC) §101 defines a "SU, subdivision small" as "A subdivision consisting of nine or fewer lots, or an amendment of nine or fewer lots. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision.

Site Development Standards of a lot-averaged subdivision in the A-1 Zone: The lots contain 23,200 and 92,321 square feet. As a general requirement, the minimum front yard setback is 30' with further requirements found in section 104-2-5.

The site development standards for a lot-averaged subdivision in the A-1 Zone are as follows:

Minimum Lot Area: 20,000 square feet

Minimum Lot Width: 80 feet – Lot 1 has 150' in width and Lot 2 has 94.94 feet in width.

Culinary water and sanitary sewage disposal: Culinary water will be supplied by Taylor West Weber, and Secondary water will be provided by Hooper Irrigation. A final approval letter for culinary water shall be required prior to recording the final plat. A Restrictive Landscape Covenant may be required with the subdivision plat, depending on how much secondary water is secured by the applicant, that states the general watering restrictions/limitations found in the Exchange Application from the Utah Division of Water Rights.

This proposal includes a septic feasibility letter for an onsite wastewater treatment system (septic system), from Weber-Morgan Health Department.

Review Agencies: Weber County Fire Marshal has approved and mentioned the possibility of a hydrant requirement, when a building permit application is submitted. Weber County Engineering Department has reviewed and approved this proposal. The County Surveyor's Office has recommended approval of the proposed final subdivision plat. The Planning Division is recommending approval of this proposal after all of the county review agency comments are addressed.

Staff Recommendation

Staff recommends approval of Davis Acres Subdivision, a two-lot subdivision in the A-1 Zone, located at 301 S. 4700 W, Ogden, UT, 84401. This recommendation for approval is subject to all review agency requirements and based on the following conditions

1. A Landscape Restrictive Covenant shall be required with the final plat, if applicable.
2. A final approval letter from Taylor West Weber Water shall be submitted prior to recording the final plat.
3. The plat shall adjust language along the southern boundary to say 'Easement for Future Right-of-Way'.
4. The shared private drive shall be either installed, escrowed for, or a combination of both prior to recording of the final plat.
5. A signed deferral agreement shall be recorded with the final plat.
6. An onsite wastewater notice shall be recorded with the final plat.

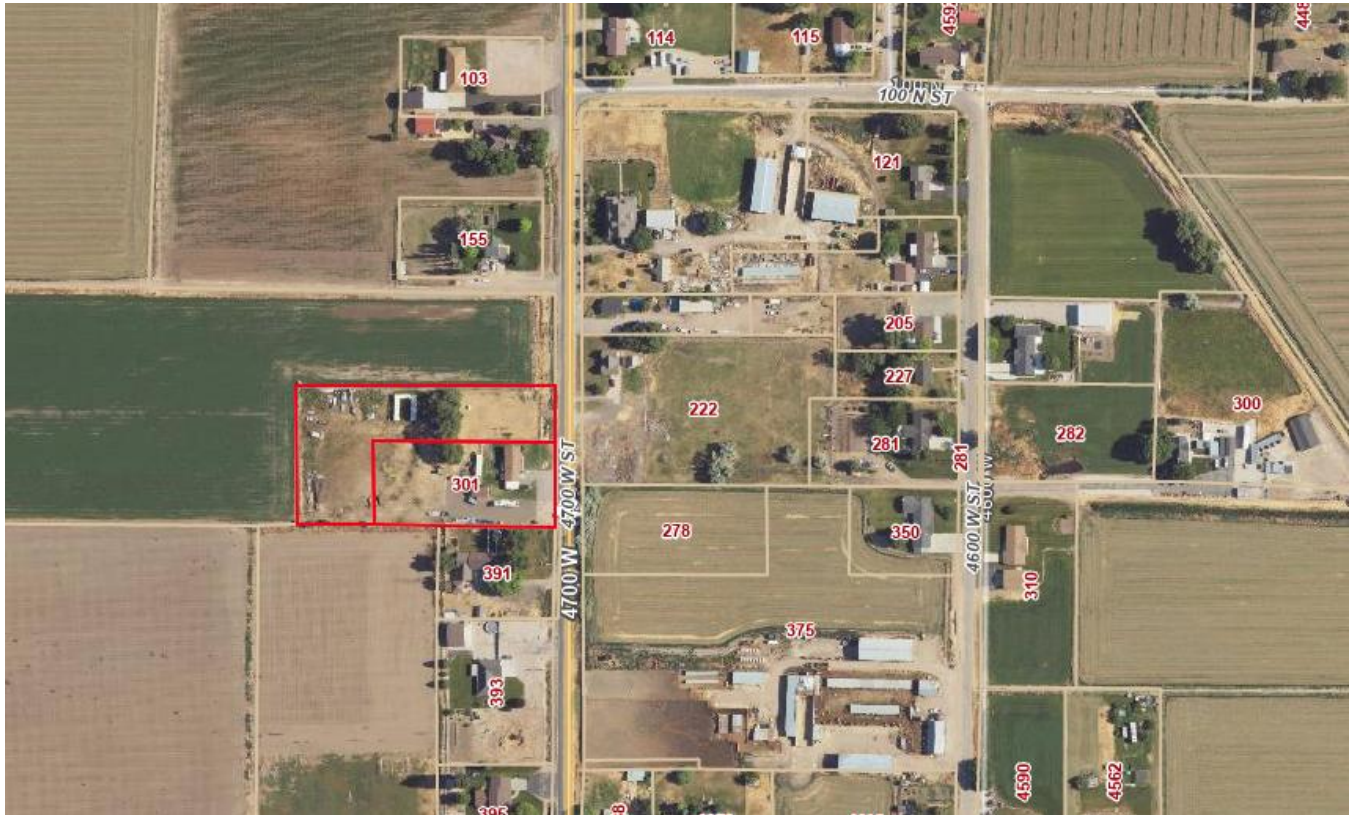
This recommendation is based on the following findings:

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

Exhibits

- A. Davis Acres Subdivision Plat
- B. Taylor West Weber Preliminary Will Serve Letter
- C. Secondary Water Well permission to drill
- D. Health Department Feasibility Letter

Map 1



DAVIS ACRES SUBDIVISION A LOT-AVERAGED SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2023



VICINITY MAP
NO SCALE

CURVE TABLE				
STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA ANGLE
1+00.00	S89°52'14"W 493.21'	496.00'	496.00'	90°00'00"
1+49.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
1+99.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
2+48.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
2+98.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
3+48.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
3+97.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
4+47.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
4+96.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
5+46.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
5+96.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
6+45.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
6+95.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
7+44.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
7+94.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
8+44.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
8+93.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
9+43.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
9+92.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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11+41.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
11+91.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
12+40.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
12+90.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
13+40.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
13+89.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
14+39.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
14+88.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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16+37.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
16+87.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
17+36.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
17+86.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
18+36.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
18+85.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
19+35.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
19+84.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
20+34.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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21+83.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
22+32.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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23+32.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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27+78.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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28+77.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
29+27.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
29+76.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
30+26.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
30+76.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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32+24.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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45+16.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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46+16.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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51+64.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
52+13.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
52+63.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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54+62.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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55+62.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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56+62.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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57+61.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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59+10.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
59+60.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
60+10.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
60+60.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
61+10.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
61+60.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
62+9.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
62+59.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
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63+59.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
64+8.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
64+58.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
65+8.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
65+58.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
66+8.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
66+58.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
67+7.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
67+57.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
68+7.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
68+57.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
69+6.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
69+56.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
70+6.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
70+56.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
71+6.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
71+56.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
72+5.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
72+55.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
73+5.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
73+55.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
74+4.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
74+54.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
75+4.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
75+54.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
76+4.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
76+54.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
77+3.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
77+53.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
78+3.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
78+53.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
79+2.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
79+52.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
80+2.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
80+52.40	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
81+2.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
81+52.00	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
82+1.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
82+51.60	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
83+1.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
83+51.20	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
84+0.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"
84+50.80	S89°52'14"W 496.00'	496.00'	496.00'	90°00'00"



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

~~8/19/2024~~

3/19/2025 JR

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary will serve** approval has been given and Taylor West Weber Water District (the "District") has the capacity to provide **only** culinary water for 1 lot, for Mac Davis. The approximate address is 301 S. 4700 W. West Weber (unincorporated Weber County). The District currently has a 6" water line on 4700 W. The District has enough water capacity to serve this proposed lot. The District standards and specifications must be used in all installation procedures.

Requirements that need to be met for culinary water service:

- Plan review fee and recording fee= **\$200**
- Water rights impact fee= **\$7,842.00 Per lot.**
- Secondary Water= Contract with Hooper Irrigation for pressurized secondary water. See attachment.
- Impact fee=**\$6,756.00**. This includes the cost of the meter.
- Connection fee=**\$2,300.00**, this includes the cost for parts. (An approved contractor may be hired to install the connection if desired (see below).
- If desired a licensed contractor approved by the district may install the connection with parts specified in the district standards and under the supervision of the District.
- Construction water fee \$100 for the use of water during construction of the home.
- The fire marshal may require a fire hydrant and the cost of the fire hydrant will be determined if required. An independent contractor may install the fire hydrant under the supervision of the district inspector.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.

This is for subdivision preliminary approval only. Final subdivision approval shall not be permitted until approval is given by the District. This letter expires six months from the date it is issued. Expires ~~2/19/2025~~

9/19/2025

Sincerely,

Ryan Rogers

Taylor West Weber Water District - Manager



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

March 18, 2025

Weber County Planning Commission
2380 Washington Blvd, Ste 240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Davis Acres Subdivision

There is a proposed two lot subdivision located in the West Weber area relating to a parcel located at approximately 301 S and 4700 W. The subdivision is in the boundaries of the Hooper Irrigation Company service area and Hooper Irrigation is willing and able to provide secondary pressurized water for the subdivision when we have connections available in the area. There are no secondary water lines currently at the subject location. However, the subdivision does have adequate shares to irrigate the property without utilizing culinary water. A contract between the developer, Hooper Irrigation, and Davis West Weber Water will be negotiated prior to the issuance of a final will serve. This contract will ensure payment and water for the future connection to the secondary system.

Any private ditches, drains, or tailwater ditches, within the boundaries of the subdivision will need to be piped with a minimum of 18-inch RCP, according to Hooper Irrigation standards and specs, to ensure a continuation of water flow for irrigation users. Ditches should not be planned to be located underneath building structures. This project only is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned into Hooper Irrigation and contract notarized and signed.

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

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



August 20, 2025

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Preliminary Subdivision **Determination**
Davis Acres Subdivision, 2 lots
Parcel #15-048-0013 & 15-048-0023
Soil log #15610

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Taylor West Warren Improvement District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Lot 1: An existing single-family residence is located on this proposed lot. The associated septic permit was issued in 1983 permit number W83-009

Lot 2: Documented ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of an At-Grade Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.45 gal/sq. ft. /day as required for the medium to sandy loam, massive structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Summer Day, LEHS III, Program Manager
Environmental Health Division
801-399-7160



Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request:	File Number LVB060325 - Consideration and action for final approval of Blanch Acres Subdivision, consisting of two lots and a remainder parcel, located at approximately 4783 W 500 S, Ogden, UT, 84404.
Application Type:	Administrative
Agenda Date:	Wednesday, October 29, 2025
Approximate Address:	4783 W 500 S, Ogden, UT, 84404
Project Area:	2.300 Acres
Zoning:	A-1
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	15-050-0044
Township, Range, Section:	Township 6 North, Range 2 West, Section 17 NW

Adjacent Land Use

North:	Residential/Agricultural	South:	Vacant Residential
East:	Vacant	West:	Agricultural

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 102 (Administration) Chapter 1 (General Provisions) Section 2 (Planning Director Authority)
- Title 104 (Zones) Chapter 2 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions) Chapter 1-8 as applicable

Background and Summary

The Blanch Acres Subdivisions would create two lots, one with an existing residence, and a remainder parcel. The current plat shows lot 2 with 40,000 square feet. The boundary of lot 2 shall be shown on the final plat to be moved south so that the entire remnant parcel to the south of Lot 2 is included within the boundaries of lot 2, as Weber County Land Use Ordinance prohibits remnant parcels from being less than 5 acres. Currently, the existing home sits on 13.2 acres. This proposed subdivision would bring the proposed lot 1 into compliance as a buildable lot and separate the home from the remainder parcel as lot 2.

The access to this subdivision is through a court-ordered 60' easement (entry# 2361449, specifically page 11-12). The shared private drive shall meet minimum design requirements (Weber County LUC 106-2-2.030) with a right-of-way width of not less than 24-feet in width and a minimum improved travel surface of 20', or more if Weber Fire District, or County Engineer requires it. There shall be dedicated an access easement in favor of the owners of all Lots that gain access therefrom.

Per Weber County LUC 106-2, subdivision plan is considered a small subdivision that is eligible for administrative approval from the Weber County Planning Director, the land use authority. The lots conform to both the zoning and subdivision requirements in the A-1 Zone. The owner is not responsible for street improvements along 4700 West at this time; however, a deferral agreement is required to ensure installation of the required improvements at a later time.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by allowing for continued residential development.

Zoning: The subject property is located in the Agricultural (A-1) Zone. The purpose and intent of the A-1 Zone is found in LUC §104-2-1:

1. *"The purpose of the... A-1 Zone is to:*
 1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
 2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
 3. *Direct orderly low-density residential development in a continuing rural environment."*

Small Subdivision: The Uniform Land Use Code of Weber County (LUC) §101 defines a "SU, subdivision small" as "A subdivision consisting of nine or fewer lots, or an amendment of nine or fewer lots. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision.

Culinary water and sanitary sewage disposal: Culinary water will be supplied by Taylor West Weber, and Secondary water will be provided by Hooper Irrigation. A final approval letter for culinary water shall be required prior to recording the final plat. A Restrictive Landscape Covenant may be required with the subdivision plat, depending on how much secondary water is secured by the applicant.

This proposal includes a septic feasibility letter for an onsite wastewater treatment system (septic system), from Weber-Morgan Health Department.

Review Agencies: Weber County Fire Marshal has approved and mentioned the possibility of a hydrant requirement, when a building permit application is submitted. Weber County Engineering Department has reviewed and approved this proposal. The County Surveyor's Office has recommended approval of the proposed final subdivision plat. The Planning Division is recommending approval of this proposal after all of the county review agency comments are addressed.

Staff Recommendation

Staff recommends approval of Blanch Acres Subdivision, a two-lot subdivision in the A-1 Zone, located at 4783 W 500 S, Ogden, UT, 84404. This recommendation for approval is subject to all review agency requirements and based on the following conditions

1. A final plat shall be submitted showing Lot 2 encompassing the remaining land to the south so that there is not a remainder parcel out of compliance with Weber County LUC 106-2-4.010 (f) ("An allowed remnant Parcel shall be no smaller than five acres..." – See Exhibit B).
2. A Landscape Restrictive Covenant shall be required with the final plat, if applicable.
3. A final approval letter from Taylor West Weber Water shall be submitted prior to recording the final plat.
4. The shared private drive shall be either installed, escrowed for, or a combination of both prior to recording of the final plat.
5. An onsite wastewater notice shall be recorded with the final plat.

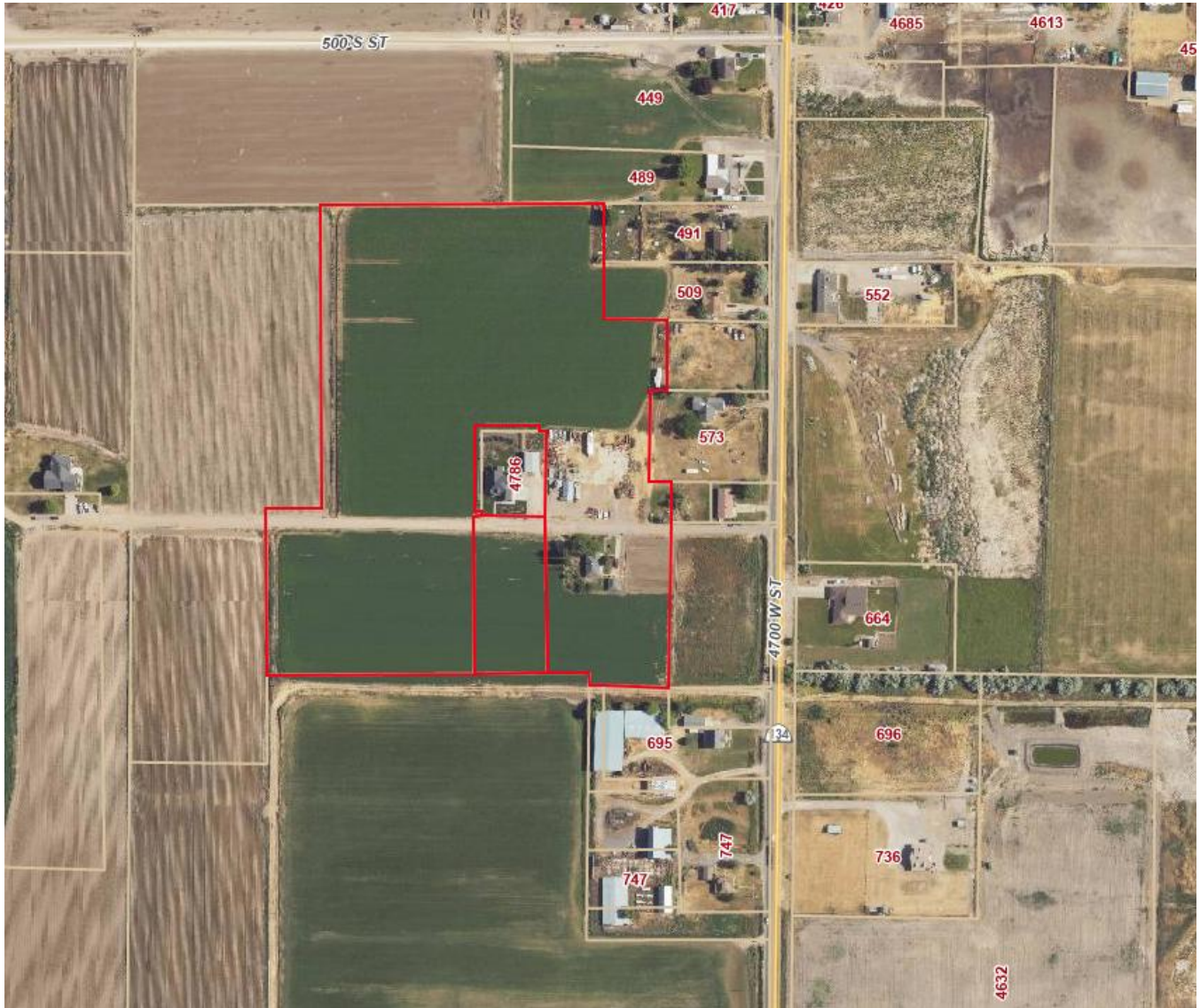
This recommendation is based on the following findings:

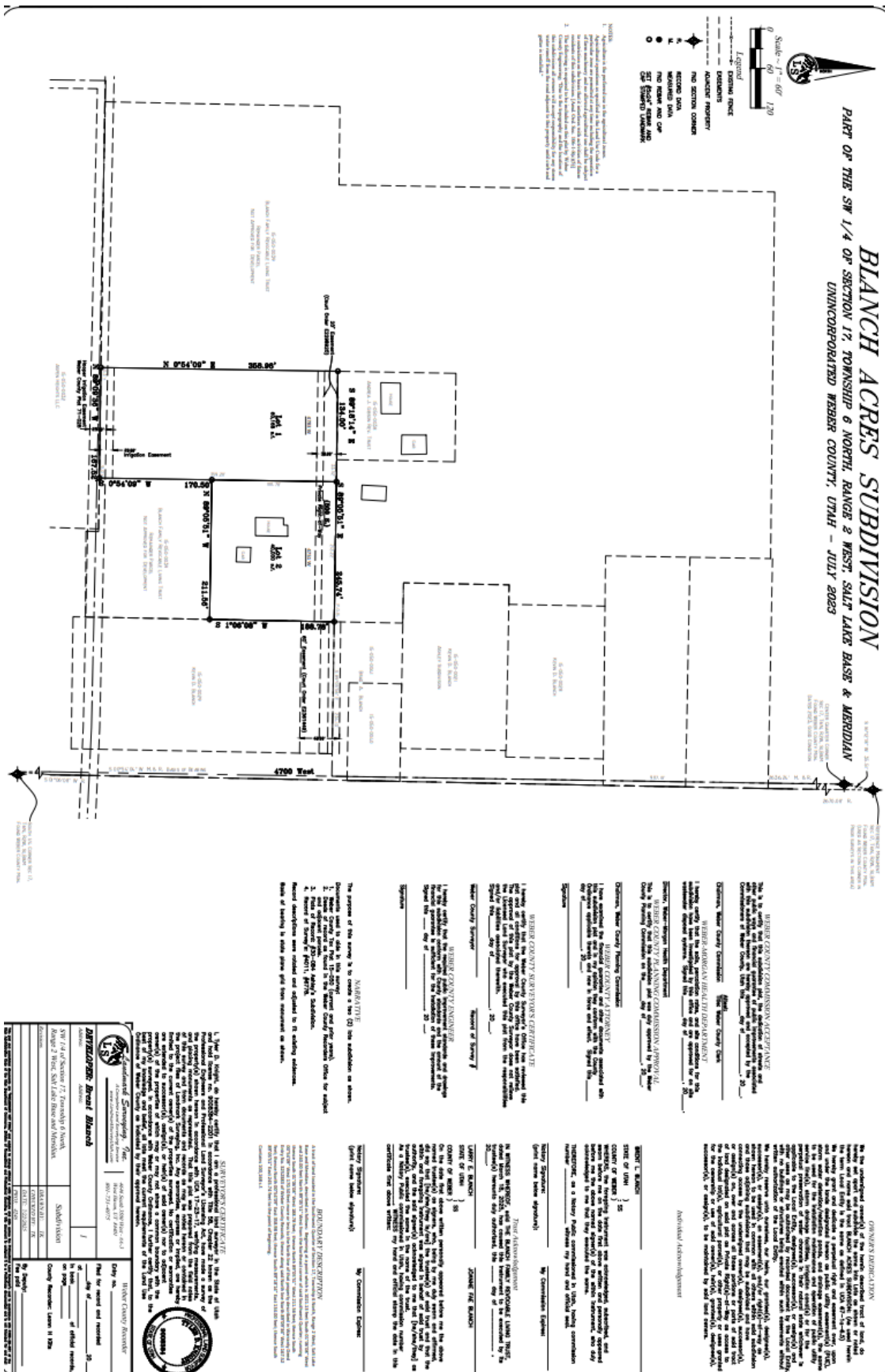
1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.

Exhibits

- A. Blanch Acres Subdivision Plat & Easement Order
- B. Required Final Plat Showing Updated Lot 2 Boundaries
- C. Culinary & Secondary Preliminary Will-serve letters
- D. Health Department Feasibility Letter

Map 1





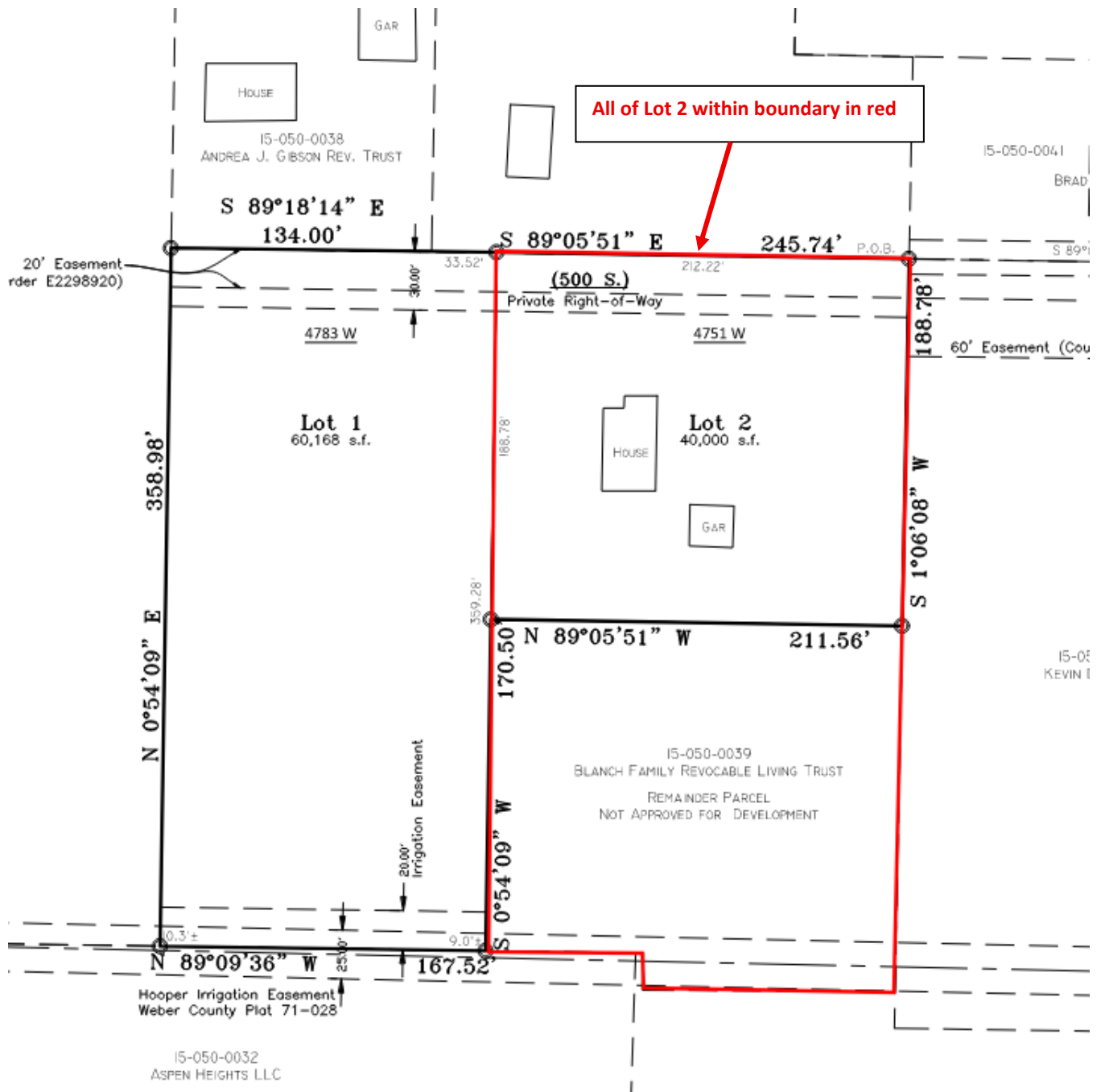
(2) Larry E. Blanch shall have and retain an easement for ingress and egress 60 feet wide, more particularly described as:

Centerline description for access easement 30 feet

Amended Order
Claude C. Blanch
Case No. 030902540
Page 12

either side of the following described property:
Part of the Southwest Quarter of Section 17,
Township 6 North, Range 2 West, Salt Lake Base and
Meridian, beginning at a point being South 1D06'08"
West 1010.20 feet and North 89D21'31" West 40.00
feet from the center of said Section 17, and
running thence North 89D21'31" West 200 feet.

Said easement shall attach to and run with the land
conveyed to Larry E. Blanch and the necessary land
conveyed under this Order as the servient estate.





**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668**

2/22/2024

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary will serve** approval has been given and the Taylor West Weber Water District (the "District") has the capacity to provide **only** culinary water for 1 lot, for Brent Blanch. The approximate address is 4751 W. 500 S. West Weber (unincorporated Weber County). The District has a 4" water line on 500 S. The District has enough water capacity to serve this proposed lot. The District standards and specifications must be used in all installation procedures.

Requirements that need to be met for culinary water service:

- Plan review fee and recording fee= \$200
- Water rights impact fee= \$7,842.00 Per lot.
- Secondary Water= Contract with Hooper Irrigation for pressurized secondary water. See attachment.
- Impact fee=\$6,756.00. This includes the cost of the meter.
- Connection fee=\$2,300.00, this includes the cost for parts. An asphalt and road rehabilitation cost will need to be assessed after the project is done to pay for the cost of the road repairs if needed. (An approved contractor may be hired to install the connection if desired (see below).
- If desired a licensed contractor approved by the district may install the connection with parts specified in the district standards and under the supervision of the District.
- Construction water fee \$100 for the use of water during construction of the home.
- The fire marshal may require a fire hydrant and the cost of the fire hydrant will be determined if required. An independent contractor may install the fire hydrant under the supervision of the district inspector.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.

This is for subdivision preliminary approval only. Final subdivision approval shall not be permitted until approval is given by the District. This letter expires six months from the date it is issued. 8/22/2024

Sincerely,

Ryan Rogers

Taylor West Weber Water District - Manager

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

July 1, 2024



Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: **Parcel OWTS Feasibility Determination**
Brent L. Blanch
4791 W. 500 S., Taylor, UT
Parcel #15-050-0039
Soil log #15288

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Taylor West Warren Improvement District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.50 gal/sq. ft. /day as required for the loam granular structure soil.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Pedro Lozano, LEHS
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVCP4060225. Request for final subdivision approval of Creekside at JDC Ranch Phase 4 consisting of 15 units.
Agenda Date: Wednesday, October 29, 2025
Application Type: Subdivision, administrative
Applicant: Steve Anderson
File Number: LVCP4060225

Property Information

Approximate Address: 2800 W 2875 N
Project Area: 7.257 acres
Zoning: R-3
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 19-019-0021

Adjacent Land Use

North: Plain City	South: Creekside at JDC Ranch Ph 3
East: Residential (Farr West City)	West: Creekside at JDC Ranch Ph 5

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

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

7/3/2025 – Creekside Phase 1 plat recorded

8/8/2025 – Creekside Phases 2 and 3 plats recorded

Creekside at JDC Ranch Phase 4 includes 15 detached single-family lots, with 3 proposed open space parcels (Parcels B, C, and D) in this phase.

Per the preliminary plat approval, 3 of the 15 proposed lots (lots 277, 278, 279) are proposed to be attainable lots, per the ZDA amendment that was recorded 2/25/2025.

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

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.”

Lot area, frontage/width and yard regulations: Creekside at JDC Phase 4 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 50'-135'. Lot areas range from 5,352-19,570 sq. ft.

Master Plan and Development Agreement: The Creekside Phase 4 is located in the East Central and Northeast Villages of the JDC Ranch Master Plan, as shown in the development agreement.

Culinary water and sanitary sewage disposal: 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.

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

Review Agencies: 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 4, located at 2850 W 2600 N, consisting of 15 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.

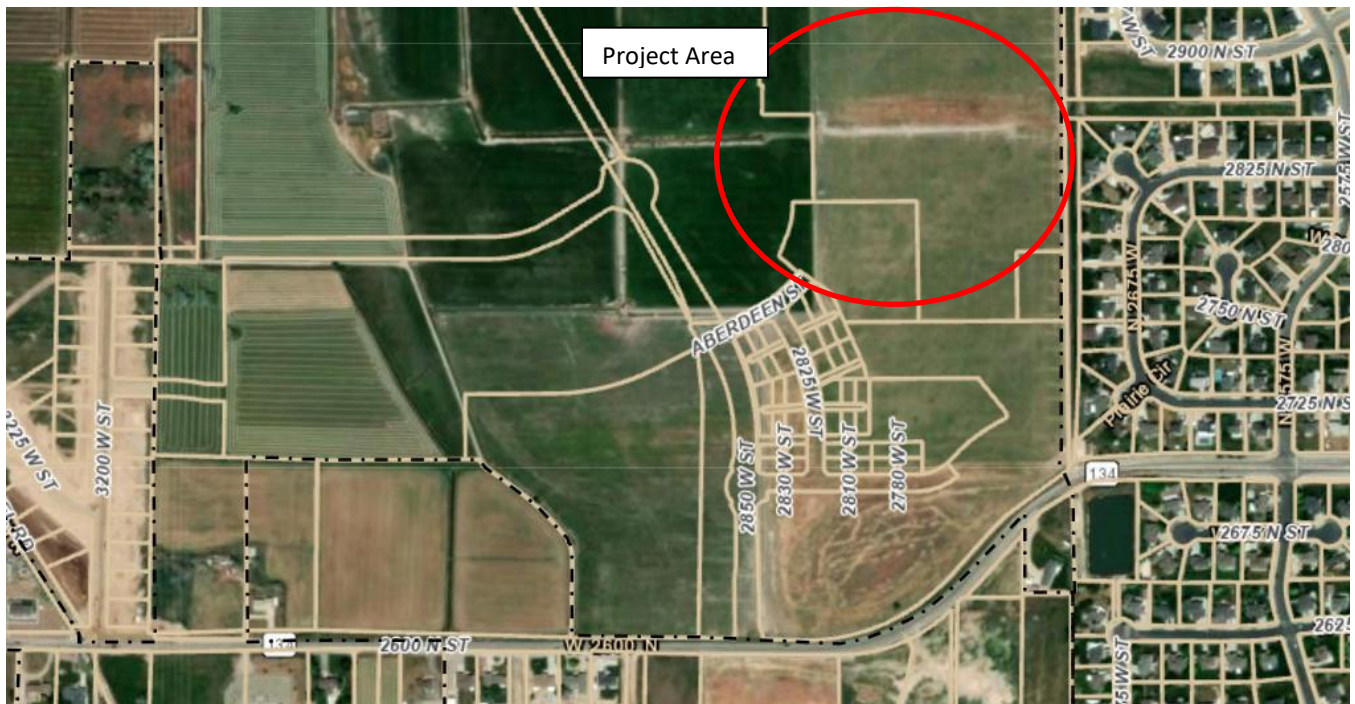
This recommendation is based on the following findings:

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

Location map





Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVCP5060225. Request for final subdivision approval of Creekside at JDC Ranch Phase 5 consisting of 47 units.
Agenda Date: Wednesday, October 29, 2025
Application Type: Subdivision, administrative
Applicant: Steve Anderson
File Number: LVCP5060225

Property Information

Approximate Address: 2800 W 2960 N
Project Area: 8.942 acres
Zoning: R-3
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 19-019-0021

Adjacent Land Use

North: Plain City	South: Creekside at JDC Ranch Ph 1
East: Residential (Farr West City)	West: Creekside at JDC Ranch Ph 5

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

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

7/3/2025 – Creekside Phase 1 plat recorded

8/8/2025 – Creekside Phases 2 and 3 plats recorded

Creekside at JDC Ranch Phase 5 includes 47 detached single-family lots, with one proposed open space parcels (Parcel E) in this phase.

Per the preliminary plat approval, 24 of the 47 proposed lots (Exhibit B) are tentatively designated to be attainable lots, per the ZDA amendment that was recorded 2/25/2025.

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

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.”

Lot area, frontage/width and yard regulations: Creekside at JDC Phase 5 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'-100'. Lot areas range from 2,584-6,523 sq. ft.

Master Plan and Development Agreement: The Creekside Phase 5 is located in the East Central and Northeast Villages of the JDC Ranch Master Plan, as shown in the development agreement.

Culinary water and sanitary sewage disposal: 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.

Public street infrastructure: The proposal includes 60 ft wide public streets connecting the public street infrastructure to Orchards phase 4, through Creekside Phases 1 and 2. The proposed streets will need to be labeled as public on the final plat, as a condition of approval. The proposal for this phase also includes two 20-foot wide private alleys, to be maintained by the HOA. Street cross-sections shall be verified for compliance with the recorded Development Agreement. The north-south public roads in Phase 5, connect to public roadways in The Orchards Phase 4, through Creekside Phases 1 and 2.

Review Agencies: 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 5, located at 2850 W 2960 N, consisting of 47 single-family lots, 24 of which are slated to be developed as attainable units. 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.

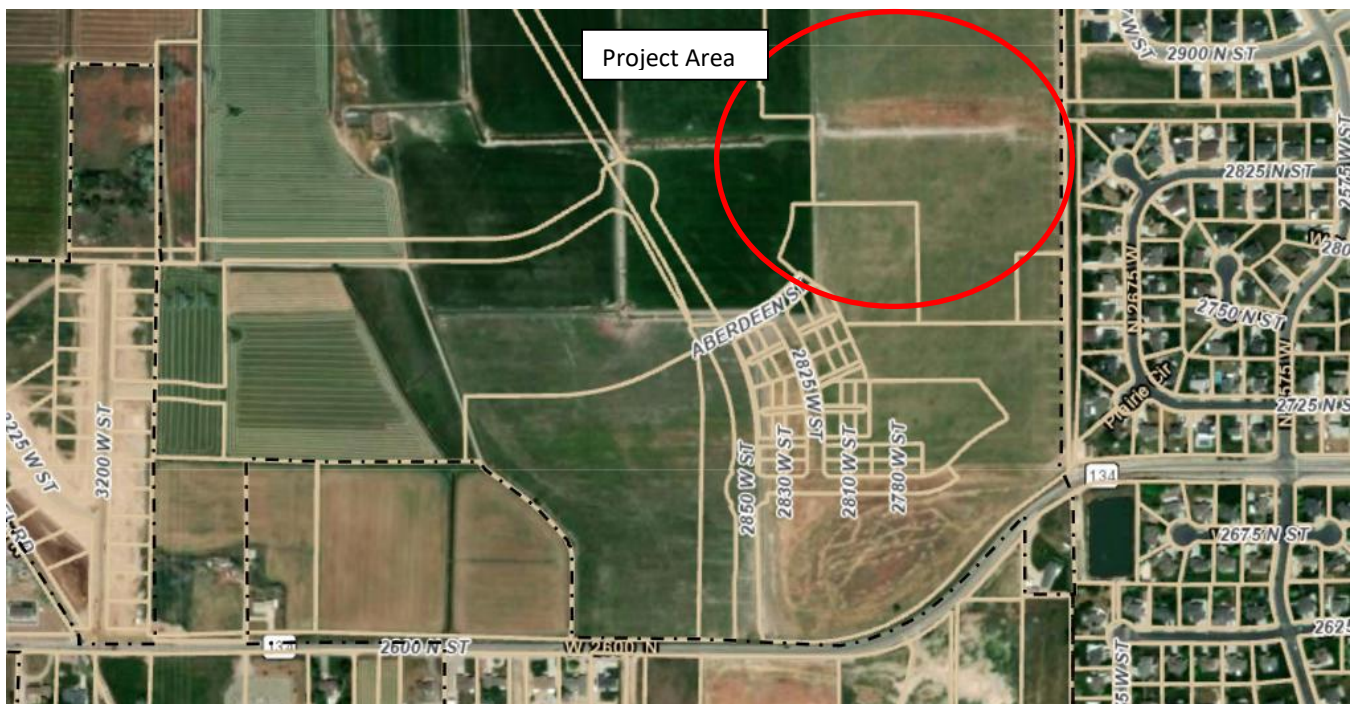
This recommendation is based on the following findings:

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
- B. Attainable Unit Exhibit

Location map



[illegible]

[illegible]