

# Engineering Update

Don Hickman

Nate Smith and Matt  
Crump

February 23, 2026

# Bottomline Up Front (BLUF)

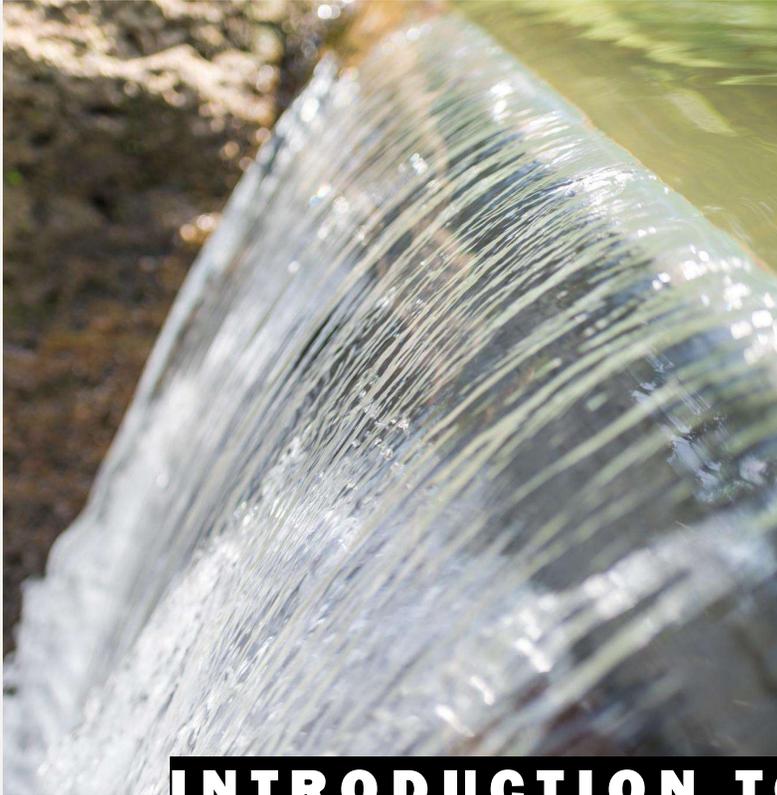
- The Management Team: Nate Smith, Matt Crump, Chad Boshell, Fred Blickle, and Don Hickman
- The Tool Box: J-U-B Engineering, CivicSolutions, Jones and Associates, and Weber County
- Enormous amount of work to be done
- Much of it is unique to City Start Up – and thus "unfunded" in the Feasibility (LRB) Study
- Three accounting "buckets" - Administrative, Municipal, and Develop Engineering

# Next 6 months Projects

- Municipal Separate Storm Sewer System (MS4) permit
- Inspection/"acceptance" of our roads, trails, storm drains, etc.
- Develop, coordinate, approve 2026 Road Maintenance Plan
- The "Five Sewers" (or maybe Seven)
- Determine Survey Requirements and GIS plan
- Understand Floodplain management, appoint manager
- Identify existing Impact Fees and Plan managed by Weber County
- Create and Implement OVC BUilding Permitting Process (Planning lead)
- Weber County Information / data – transfer, understand and organize what we have
- Create development review process with standard specifications and drawings
- Establish relationships with utility companies and obtaining mapping

# "Routine" work

- Respond to residents' and stakeholders' concerns
  - Ongoing Development Engineering Oversight
  - Ongoing Storm Water Pollution Prevention Plan Inspections
  - Ongoing Permitted actions (utilities, building permits, etc.)
- Manage and respond to Excavation Permits requests
- Respond to Building Permit Requests (Planning lead)
- Support Public Works (Roads, Trails, Storm Drains, signage, etc)
- Support Land Use Code edits & Support Municipal Code Updates
- Support FY26 budget execution and FY27 Budget Build
- Establish Blue Stake Process
- Create a Capital Facility Plan; inform future Strategic Funding Plan



# INTRODUCTION TO UTAH'S MS4 PROGRAM

## **MS4 Program Purpose**

The MS4 program aims to reduce stormwater pollution entering natural waterways to protect water quality across Utah.

## **Permit Structure**

Administered under the Utah Pollutant Discharge Elimination System (UPDES) through the Utah DEQ. Utah's MS4 framework includes individual permits for large entities and a general permit for smaller municipalities statewide.

## **Core Program Areas**

The SWMP covers six core BMP areas, including public education, illicit discharge detection, and construction site runoff control.

## **Importance for City Councils**

City Councils must understand MS4 compliance to guide operations, development, budgeting, and public communication efforts.

# Ogden Valley's MS4 Requirements - Notice of Intent (application)\_ due 26 July 2026

- Identify impaired waters, TMDLs, high priority pollutants
- Create Stormwater Management Plan (SWMP)
- Create/verify GIS database of storm water infrastructure
- Establish public outreach and education program
- Illicit discharge response plan, identify high priority areas
- Construction site stormwater oversight plan
- Long term stormwater control maintenance plan (detention basins)
- Stormwater Pollution Prevention Plan (SWPPP) for city activities
- Prepare and pass MS4 ordinances (probably 8-10 of them)
- By When: July 30, 2026
- Cost: ~\$35K-\$40K

January 27<sup>th</sup>, 2026

VIA EMAIL  
READ RECEIPT REQUESTED

Don Hickman  
Ogden Valley City Council  
PO Box 6  
Eden, UT 84310

**Subject: Ogden Valley City Municipal Separate Storm Sewer System (MS4) Designation**

Dear Mr. Hickman,

You are receiving this letter because all or part of your municipal separate storm sewer system (MS4)<sup>1</sup> has been identified by the State of Utah as being located within an urban area with a population of 50,000 or more people according to the 2000 Census. Newly incorporated Ogden Valley City's jurisdiction was part of the previously designated Weber County MS4. As such, your MS4 is now designated for regulation under the purview of the Clean Water Act's stormwater permitting regulations. Under these regulations (40 CFR 122.32(a)(1))<sup>2</sup>, an MS4 is automatically designated for regulation if it "is located in an urban area with a population of 50,000 or more people as determined by the latest Decennial Census by the Bureau of the Census." As a regulated small MS4, you are required to obtain coverage under a Utah Pollutant Discharge Elimination System (UPDES) permit issued by the State of Utah to reduce pollutants in stormwater discharges from your MS4.

To become covered under the State of Utah's small MS4 general permit, you must submit what is referred to as a notice of intent (NOI). The NOI is a certified notice from the MS4 operator

<sup>1</sup> An MS4 is defined as "a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains)" owned by a public body that is "[d]esignated or used for collecting or conveying storm water." 40 CFR 122.26(b)(8) and/or "Municipal separate storm sewer system" means all separate storm sewers that are defined as "large" or "medium" or "small" municipal separate storm sewer systems pursuant to paragraphs R317-8-1.6(4), (8), and (15) of this section, or designated under paragraph R317-8-11.3(1)(a)6 of this section." R317-8-1.6. (10).

<sup>2</sup> See also 88 Fed. Reg. 37994 (June 12, 2023).

# Inspect, "Accept" our Roads, etc. and Create 2026 Roads Maintenance Plan

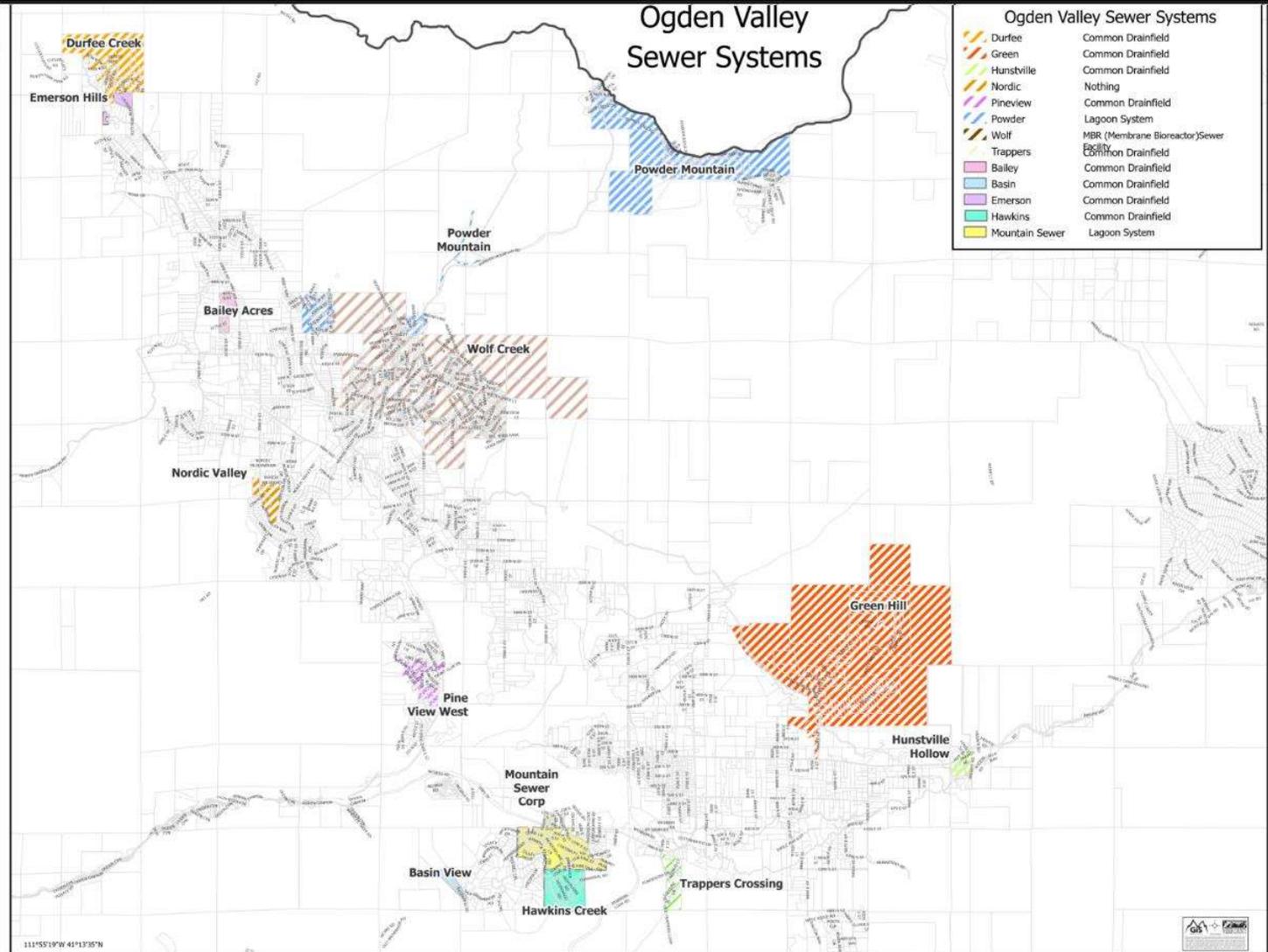
- Verify public vs. private roads
- Create GIS database of public road segments
- Identify assumed budget for 2026 road maintenance
- Determine Prop 1 fund eligible roads (functional classification)
- Create 2026 road maintenance plan (mill & overlay, chip seal, etc...)
- By When: March 31
- Cost: ~\$5,000

# The Five Sewers

- We inherited the "Body Politic" of the "Five" sewers from Weber County
  - Emerson Hills, Bailey Acres, Basin View, Trappers Crossing, & The Legends at Hawkins Creek (map on next slide)
- WC Commissioners are the Board of Pineview West Sewer District
  - Radford Hills and Crimson Ridge
  - We might want to take that over as well
- We will have some decisions to make soon
  - Which "Body Politic" will "own" them?
  - Who will manage them (operations, maintenance, capital repairs, emergency response, etc.)
  - Depending on the above, who will do an "acceptance inspection" to document current state of each and identify any maintenance / repairs needs (\$25-35K)

# Ogden Valley Sewer Systems

Durfee	Common Drainfield
Green	Common Drainfield
Hunstville	Common Drainfield
Nordic	Nothing
Pineview	Common Drainfield
Powder	Lagoon System
Wolf	MBR (Membrane Bioreactor) Sewer
Trappers	Common Drainfield
Bailey	Common Drainfield
Basin	Common Drainfield
Emerson	Common Drainfield
Hawkins	Common Drainfield
Mountain Sewer	Lagoon System



111°55'19"W 41°13'35"N



# Body Politic Options

1. City Council is the Body Politic for each of the five individually (this is what Weber County did)
2. City Council creates an independent Sewer District (similar to Pineview West)
  1. City Council can be the Board, or
  2. Create a governing Board
  3. Straight forward but lengthy and bureaucratic process
3. If an existing Sewer District took them on, they would be responsible for managing the system
4. Pineview West – we could work with WC to transfer it to us

# Options for Managing / Maintaining

1. Currently, Weber County Engineering is contracted to maintain them
  1. Operates, maintains, and does all reporting to the State DWQ
  2. Homeowners pay a monthly fee, each system is supposed to have a capital fund
2. If we choose to be the Body Politic on each (WC model)
  1. We manage a service contract, charge the users a fee, report to the State DWQ, or
  2. Each HOA is individually responsible for managing / maintaining their system
    1. We would still have to charge them for an annual inspection so we know the status and file annual report to the State, as we are the Body Politic
3. If we create an Independent District, the District would maintain them
  1. If we decided to be the District governing body, we would manage a contract
  2. If we were not, District body would decide how to manage and report
4. Inquire of other independent sewers districts if they are interested

# Next Steps

- Meet with HOAs and discuss best path forward
  - Body Politic decision and impact
  - Identify best management / maintenance solution for the systems
  - Request they pay for engineering inspections
- Decide which Body Politic Option no later than March 31
- If we are the Body Politic or are the Board of an independent district, we must inspect the systems and document their condition. Complete no later than May 2026. (\$25-35K)
- We will need to modify Municipal Code Title 6 Chapter 6.13 Sewers. We will need to create a fee structure.

# Survey and GIS Integration

- Survey
  - Needs:
    - Addressing new City, Plat review, boundary disputes and realignments, conformity review
  - Addressing New City: One time cost - TBD
  - Costs: Mostly pass through
- GIS
  - Propose OVC acquiring an online GIS account (Basic License \$700/year)
    - Benefits include: Building what the city wants and needs, tracking excavation and building permits, road maintenance and repair, MS4 tracking (required), bluestake mapping
  - Costs: \$10,000 per year
- Plan By : April 30

# Understand Floodplain Management and Appoint Manager

- Review Weber County permit and Title 22
  - Review permit application
  - Develop application process
  - Determine and assign floodplain manager
- 
- By When: April 30
  - Cost -TBD

# Administration / finances

- Managing engineering routine work and projects via Task Orders
- FY26 Budget - \$172,500.00

10-44-315	\$34,500.00
10-70-315	\$103,500.00
17-52-315	\$34,500.00
- Revenue – City Council needs to decide ASAP when to begin creating the internal OVC Permitting process and fee structure. We need Permitting, Development, and Inspections/Oversight to pay for themselves.
- Don't yet have enough data to create high fidelity estimate of future budget beyond the "projects".