WEBER COUNTY PLANNING COMMISSION MEETING

MEETING AGENDA

June 2, 2026

Pre-meeting 4:30 p.m./Regular meeting 5:00 p.m.

- **Pledge of Allegiance:**
- **Roll Call:**

1. **Minutes:** May 5, 2026

2. **Administrative:**

   2.1 LVP040926: Request for preliminary subdivision approval of the Prado at Powder Mountain Subdivision Phase 3, a 17-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.
   Staff Presenter: Felix Lleverino

3. **Legislative**

   3.1 ZTA2026-03: A hearing for the consideration of a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code.
   Staff Presenter: Charlie Ewert

4. **Public Comment for Items not on the Agenda:**
5. **Remarks from Planning Commissioners:**
6. **Planning Director Report:**
7. **Remarks from Legal Counsel:**

Adjournment

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371before 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 801-399-8371

Meeting Procedures

Outline of Meeting Procedures:

- The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- The typical order is for consent items, old business, and then any new business.
- Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- The applicant will outline the nature of the request and present supporting evidence.
- The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- To judge applications based upon the ordinance criteria, not emotions.
- The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- When commenting please step to the podium and state your name and address.
- Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- All comments must be directed toward the matter at hand.
- All questions must be directed to the Planning Commission.
- The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- The application is available for review in the Planning Division office.
- Speak to the criteria outlined in the ordinances.
- Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- Support your arguments with relevant facts and figures.
- Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- State your position and your recommendations.

Handouts:

- Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- Keep your emotions under control, be polite, and be respectful.
- It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

Minutes of the Meeting of the Weber County Planning Commission for May 5, 2026, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 4:30 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Cami Clontz, Kyle "KC" Lindsey, Jed McCormick, and Sara Wichern

Excused: Commissioner Wayne Andreotti

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated Commissioner Andreotti has been excused from the meeting; all other Commissioners were present.

1. Minutes: January 6, 2026, April 7, 2026, and April 14, 2026

Commissioner Wichern identified a correction to the January 6, 2026 minutes: on page 3, in the work session bullet items, the description of townhome unit width should read "22 feet wide," not "42 feet wide." No other corrections were noted.

Commissioner Wichern moved to approve the minutes as amended. Chair Favero seconded the motion; all voted in favor.

2. Legislative items:
2.1 ZMA2026-09: A public hearing and discussion and possible recommendation on an application to rezone approximately 20 acres of property at approximately 3655 West 1400 South from the A-1 zone to the R1-15 zone. ***Applicant: Anna and Shawn Alfonsi. Staff Presenter: Charlie Ewert***

Mr. Sean Alfonsi, 3699 West 1400 South, addressed the Commission on behalf of himself and Anna Alfonsi. He described the family's intent to develop a community of smaller, consistently designed starter homes with garages positioned at the rear, inspired by the historical Italian farming heritage of the 1400 South corridor. He noted the family had been working cooperatively with staff throughout the process and expressed hope that the development would carry on the legacy of his 101-year-old mother and the broader Italian farming community of that area.

Principal Planner Ewert presented the rezone application, noting that the property is currently zoned A-1 (agricultural) and the applicant seeks rezoning to R1-15. The surrounding area has seen multiple similar rezones with development agreements tied to the 2.9 units-per-acre average density, including the adjacent Martini Legacy project and Stagecoach Estates. He explained that the applicant proactively sought the rezone to establish road and pathway connections before neighboring parcels developed and foreclosed those options. Mr. Ewert described the concept plan, which shows approximately 68 lots with two east-west collector streets (roughly 1500 South and 1600 South) intended to connect westward to existing planned streets. He noted that yellow dashed lines on the concept plan represented pathway connections he had added to illustrate minimum connectivity requirements, and that some might not ultimately be required pending the surveyor's final analysis. Mr. Ewert confirmed the applicant's proposal to contribute $7,500 per lot in lieu of an on-site park, consistent with the applicant's own suggestion. He noted the applicant was also willing to discuss channeling some of that contribution toward pathway improvements connecting the development to existing trail infrastructure in Stagecoach Estates. Mr. Ewert stated that staff was recommending approval with conditions, and that the principal policy question for the Commission remained whether to endorse 68 or 59 lots.

Chair Favero opened the public hearing.

Emily Rogers, property owner to the east at 1577 South 3500 West, expressed general understanding that development of the Alfonsi property was inevitable and acknowledged the family's right to develop. She raised two primary concerns: (1) the preservation and proper piping of an existing irrigation ditch running through the Alfonsi property that serves her and other landowners to the east, and (2) the need for thoughtful road planning along 1400 South, including coordination of sewer and utility infrastructure prior to road construction, to avoid the costly scenario of tearing up newly paved roads—as had occurred in Winston Park. She urged the Commission to be proactive rather than reactive in its planning for the area.

Cami Butters, 1670 South 3500 West, echoed Ms. Rogers' comments and added concerns about road safety and the lack of sidewalks in the area, particularly given the proximity of three new schools and the volume of school-age pedestrian traffic on 1800 South. She expressed reservations about the proposed architectural style of the homes, noting it did not fit the character of West Weber, and raised concerns regarding light pollution, signage, road width, and parking availability for smaller lots.

Pat Burns, 2702 North Burns Lane, a neighboring property owner to the northeast and west of the project, expressed support for the application, stating that it fit well with the master plan for the area and that he welcomed the mixed-use residential designation for adjacent parcels.

There were no additional persons appearing to be heard and the public hearing was closed.

Chair Favero addressed the public comments, clarifying the Commission's role: the planning commission evaluates proposals for consistency with the general plan and community planning principles, while infrastructure specifics such as sewer sizing, road design, and utility coordination are addressed by the county engineering department during the subdivision approval process.

Commissioner Wichern raised the sewer question with Mr. Ewert, who acknowledged it as a significant challenge. He explained that the development is located at the edge of a sewer service area and would likely need to connect to the Taylor Landing lift station or seek an alternative gravity line. He noted that any subdivision approval would require adequate sewer capacity, and that if upsizing of the line were required, a pioneering agreement could allow the developer to recover costs from future connecting developments. Commissioner Wichern suggested including a provision in the motion addressing sewer sizing at the future master plan standard, with an option for the developer to pursue a pioneering agreement.

The Commission discussed road improvements along 1400 South. Mr. Ewert noted that the Martini Legacy development had already been conditioned to widen 1400 South by two feet of asphalt across their frontage. Chair Favero emphasized that with the addition of at least 59 homes, further improvement of 1400 South was necessary and that development approvals represented the primary opportunity to achieve such improvements. The Commission discussed the possibility of requiring the applicant to extend road improvements toward 3500 West, noting that a church-owned parcel on the corner would likely contribute its own frontage improvements upon any future development. Mr. Ewert suggested that a temporary packed-gravel path could be installed in lieu of permanent curb, gutter, and sidewalk where permanent alignment had not yet been established.

Commissioner Wichern stated a preference that the architectural design of the homes conform to one of the styles recognized in the county's form-based code, rather than the particular modern minimalist style depicted in the applicant's concept materials. She noted that the functional layout—with front porches and rear garages—was positive, but that the architectural detailing should be more consistent with the surrounding community. Mr. Ewert indicated this could be accommodated through the development agreement.

The Commission also addressed: the applicant's option to construct homes without garages, provided a build-ready pad accessible from the rear with parking for at least two vehicles is provided; confirmation that no front-facing garage doors shall be located within 50 feet of the street right-of-way; and the requirement that all existing irrigation ditches be piped with appropriate maintenance easements.

On the density question, Commissioner Wichern suggested limiting the development to 59 lots consistent with the 2.9 units-per-acre standard, while allowing flexibility in individual lot frontages down to 40 feet to accommodate a range of lot sizes and support affordability within that envelope.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for application MA2026-09, an application to rezone approximately 20.36 acres at approximately 3655 West 1400 South from the A-1 zone to the R1-15 zone, based on the findings and subject to the conditions listed in the staff report, and the following additional conditions of approval:

- Architectural styling of all buildings shall conform to one of the architectural styles recognized in the county's form-based code, with each building featuring a prominent front porch;
- Where a garage is not constructed, a build-ready paved pad accessible from the rear accommodating at least two vehicles shall be provided, and no front-facing garage door shall be located within 50 feet of the street right-of-way;
- The development shall be limited to 59 lots;
- All existing irrigation ditches on the property shall be piped with maintenance easements;

- Additional asphalt on 1400 South shall be provided as determined by a traffic impact study, from the development's western boundary to 3500 West;
- A temporary packed-gravel pathway shall be installed from the development's sidewalk frontage to 3500 West; and
- Sewer infrastructure shall be installed at the future master sewer plan size, with the developer eligible to pursue a pioneering agreement to recover costs of any upsizing beyond the development's proportionate share

Commissioner Neville asked for clarification on the Commissioner's intent behind her motion to rezone the property, which led to a discussion involving Commissioners Wichern and McCormick, and Principal Planner Ewert. Commissioner Wichern emphasized adhering to the existing 2.9 units-per-acre density standard, while allowing lot size flexibility to accommodate affordable housing within that framework. Mr. Ewert provided technical context and assurance that relevant infrastructure requirements, including pathway and road improvements, were aligned with the lot limit. Commissioner McCormick supported the motion, acknowledging the balance between development flexibility and community standards.

Commissioner McCormick seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, and Vice Chair Neville voted aye. Chair Favero voted nay. (Motion carried on a vote of 5-1).

Chair Favero noted his opposing vote is based on his preference for allowing some additional density paired with more robust road improvements.

3. Public Comment for items not on the agenda:

There were no public comments.

4. Remarks from Planning Commissioners:

There were no additional remarks from Planning Commissioners.

5. Planning Director Report:

No report was given.

6. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned to work session at 6:04 p.m.

WS1: Discussion regarding development potential west of 7500 West and south of Union Pacific RR. Applicant: John Price

Mr. John Price, property owner, presented a conceptual development plan for his approximately 95-acre parcel located between Westbridge (to the east) and the Inland Port (to the north and west). He explained that the plan had evolved significantly from earlier designs due to the approved expansion of the Inland Port boundary, which added approximately 200 acres beyond what was anticipated during the general plan process and brought the port boundary directly adjacent to his property. He also noted that a Public Infrastructure District (PID) is currently underway that would fund a railroad bridge over 8300 West and extend 1800 South to 7500 West, providing the primary egress for the development area.

Mr. Price described a mixed-use residential concept that he believed was consistent with the general plan's intent to provide a transitional buffer zone between the Inland Port and lower-density residential areas to the east. The concept incorporates a range of product types including smaller single-family lots and townhomes, with densities that he characterized as lower than the adjacent Westbridge project (approved at approximately 10 units per acre). He stated that his primary purpose in appearing before the Commission was to seek informal input and not to request any formal action at this time, emphasizing that no rezone application would be filed until the PID was further advanced.

Mr. Ewert provided context, explaining that when the general plan was adopted, the industrial land use designations were expected to remain west of 8300 West. The Inland Port boundaries were established afterward by willing landowners, placing the port boundary significantly further east than anticipated. He noted that the general plan's policy intent—to buffer single-family residential from heavy industrial with a transitional mixed-use residential zone—still applies, but that the port boundary change means the colored designations on the general plan map may now be in the wrong location relative to where that buffer is actually needed. Mr. Ewert framed two questions for the Commission: (1) whether they interpreted the general plan map lines as sufficiently flexible ("fuzzy") to support a rezone of Mr. Price's property to a mixed-use residential designation without first amending the map; and (2) whether, if a rezone application were submitted, they would want to see a formal general plan map amendment processed first.

The Commission's discussion reflected general agreement that the general plan map had been rendered inaccurate by the port boundary change, and that an update should reflect the new port boundaries—including coloring port lands as manufacturing/industrial. Commissioners were reluctant to give a firm commitment on the density question without seeing a more complete plan and understanding how the project would relate to the full surrounding context, including Westbridge and the PID infrastructure. Chair Favero raised a concern about consistency, noting that the Commission had just declined to increase density on a small parcel in Taylor/West Weber, yet was being asked to consider higher mixed-use density in an area with significantly less existing infrastructure. He encouraged the Commission to be thoughtful about where density was being directed across the county.

The Commission's general direction to Mr. Ewert was that the general plan map should be updated to reflect the actual port boundaries, and that the manufacturing/industrial designation should be extended to align with those boundaries. Commissioners indicated a willingness to consider a future rezone application on its merits once the PID is further advanced, but stopped short of providing a formal endorsement of any specific density or land use.

WS2: Discussion regarding Stagecoach Estates old setback regulations discussion in relation to new setback regulations, including front-facing garage doors. Applicant: John Gassman

Mr. Ewert explained that recent updates to the R1-15 zone setback standards—including new requirements for front-facing garage doors—were not in effect when the Stagecoach Estates development agreement was approved. The development agreement references compliance with R1-15 standards but does not specify whether those are the standards in effect at the time of the agreement or at the time of building permit application. Applying the new standards would require redesigning lots that were laid out under the prior regulations.

The Commission agreed that the intent at the time of approval was to apply the standards then in effect, and that applying new standards retroactively would be inequitable to the developer. The Commission directed Mr. Ewert to process an administrative modification to the Stagecoach Estates development agreement to clarify that the setback standards applicable are those that were in effect at the time the development agreement was approved. Mr. Ewert confirmed this type of modification falls within the "de minimis, routine, and uncontested" category under the development agreement and can be handled at the staff level, with notice to Commissioner Wichern for concurrence.

WS3: Discussion regarding the use of auto parts dismantling and recycling in the M-1 zone - Indoor only - bulk of automobile removed after dismantled. Applicant: Greg Scothern

Mr. Ewert introduced the item, explaining that the county's current code prohibits auto parts recycling in the M-1 zone, permits it in the M-2 zone with all activities conducted indoors and a cap of 40 vehicles, and permits it in the M-3 zone without those restrictions. The applicant, Mr. Scothern, is seeking to operate an indoor auto parts recycling and dismantling business at a property in the Weber County industrial area that was previously occupied by a Peterbilt dealership.

Mr. Scothern described his operation as distinct from a traditional pick-and-pull or salvage yard. Vehicles come in, are fully processed and dismantled indoors from start to finish, parts are inventoried and made available for online sale and same-day shipping, and the bulk of the vehicle shell leaves the site promptly. He characterized the use as lower-impact than a conventional lube shop in terms of chemical handling volume, and noted it generated meaningful sales tax revenue.

The Commission discussed whether the use, if conducted entirely indoors with no outdoor storage of vehicles or parts, would be appropriate in the M-1 zone. Commissioners generally agreed that the key policy concern was maintaining the clean, orderly

exterior appearance of the M-1 business district, and that if all dismantling and storage activities occurred inside the building with only brief, managed exterior staging of incoming vehicles, the use was compatible with the zone's character—comparable in impact to auto repair or auto body work already permitted in M-1.

The Commission directed Mr. Ewert to prepare a code amendment for a future public hearing that would allow indoor-only auto parts recycling and dismantling in the M-1 zone, with appropriate conditions to ensure all activities occur within the building and that outdoor vehicle or parts storage remains prohibited.

WS4: A discussion regarding a modified FB zone street regulating plan for the West Weber Village area. Presenter: Charlie Ewert

Mr. Ewert presented a proposed modification to the form-based zone street regulating plan for the West Weber Village area centered on 4700 West. He explained that the current adopted regulating plan shows commercial and mixed-use designations extending in a "hashtag" pattern along multiple cross streets, which the Commission had previously indicated may be too expansive and somewhat off-center from the logical commercial core along 4700 West. The proposed revision would compact the mixed-use commercial and street-oriented commercial designations more tightly around 4700 West as the primary "Main Street" corridor, replace the extended commercial arms along cross streets with residential designations, and introduce scaled building footprint polygons to give a clearer sense of what the plan envisions at actual dimensions. Mr. Ewert noted that this change would also have the secondary effect of removing the mixed-use commercial overlay from the Heritage property on the east side, which had been the subject of prior application discussions.

Commissioners discussed the broader question of what the West Weber Village area should look like in the long term, including the tension between preserving land for future commercial development and allowing residential infill in the interim. Commissioner Clontz expressed a desire to see the entire area—from 3500 West through the Bennett Farms area—considered more holistically before further piecemeal changes. Commissioner Wichern noted that the sewer extension planned along 12th Street would be transformative for the area and likely trigger significant commercial interest. Chair Favero observed that decisions made now about density and land use designations would have multi-generational consequences, and encouraged the Commission to think carefully about whether the area should develop as suburban sprawl or eventually transition toward a more compact, walkable node.

The Commission reached a general consensus that the proposed map adjustment—moving the commercial designations westward toward 4700 West and reducing the commercial footprint on the east—was an appropriate incremental improvement. Commissioners indicated comfort placing this item on a future regular meeting agenda for formal recommendation, while acknowledging that a broader area-wide discussion should accompany or follow the upcoming general plan update process. Mr. Ewert stated he would prepare a side-by-side comparison map for inclusion in the meeting packet.

The work session adjourned at 8:15 p.m.

Respectfully Submitted,

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Weber County Planning Commission

Staff Report to the Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for preliminary subdivision approval of the Prado at Powder Mountain Subdivision Phase 3, a 17-lot subdivision located in the DRR-1 zone locate at the end of Summit Pass Road in Eden.
Type of Decision:	Administrative
Agenda Date:	Tuesday, June 02, 2026
Applicant:	Erik Anderson
File Number:	UVP040926

Property Information

Approximate Address:	Summit Pass Road, Powder Mountain Resort
Project Area:	61.92 Acres
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	23-012-0203, 23-012-0139
Township, Range, Section:	T7N, R2E, Section 8

Adjacent Land Use

North:	Ski Resort/Resort Development	**South:**	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	**West:**	Ski Resort/Resort Development

Staff Information

Report Presenter:	Felix Lleverino flleverino@webercountyutah.gov 801-399-8767
Report Reviewer:	TA

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded.

1/12/2019 – First Amendment to Zoning Development Agreement is recorded.

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded.

The development report from the powder mountain group indicates that 249 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by expanding resorts, increasing visitation and tourism, and providing a basis for long-term economic sustainability.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

> *"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to*

preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single-family residential dwelling. This subdivision has been designed for individual ownership of the lots, private roadways maintained by the Powder Mountain Owner's Association.

Natural Hazards Overlay Zone: The proposed subdivision is located in a geologic hazards study area. A geotechnical investigation, performed by AGEC, and dated 2/19/2026 (Project No. 1250702) has been submitted with this application. "A preconstruction meeting should be held with the representatives of the owner, project architect, geotechnical engineer, and general contractor, earthwork contractor, and other members of the design team to review construction plans, specifications, methods, and schedule."

Recommendations starting on page 7 are given for the construction of the subdivision improvements. Further recommendations starting on page 16 are applicable. Further site-specific studies may become necessary for the placement of the residential structures. Existing geologic and geotechnical studies completed for the site shall be referenced on the subdivision plat.

Additional design standards and requirements: Summit Pass and the road within the Prado developments are private roadways maintained by the HOA. The new road alignments and lot development will force the realignment of the existing trails in place, namely the Brim Trail. Recreation easements will be created, as indicated by hatched areas, on the subdivision plan. Parking along these 60' wide private roadways will be discouraged by the Weber Fire District during winter; however, there are no concerns regarding parking when roadways are clear and dry.

The single access and terminal street nature leading to this phase presents several unique challenges. Section 106-2-2.040 Terminal Streets of the subdivision code limits development on a terminal street from a single access, such as Summit Pass Road, to avoid safety issues that could occur in an emergency evacuation scenario. The applicant has presented several reasons why the Prado Phase 3 should be exempt from the limitation.

1. The topography within the surrounding area is not conducive to a looped road or a connecting road from the Prado development.
2. The emergency evacuation plan shows the primary evacuation route and safe zones.
3. Construction of a resort fire station is underway for fast response to resort emergencies.
4. The Prado subdivision is designed with a 96' cul-de-sac and fire truck turn-outs at approximately 600' intervals.
5. The developer is open to working with the Fire District to require, by CCR's, homes to be hardened against fire and to have an ember-resistant zone around the home.

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted before receiving a building permit from Weber County.

Review Agencies: The Weber County Engineering has posted review comments to Frontier that will be addressed by an updated civil plan. While this is not a requirement for approval of this subdivision at this time, the subject of a second access off the mountain will continue to be mentioned with each application submitted by Powder Mountain. The Planning Division is requesting more information concerning development on terminal streets. The Weber Fire District has deemed this proposal acceptable if the plan can display fire hydrant locator poles, fire hydrant relocation, and all turn-arounds shall have signage stating "No Parking Fire Lane". The Weber Surveyor's Office will conduct a detailed review at the final stage of the process. A condition of approval has been included to ensure that all applicable review agencies' requirements will be met prior to moving forward for final approval.

Staff Recommendation

Staff recommends preliminary approval of the Prado at Powder Mountain Phase 3 Subdivision.

1. Each development plan on a terminal street shall include evidence that the dead-end road standard does not apply to the extension of these roads.
2. An updated trail plan is included with the final subdivision application.
3. The final subdivision plan shall include a cost estimate for the subdivision improvements, including the cost of the new trail alignments.
4. The cost for subdivision improvements that are not complete at the time of plat recordation shall be escrowed with Weber County.
5. All county review agency requirements are satisfied before the final subdivision plat is recorded.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
5. Condition number one is placed as a result of the concern by the Fire Chief with excessive development on single access roads and the concern from factors of safety tied to egress during emergencies.

Exhibits

A. Preliminary plan
B. Development Agreement Map
C. Construction plan
D. Trail Master Plan
E. Powder Mountain Water and Sewer Capacity Assessment Letter

Location Map 1

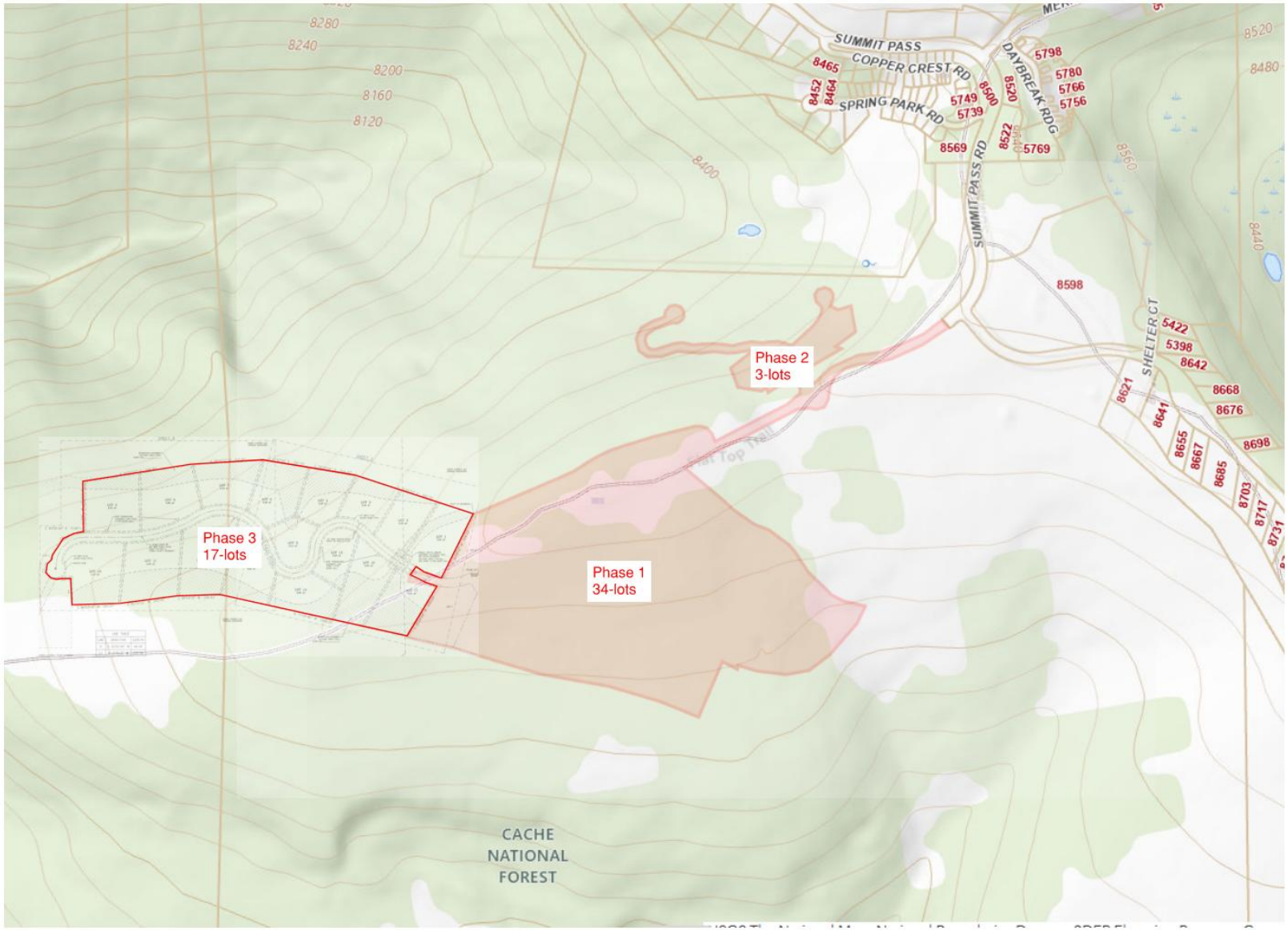
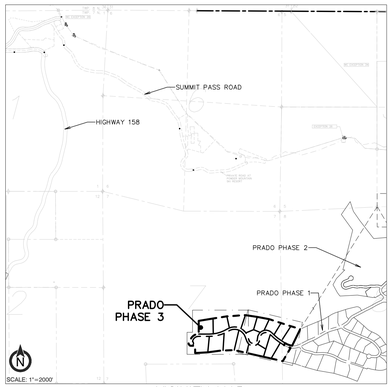


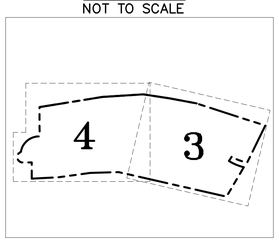
Exhibit A Preliminary Plat

See next page



VICINITY MAP

SHEET LAYOUT
NOT TO SCALE



POWDER MTN LDP COORDINATE SYSTEM PROJECTION PARAMETERS

PROJECTION	= TRANSVERSE MERCATOR
DATUM	= NAD83(2011)
FALSE NORTHING	= 200,000.0000
FALSE EASTING	= 50,000.0000
ORIGIN LATITUDE	= 41°22'08.56035" N
ORIGIN LONGITUDE	= 111°45'47.59441"
SCALE	= 1.000389400
PROJECT ELEVATION	= 8,200.00 (NAVD88)
ZONE UNIT (N/E/U)	= INTERNATIONAL FEET

SURVEYOR'S NOTE

All bearings and distances recited in Line Tables or annotated hereon are expressed in International Feet, projected to an NAVD Height of ~8200 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Powder Mountain LDP Coordinate System Projection) detailed on Sheet 1 hereon. This projection was specifically designed to minimize both the convergency and scale variation within the Project Area.

OWNER'S DEDICATION & CONSENT TO RECORD

Prado Developer, Limited Liability Company ("Declarant"), as the owner of the heron described tract of land, does hereby set apart and subdivide the same into lots and parcels as shown hereon, subject to all of the restrictions, rights, and limitations set forth in the Plat Notes, and name said tract to be known as PRADO AT POWDER MOUNTAIN PHASE 3, and does hereby:

Private Streets and Rights-of-Way: Dedicate and reserve unto declarant, its heirs, grantees, and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions, existing or future) on, over and across all those portions or parts of said tract of land designated on said plat as private streets as access to individual lots, to be maintained by Powder Mountain Owners' Association, Inc., a Utah non-profit corporation ("Community Association"), whose membership consists of declarant and the owners of the lots depicted on this plat.

Public Utility & Drainage Easements: Grant and dedicate a perpetual right and easement over, upon and under the lands designated as public utility, storm water detention ponds and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities or for the perpetual preservation of water channels in their natural state, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Private Easements: Grant and Dedicate those certain easements described in notes 13 & 14 on this plat. Such notes and the reservation and grant of easements described therein are incorporated herein by reference.

Open Space Areas: Declarant reserves the right to construct, maintain and implement public hiking and biking trails within the defined Open Space Areas. The declarant shall also have the right to construct, maintain and implement the Private Ski Trails throughout the open space parcels for winter recreation.

By: _____
Brooke Hontz, Chief Development & Construction Officer

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, 2026, Brooke Hontz personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that she is the Chief Development & Construction Officer of Prado Developer LLC and that she signed the above Consent to Record for and on behalf of Prado Developer LLC and that she acknowledged to me that she executed PRADO AT POWDER MOUNTAIN PHASE 3.

By: _____
Notary Public

A Notary Public Commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No.: _____

SURVEYOR'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
STATE OF UTAH

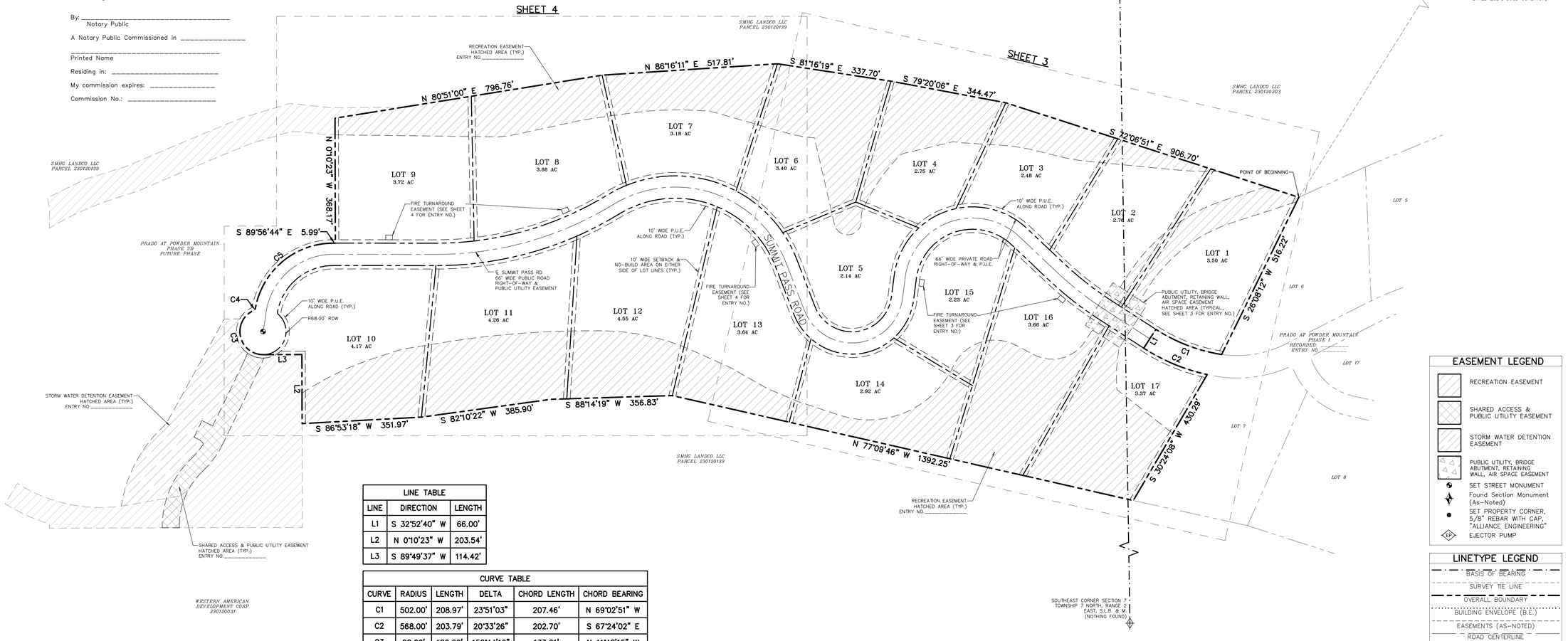
I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-73-504 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as PRADO AT POWDER MOUNTAIN PHASE 3.

LEGAL DESCRIPTION

Prado at Powder Mountain Phase 3 Subdivision, located in Sections 7 & 8, Township 7 North, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being located South 32°04'58" West 4048.01 feet from the South Quarter Corner of Section 5, Township 7 North, Range 2 East, Salt Lake Base and Meridian, said point also being the Northwest Corner of Lot 6, Prado at Powder Mountain, recorded _____ as Entry No. _____ in the Weber County Recorder's Office; running thence coincident with said Prado at Powder Mountain the following five (5) courses:
1) South 26°08'12" West 516.22 feet to a point on a non tangent curve to the right having a radius of 502.00 feet, of which the radius point bears North 09°01'37" East;
2) along the arc of said curve 208.97 feet through a central angle of 23°51'03";
3) South 32°52'40" West 66.00 feet to a point on a non tangent curve to the left having a radius of 568.00 feet, of which the radius point bears North 32°52'40" East;
4) along the arc of said curve 203.79 feet through a central angle of 20°33'26";
5) South 30°24'08" West 430.29 feet;
thence North 77°09'46" West 1392.25 feet; thence South 88°14'19" West 356.83 feet; thence South 82°10'22" West 385.90 feet; thence South 86°53'18" West 351.97 feet; thence North 00°10'23" West 203.54 feet; thence South 89°49'37" West 114.42' to a point on a tangent curve to the right having a radius of 68.00 feet, of which the radius point bears North 00°10'23" West; along the arc of said curve 186.02 feet through a central angle of 156°44'16" to a point on a tangent curve to the left having a radius of 8.00 feet, of which the radius point bears North 25°27'58" West; along the arc of said curve 7.89 feet through a central angle of 56°31'18" to a point on a tangent curve to the right having a radius of 233.00 feet, of which the radius point bears South 79°57'25"East; along the arc of said curve 325.38 feet through a central angle of 80°00'41"; thence South 89°56'44" East 5.99'; thence North 00°10'23" West 368.17'; thence North 80°51'00" East 796.76 feet; thence North 86°16'11" East 517.81 feet; thence South 81°16'19" East 337.70 feet; thence South 79°20'06" East 344.47 feet; thence South 72°06'51" East 906.70 feet to the point of beginning.

Description contains 61.92 acres.



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 32°52'40" W	66.00'
L2	N 0°10'23" W	203.54'
L3	S 89°49'37" W	114.42'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	502.00'	208.97'	23°51'03"	207.46'	N 69°02'51" W
C2	568.00'	203.79'	20°33'26"	202.70'	S 67°24'02" E
C3	68.00'	186.02'	156°44'16"	133.21'	N 11°48'15" W
C4	8.00'	7.89'	56°31'18"	7.58'	N 38°18'14" E
C5	233.00'	325.38'	80°00'41"	299.57'	N 50°02'56" E

EASEMENT LEGEND

- RECREATION EASEMENT
- SHARED ACCESS & PUBLIC UTILITY EASEMENT
- STORM WATER DETENTION EASEMENT
- PUBLIC UTILITY, BRIDGE ABUTMENT, RETAINING WALL, AIR SPACE EASEMENT
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- BASIS OF BEARING
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- OVERALL BOUNDARY
- BUILDING ENVELOPE (B.E.)
- EASEMENTS (AS-NOTED)
- ROAD CENTERLINE
- LOT BOUNDARY
- EXTERNAL BOUNDARY
- SHEET MATCH LINE

0 75' 150' 300'
SCALE: 1"=150'
ONE INCH
24"x36" IF NOT 1" SCALE ACCORDINGLY

PRADO AT POWDER MOUNTAIN PHASE 3

LOCATED IN SECTIONS 7 & 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH

SHEET 1 OF 4

Applicant Name: PRADO DEVELOPER LLC
Address: PO BOX 1119, EDEN UT 84310119

3/31/2026 JOB NO.: 1-12-25 FILE: X:\Powder Mountain\2025\011225-Prado Phase 3\Survey\011225_Prado Ph3 Plat.dwg

435-649-9467
ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS_____DAY OF _____, 2026.

_____
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS_____DAY OF _____, 2026.

_____
COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS_____DAY OF _____, 2026.

_____
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS_____DAY OF _____, 2026.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____ (NAME/TITLE)

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS_____DAY OF_____, 2026.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

RECORDER

STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE REQUEST OF _____

ENTRY NO: _____

TIME: _____ DATE:_____

BOOK:_____ PAGE: _____

FEE:_____

_____
WEBER COUNTY RECORDER

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PRADO AT POWDER MOUNTAIN PHASE 3 – PLAT NOTES

1. The real property ("Property") that is the subject of this Plat is subject to the First Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Powder Mountain ("Master Declaration") executed by Summit Mountain Holding Group, L.L.C. ("Master Developer") which was recorded in the Official Records of the Weber County Recorder on 03/21/2025, as Entry No. 3362096, as amended and as may be further modified from time to time. The Master Declaration sets forth the restrictions and general plan of improvements for the property described in the Master Declaration, including the Property.

2. Pursuant to the Master Declaration, Powder Haven Owners' Association, a Utah nonprofit corporation ("Community Association"), is responsible for maintaining all Common Area (as defined in the Master Declaration), if any, and shall have a perpetual non–exclusive easement over all of the lots created by this Plat (each, a "Lot") other property subject to the Master Declaration for such maintenance purposes, as further described in the Master Declaration.

3. Development of the Property is subject to and shall conform to the terms and provisions of the Weber County Zoning Development Agreement ("Master Development Agreement"), which was recorded in the Official Records of the Weber County Recorder on January 14, 2015, as Entry No. 2717835, as amended by First Amendment on July 12, 2019, as Entry No. 2990685, as amended by Second Amendment on November 30, 2022, as Entry No. 3265109, and as may be further modified from time to time.

4. No improvements may be made to any Lot without review and approval of (i) Prado Developer, LLC ("Declarant"), (ii) Master Developer, and (iii) the Community Association and the Architectural Review Committee (as defined in the Master Declaration), in accordance with the Master Declaration and the Design Standards and Guidelines (promulgated under the Master Declaration), which incorporate site and landscape requirements, architectural guidelines, as well as construction regulations.

5. All improvements on the Lots must comply with Weber County DRR–1 Zoning. In addition, all improvements must be constructed within the Building Envelope as defined in the Site Notebook as represented in the Design Standards and Guidelines for each Lot. The Design Standards and Guidelines provide additional restrictions within each Building Envelope on limits of construction and the building footprint. Development must adhere to the Master Declaration, Neighborhood Declaration (if any), Design Standards and Guidelines, Master Development Agreement, and Weber County Code.

6. Landscaping and irrigation on each Lot must comply with the Master Declaration, Design Standards and Guidelines, Powder Mountain Water and Sewer District's standards, and other applicable regulations.

7. The Property is subject to the rights of Master Developer as set forth in the Master Declaration. Master Developer retains the right to exercise any applicable rights provided for in the Master Declaration, including, without limitation, reserving and granting easements, reducing or relocating improvements within the community, adding additional facilities, and making other development decisions, as Master Developer may determine, in its sole discretion, and in accordance with applicable law.

8. The Lots are served by water and wastewater lateral lines. Each owner of a Lot shall be responsible for the maintenance and replacement of all water and sanitary sewer laterals serving a residence and other improvements on their Lot in accordance with the requirements of the Powder Mountain Water and Sewer Improvement District ("PMWSID"). Additionally, Lot owners are responsible to pay all PMWSID charges for connection to the system and non–connection standby fees for water and sewer services. PMWSID will own all common water and sewer mains and appurtenances within the Property outside of the Lots.

9. All utilities within Property must be placed underground within the public utility easements described on the Plat as "PUE." Declarant reserves the right to modify public utility easements to the actual width of installed utilities, subject to existing utility companies' rights. No above ground fuel/gas tanks are allowed within Lots or on the Property other than 20lb propane gas grill tanks. Permanent structures or obstructions are prohibited within any PUE without prior written approval from the relevant utility providers and the Declarant. Utility providers have the right to install, maintain, and access underground utilities and surface facilities, and may require removal of any obstructions, such as structures or vegetation, at a Lot owner's expense. Each Lot includes a 10–foot public utility easement along the front yard lines. Master Developer may grant additional utility easements as needed. This Plat also conveys a public utility easement to utility owners and/or operators in designated areas, in accordance with Utah Code Ann. § 54–3–27, for the purpose of installing, maintaining, and operating necessary utility facilities.

10. This Plat creates a separate legal parcel (shown hereon as Road Parcel A), which contains public utility easements. Road Parcel A will remain private and will be conveyed to, operated, maintained, and repaired by the Community Association for the use and benefit of its members, in accordance with the Master Declaration. The roads located within Road Parcel A may be relocated by the Master Developer as described in the Master Declaration and in accordance with applicable Weber County ordinances. This Plat does not grant the public any rights to use the roads located within the Plat or create obligations on Weber County to maintain or repair the roads. All use and maintenance of Road Parcel A will be governed by the terms and provisions of the Master Declaration, as applicable. Declarant reserves for itself and Master Developer a blanket easement and right of way over Road Parcel A and the Turnaround areas for constructing, maintaining, and operating tunnels, bridges, and/or ski lifts over and under the roads.

11. Declarant reserves the right unilaterally to amend the Plat without the consent or approval of the owners the Lots, whether affected by such amendment or not, to satisfy governmental requirements, correct mistakes, remove or clarify ambiguities, or for other purposes, provided it does not materially adversely affect title, and such amendment complies with Weber County ordinances and Utah law. As further set forth in the Master Declaration, by accepting a Lot, each Lot owner irrevocably appoints Master Developer as its attorney–in–fact to realign and adjust boundary lines by amending the Plat or otherwise in accordance with law.

12. Declarant reserves for itself, its successors, assigns, Community Association, and Master Developer a blanket easement across all Lots and the remaining Property for constructing and maintaining hiking and biking trails ("Trail Easement"). Master Developer may designate, add to, delete, or modify the trails without amending this Plat as more fully described in the Master Declaration.

13. Declarant reserves for itself, its successors, assigns, Community Association, and Master Developer an easement across those portions of the Lots and the remaining Property not otherwise within a Building Envelope for constructing and maintaining ski trails and other ski improvements, and for skiers' ingress, egress, and recreational purposes over and across the Lots and other Property ("Ski Easement"). The Plat specifically identifies the location of an additional Recreation Easement. Master Developer may modify ski trails within the Ski Easement, including trails and improvements within the Recreation Easement, without amending this Plat as more fully described in the Master Declaration.

14. Declarant reserves for itself, its successors and assigns, and Master Developer, a temporary blanket easement across all Lots adjacent to a private road ("Slope Easement") as more fully described in the Master Declaration. Such Slope Easement is for the benefit of the Master Developer, its employees, and contractors, for the purpose of stabilizing, constructing cut slopes and fill slopes, and performing other construction and maintenance to prevent erosion along the private roads. The Slope Easement on each Lot shall automatically terminate at such time as a certificate of occupancy is issued for a residential building constructed on such Lot, at which time a substitute easement may be required by Weber County and/or Master Developer for ongoing maintenance and repair.

15. The Lots are in a ski resort area ("Ski Resort") where snowfalls, wind patterns, and other conditions could cause avalanches. No studies have been conducted to determine if any Lots are in avalanche zones. Certain Ski Resort areas may be subject to avalanche controls, potentially involving explosive charges and temporary closures. Declarant makes no representations as to Ski Resort operations or avalanche risks, and each owner should conduct independent studies before constructing any improvements on a Lot.

16. Declarant reserves for itself, its successors and assigns, Master Developer, and Community Association, a 10 foot snow storage easement ("Snow Storage Easement") extending beyond and parallel to Road Parcel A, and measured perpendicular from front property line 10 feet into each Lot. Private roads within the Property generally have a 60–foot right–of–way, which provides approximately 14.5 feet between the back of the curb and the front property line of the Lots. The area within this right–of–way along with the Snow Storage Easement will be utilized for storing snow ("Snow Storage Area"). No person shall move snow from a Lot or private property and deposit it into the Snow Storage Area. Each Lot owner must designate a private snow storage area within their Lot to accommodate snow removed from surfaces on their Lot.

17. All Lot owners are responsible for managing stormwater runoff on their individual Lot and within their property.

18. Parking is prohibited on any private roads and County roads.

19. These Plat Notes run with the Property and shall be binding upon and inure to the benefit of the successors and assigns of each Lot owner.

20. Owners and potential buyers are put on notice that owning property within the resort area ("Resort") involves risks such as property damage, personal injury, and death caused by resort activities, including skiing, snowboarding, mountain biking, heavy equipment use, snowmaking, construction, and natural conditions like snowfall, wind, and runoff. Snowmaking may result in artificial snow overspray impacting the Lots. Resort operations may generate noise, lights, and vibrations from avalanche control, grooming, lift operations, and maintenance, which may occur during early morning, evening, and late–night hours. Special events like concerts, fireworks, and markets may affect views and privacy. Passenger, commercial, and construction vehicles operate throughout the area, and avalanches or snow slides may cause damage or injury. By accepting a deed or interest in any Lot, the owner, successors, and assigns: (a) acknowledges, accepts, and assumes the risks of property damage, loss of property value, damage to improvements, personal injury, death, trespass, or nuisance caused by or arising from the hazards and risks identified in this note, and other risks associated with Resort operations (collectively, the "Assumed Risks"); and (b) releases, waives, discharges, and agrees not to sue the Resort owner, operator, and their respective officers, directors, partners, shareholders, members, affiliates, employees, contractors, consultants, agents, successors, and assigns for any damages, losses, costs (including attorneys' fees), claims, demands, suits, judgments, or liabilities arising from the Assumed Risks, except in cases of gross negligence or willful misconduct. This release is intended to be comprehensive, while complying with applicable law, and does not limit the liability of individual skiers, snowboarders, or other Resort users.

SURVEYOR

435–649–9467

ALLIANCE ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

PRADO AT POWDER MOUNTAIN PHASE 3

3/31/2026 **SHEET 2 OF 4**

WEBER COUNTY RECORDER

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE

REQUEST OF_____

_____ _____ _____ _____

FEE WEBER COUNTY RECORDER BOOK PAGE

TIME:_____ DATE:_____ ENTRY NO.:_____

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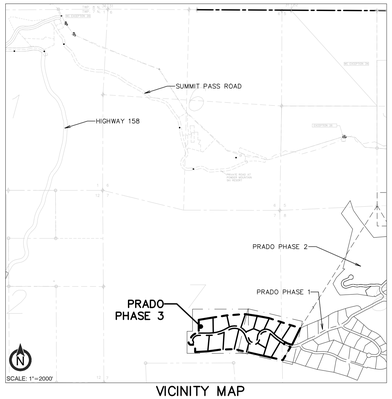
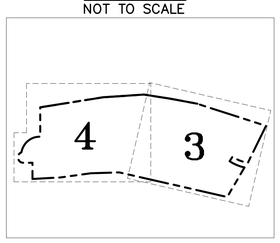


VICINITY MAP

SHEET LAYOUT
NOT TO SCALE

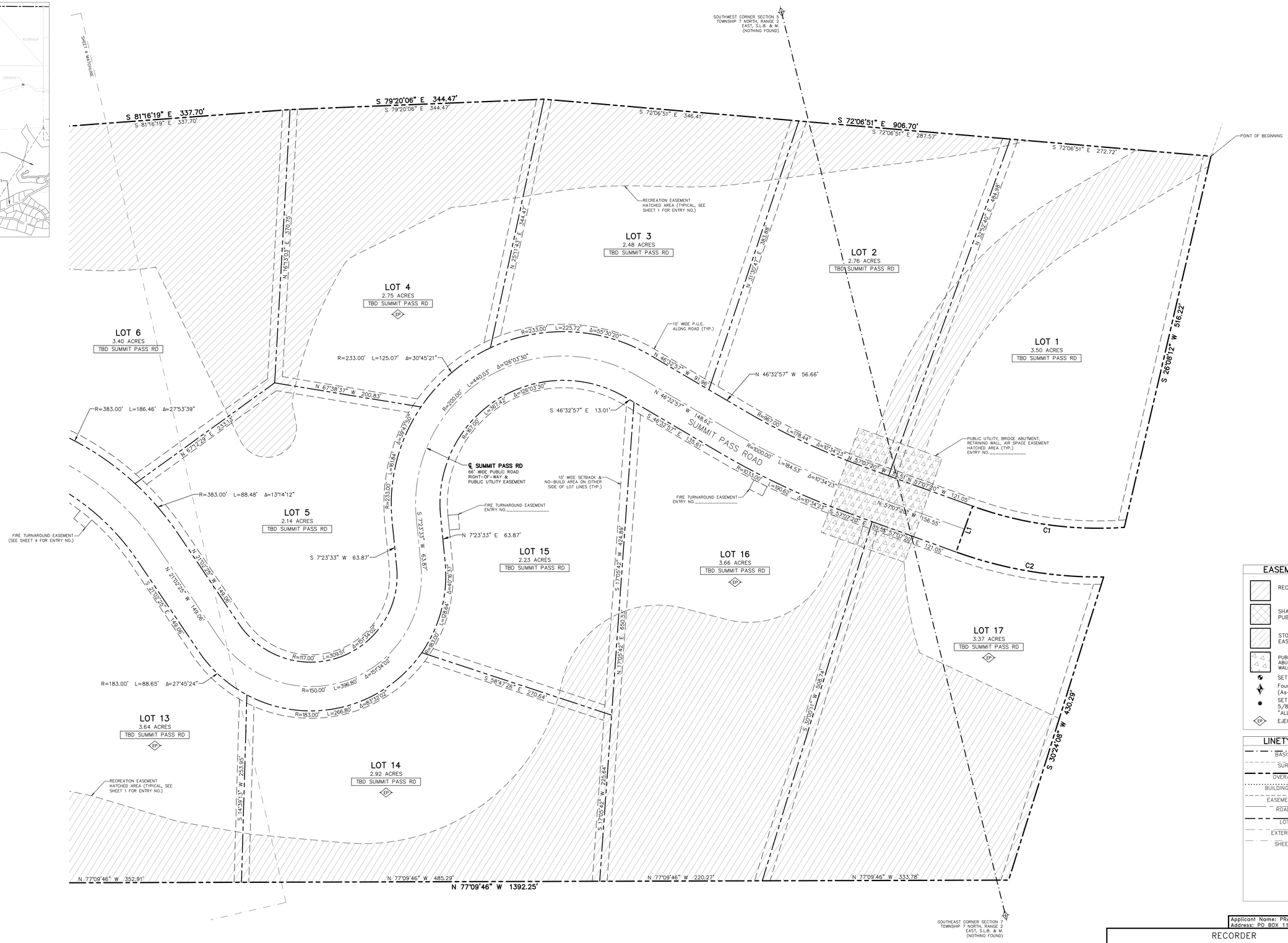


POWDER MTN LDP COORDINATE SYSTEM PROJECTION PARAMETERS

PROJECTION	= TRANSVERSE MERCATOR
DATUM	= NAD83(2011)
FALSE NORTHING	= 200,000.0000
FALSE EASTING	= 50,000.0000
ORIGIN LATITUDE	= 41°22'08.56035" N
ORIGIN LONGITUDE	= 111°45'47.59441"
SCALE	= 1.000389400
PROJECT ELEVATION	= 8,200.00 (NAVD88)
ZONE UNIT (N/E/U)	= INTERNATIONAL FEET

SURVEYOR'S NOTE

All bearings and distances recited in Line Tables or annotated hereon are expressed in International Feet, projected to an NAVD Height of ~8200 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Powder Mountain LDP Coordinate System Projection) detailed on Sheet 1 hereon. This projection was specifically designed to minimize both the convergency and scale variation within the Project Area.



EASEMENT LEGEND

- RECREATION EASEMENT
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- PUBLIC UTILITY, BRIDGE ABUTMENT, RETAINING WALL, AIR SPACE EASEMENT
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LINETYPE LEGEND

- BASIS OF BEARING
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- OVERALL BOUNDARY
- BUILDING ENVELOPE (B.E.)
- EASEMENTS (AS-NOTED)
- ROAD CENTERLINE
- LOT BOUNDARY
- EXTERNAL BOUNDARY
- SHEET MATCH LINE

0 30' 60' 120'
SCALE: 1"=60'

SHEET 3 OF 4

Applicant Name: PRADO DEVELOPER LLC
Address: PO BOX 1119, EDEN UT 84310119

435-649-9467
ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

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WEBER COUNTY RECORDER

PRADO AT POWDER MOUNTAIN PHASE 3

LOCATED IN SECTIONS 7 & 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH

3/31/2026 JOB NO.: 1-12-25 FILE: X:\Powder Mountain\2025\011225-Prado Phase 3\Survey\011225_Prado Ph3 Plat.dwg

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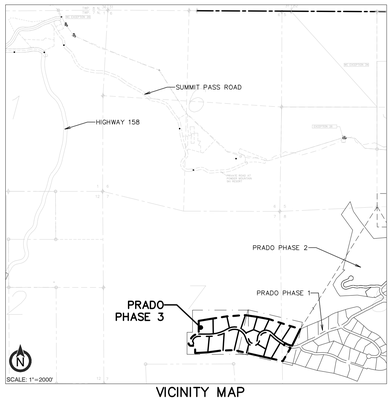

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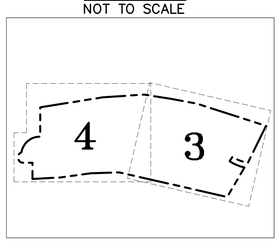

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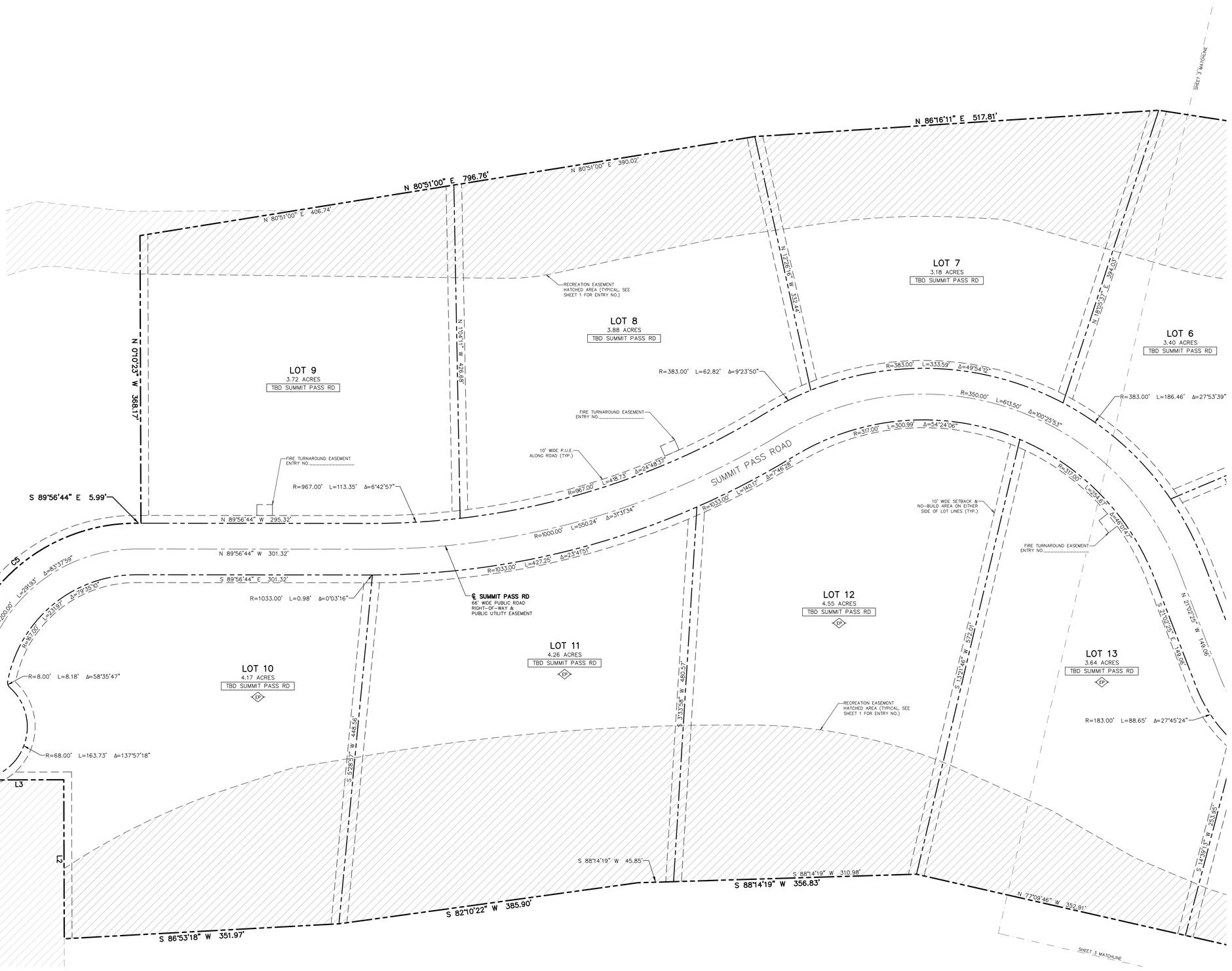

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- SHEET MATCH LINE

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0 30' 60' 120'
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SHEET 4 OF 4

Applicant Name: PRADO DEVELOPER LLC
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P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

PRADO AT POWDER MOUNTAIN PHASE 3

LOCATED IN SECTIONS 7 & 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH

RECORDER

STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE REQUEST OF _____

ENTRY NO: _____

TIME: _____ DATE: _____

BOOK: _____ PAGE: _____

FEE: _____

_____
WEBER COUNTY RECORDER

3/31/2026 JOB NO.: 1-12-25 FILE: X:\Powder Mountain\2025\011225-Prado Phase 3\Survey\011225_Prado Ph3 Plat.dwg

X:\Powder Mountain\2025\011225_Prado Phase 3\Survey\011225_Prado Ph3 Plat.dwg, 3/31/2026 12:48:32 PM, DWG To PDF.pc3
ARCH full bleed D (36.00 x 24.00 Inches)

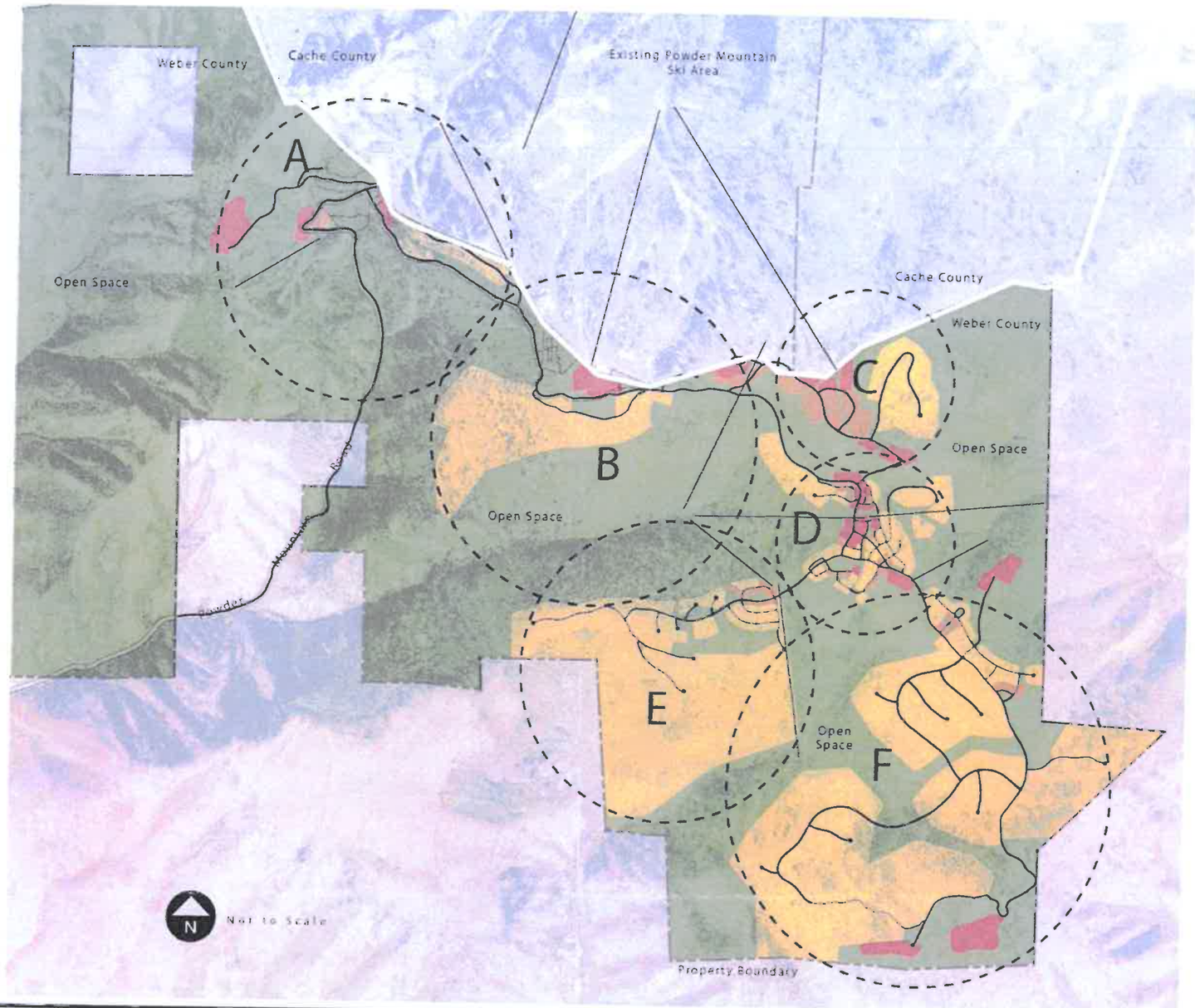
Exhibit B Development Agreement

See next Page

E# 2717835 PG 34 OF 113

Exhibit B

Overall Land Use Plan



The Overall Land Use Plan depicts general areas for development within the proposed Rezone boundary. These areas indicate general land use areas and roadway circulation proposed.

Each development area identified is represented in greater detail within this Rezone Application.

DEVELOPMENT AREAS

A - Mid-Mountain
B - The Ridge
C - Earl's Village
D - Summit Village
E - Gertsen
F - The Meadow

DEVELOPMENT LEGEND		DEVELOPMENT DATA
	MIXED USE	
	HOTELS	1,218 ROOMS*
	COMMERCIAL/SKIER SERVICES/CONF. CENTER	159,000 SF
	RETREATS	180 ROOMS*
	MULTI FAMILY	1,256 UNITS
	SINGLE FAMILY	
	SINGLE FAMILY LOTS	738 UNITS
	NESTS	340 NESTS
	TOTAL UNITS	2,800 UNITS

* HOTEL AND RETREAT ROOMS EQUAL .33 UNITS EACH FOR DENSITY CALCULATIONS

Exhibit C Construction Plan

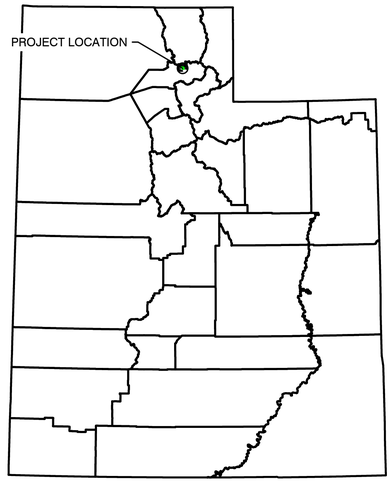
See next page

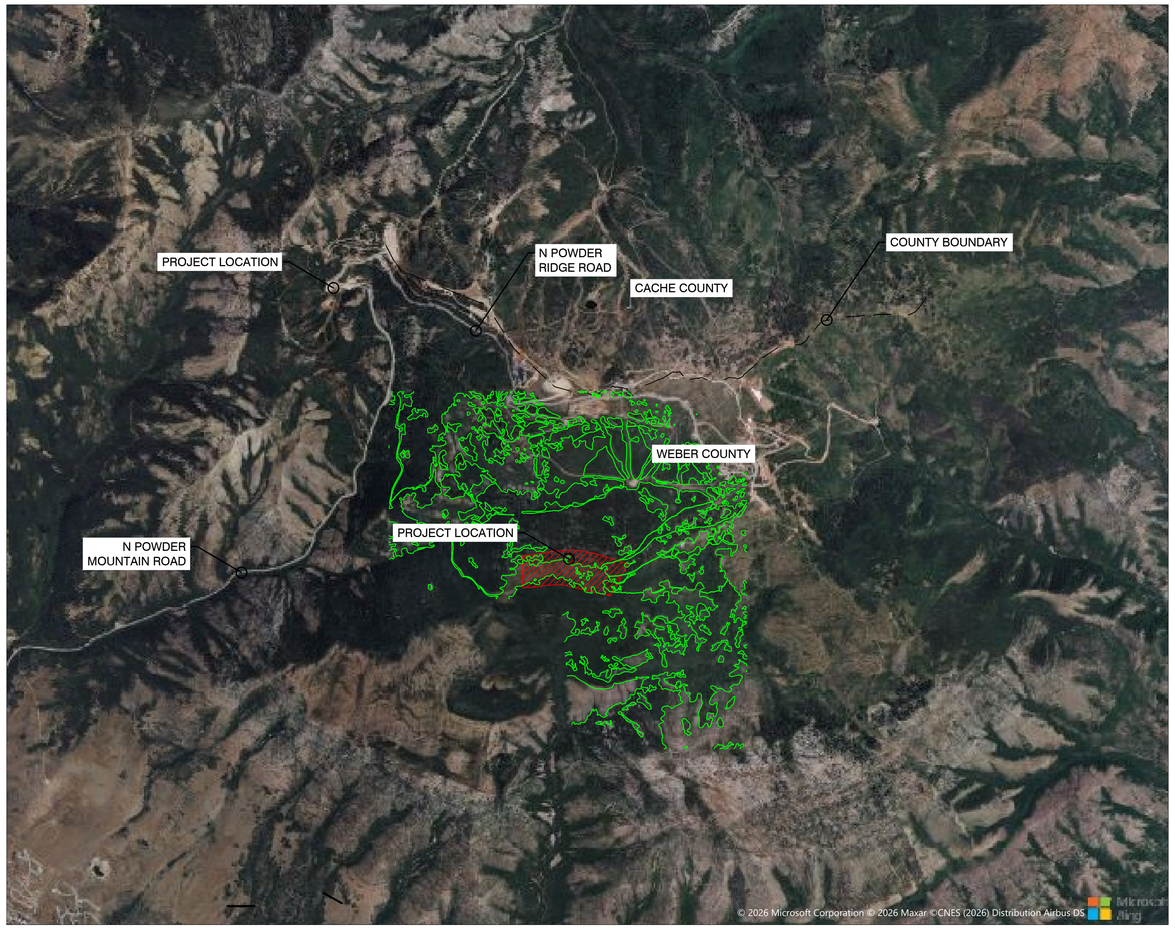
POWDER MOUNTAIN EXPANSION

PRADO PHASE III

WEBER COUNTY

MARCH 27, 2026





POWDER MOUNTAIN LDP COORDINATE SYSTEM PROJECTION PARAMETERS	
PROJECTION	= TRANSVERSE MERCATOR
DATUM	= NAD83 (2011)
FALSE NORTHING	= 200,000.0000
FALSE EASTING	= 50,000.0000
ORIGIN LATITUDE	= 41°22'08.56035" N
SCALE REDUCTION	= 1.000689400
ORIGIN LONGITUDE	= 111°45'47.59441" N
DEVELOPED SURFACE	= 8,200.00 (NAVD88) APPROX.
ZONE UNIT (N/E/U)	= INTERNATIONAL FOOT

Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C101	CONSTRUCTION NOTES
C102	EXISTING CONDITIONS
C103	EXISTING SLOPE MAP
C200	OVERALL SITE PLAN
C201	OVERALL GRADING PLAN
C202	OVERALL UTILITY PLAN
C300	OVERALL
C301	ROADWAY PLAN & PROFILES
C302	ROADWAY PLAN & PROFILES
C303	ROADWAY PLAN & PROFILES
C304	ROADWAY PLAN & PROFILES
C305	ROADWAY PLAN & PROFILES
C306	ROADWAY PLAN & PROFILES
C400	OVERALL – ROAD SECTIONS
C401	ROAD SECTIONS 1+00 – 20+00
C402	ROAD SECTIONS 20+00 – 37+64
C403	OVERALL GRADING PLAN
C404	ZOOMED IN GRADING PLAN 1 OF 2
C405	ZOOMED IN GRADING PLAN 2 OF 2
C500	OVERALL EROSION CONTROL & CMP PLAN
C501	EROSION CONTROL & CMP PLAN
C502	EROSION CONTROL & CMP PLAN
C503	EROSION CONTROL & CMP PLAN
C600	FH PLAN
C900	CONSTRUCTION DETAILS
C901	CONSTRUCTION DETAILS
C902	CONSTRUCTION DETAILS

NORTH

PROJECT CONTACTS:

DEVELOPER:

POWDER MOUNTAIN
3923 N WOLF CREEK DR,
EDEN, UT 84310
PHONE: (801)-648-7497

WATER & SEWER CONTACT:

POWDER MOUNTAIN
WATER & SEWER DISTRICT
PO BOX 270
EDEN, UTAH 84310
OFFICE: (801)-745-0912

ENGINEER:

ALLIANCE ENGINEERING INC.
2700 W. HOMESTEAD RD.
PARK CITY, UTAH 84098
CONTACT: MICHAEL DEMKOWICZ
PHONE: (435)-649-9467

GOVERNING JURISDICTION:

WEBER COUNTY

X:\Powder Mountain\2025\01225-Prado Phase 3\Civil

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DESCRIPTION	DATE
1		

COVER SHEET

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:	DESIGNED BY:	CHECKED BY:	PROJECT No.:
JOSEPH FIALA	CONNOR DINSMORE	MICHAEL DEMKOWICZ	01-12-25
3/27/26	3/27/26	3/27/26	

SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C100

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

   A. OBTAINING ALL REQUIRED PERMITS FROM MILITARY INSTALLATION DEVELOPMENT AUTHORITY (COUNTY), POWDER MOUNTAIN WATER & SEWER DISTRICT, AND UDOT AUTHORITIES WILL BE RS21 MAYFLOWER, LLC (CONTRACTOR) COST. ENCROACHMENT PERMITS, AS REQUIRED BY WASATCH COUNTY, WILL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.

   B. RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS.

   C. VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.

   D. PROVIDING AS-BUILT DRAWINGS TO POWDER MOUNTAIN WATER & SEWER DISTRICT AND THE ENGINEER.

   E. ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION.

   F. SCHEDULING ALL REQUIRED INSPECTION.

2. ALL WORK SHALL COMPLY WITH 2023 COUNTY STANDARD DRAWINGS AND SPECIFICATIONS UNLESS OTHERWISE STATED ON THESE PLANS.

SITE PLAN GENERAL NOTES:

1. ALL SITE PLAN MEASURES ARE SUBJECT TO GENERAL NOTES ON THE COVER SHEET OF THESE PLANS.
2. FEATURES REMOVED DURING MASS/DEMOLITION GRADING ARE SHOWN ON THE DEMOLITION PAGE.
3. ALL STRIPING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS PUBLISHED BY FHWA.

GRADING PLAN GENERAL NOTES:

1. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTORS RESPONSIBILITY.
2. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AND UNIDENTIFIED SITUATION IS PRESENT, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS,
4. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOE SHALL EXCEED TWO (2) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FEE SHALL BE PLAED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
6. ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5 FEET OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE PROJECT SPECIFICATIONS AND IN THE SOILS REPORT.
7. SPOT ELVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, UTILITIES.
8. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUM SHOWN HERON TO SET PROJECT BENCHMARKS, BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
9. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE AFTER THE FINAL LIFT OF ASPHALT.
10. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH COUNTY AND APWA SPECIFICATIONS. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE PROJECT DRAWINGS AND SPECIFICATIONS ON THE SITE AT ALL TIMES.
11. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN AND SPECIFICATIONS. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
12. ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF TOPSOIL PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN FOR SPECIFICATIONS.
13. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENTS, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.
14. EXISTING GRADE CONTOUR INTERVALS ARE SHOWN AT 2 FOOT INTERVALS.
15. PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 2 FOOT INTERVALS.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. THE CONTRACTOR SHALL PREPARE AND ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING A CURRENT STORM WATER POLLUTION PREVENTION PLAN COMPLETE WITH ALL REQUIRED DOCUMENTATION ON SITE AT ALL TIMES.
18. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
19. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
20. TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY ALLIANCE ENGINEERING. TOPOGRAPHIC INFORMATION IS TO BE CONSIDERED ACCURATE WITHIN ½ OF A CONTOUR INTERVAL PER THE STANDARD ESTABLISHED BY THE UNITES STATES NATIONAL MAY ACCURACY STANDARDS. TOPOGRAPHY REPRESENTS THE SURFACE AS FOUND AT THE TIME OF THE SURVEY. THE ENGINEER AND OWNER CANNOT GUARANTEE THAT THE TOPOGRAPHIC CONDITIONS AT THE TIME OF CONSTRUCTION ARE THE SAME AT THE TIME THE TOPOGRAPHIC MAP WAS PRODUCED. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE TOPOGRAPHY AT THE TIME OF BIDDING BY UTILIZING SPOT CHECKS THROUGHOUT THE SITE. IN THE EVENT THE CONTRACTOR DISAGREES WITH THE ACCURACY OF THE TOPOGRAPHY OR FINDS DISCREPANCIES, THEN IT MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK. BY SUBMITTING AN EARTHWORK BID THE CONTRACTOR ACKNOWLEDGES THAT THEY HAVE VERIFIED THE ACCURACY OF THE TOPOGRAPHIC INFORMATION FOUND ON THESE PLANS AND TAKE NO EXCEPTION TO THE DATA PROVIDED.
21. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STRAW MATS TO ALL SLOPES 2H:1V OR STEEPER. (CONTRACTOR SHALL PLACE SOD OR HYDROSEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS AND MAINTAINED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.)
22. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND CONSTRUCTED TO SAME.
23. SITE WORK SHALL MEET OR EXCEED COUNTY SITE SPECIFICATIONS.
24. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4000 PSI.
25. CONTRACTOR MAY REFER TO GEOTECHNICAL REPORT BY AGEC TITLED "GEOTECHNICAL & GEOLIGICAL HAZARD INVESTIGATION" DATED January 31, 2017.
26. SUBGRADE MATERIALS SHALL BE TESTED TO EVALUATE THE MECHANICAL STRENGTH OF THE PROPSED ROADWAY SUBGREADE AFTER AMASS GRADING BY CALIFORNIA BEARING RATIO (CBR) PENETRATION TESTS. FINAL DETERMINATION FOR STRUCTURAL PAVEMENT SECTIONS SHALL BE DETERMINED FOLLOWING AN EVALUATION OF THESE TEST RESULTSMINIMUM COMPACTION FOR SUBGRADE SHALL BE 95%.

UTILITY GENERAL NOTES:

1. ALL INSTALLATION AND MATERIAL SHALL , AT A MINIMUM, CONFORM TO POWDER MOUNTAIN WATER & SEWER DISTRICT STANDARDS, SPECIFICATIONS, AND PLANS.
2. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
4. TRENCH EXCAVATIONS WITHIN EXISTING RIGHT-OF-WAYS SHALL BE BACKFILLED WITH IMPORT MATERIALS CONSISTENT WITH POWDER MOUNTAIN WATER & SEWER DISTRICT STANDARDS FOR BACKFILL MATERIALS.
5. COMPACTION TESTING FOR ALL TRENCH EXCAVATIONS WILL BE REQUIRED AT EACH LIFT TO BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND MUST BE IN ACCORDANCE WITH POWDER MOUNTAIN WATER & SEWER DISTRICT (PMWSD) STANDARDS AND SPECIFICATIONS.
6. CONTRACTORS SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
7. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS.
8. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUIRES EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
9. UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPRVED BEFORE BACKFILLING BY PMWSD.
10. CONTRACTOR SHALL NOTIFY THE PMWSD ENGINEERING INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.
11. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY BEFORE INSTALLATION OF PROPOSED UTILITIES.
12. EXISTING UTILITIES AND CONNECTIONS POINTS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. WATERLINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE PMWSD STANDARDS, SPECIFICATION AND PLANS, AS WELL AS THE DIVISION OF DRINKING WATER AND THE WASATCH COUNTY HEALTH DEPARTMENT.
14. MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C-478. CONCRETE BASES SHALL BE POURED IN PLACE OR PRECAST.
15. ALL UTLITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS AND SITE WORK SPECIFICATIONS. ANY UTILITY WORK PERFORMED IN EXISTING RIGHT-OF-WAYS WILL REQUIRE PERMITS FROM PMWSD AND COUNTY AND SHALL BE COMPLETED IN ACCORDANCE WITH PMWSD AND COUNTY STANDARDS.
16. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. ANY EXISTING MANHOLE RIMS AND COLLARS IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
17. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAYS COMPRESSION STRENGTH AT 4000 PSI.
18. PIPE MATERIAL SUBSTITUTIONS WILL REQUIRE PRIOR APPROVAL OF THE ENGINEER. FAILURE TO OBTAIN PRIOR APPROVAL MAY REQUIRE THE REPLACEMENT OF THE PIPE AT THE CONTRACTOR'S EXPENSE AT THE DISCRETION OF THE ENGINEER, AND SHALL CONFORM TO THE COUNTY AND PMWSD STANDARDS, SPECIFICATIONS, AND PLANS. LENGTHS OF WATER PIPES ARE THE HORIZONTAL DISTANCES FROM CENTERLINE TO CENTERLINE OF THE FITTING/BEND. LENGTHS OF STORM DRAIN AND SEWER PIPE ARE THE HORIZONTAL DISTANCED FROM THE INSIDE EDGE OF EACH ADJOINING STRUCTURE. THEREFOR LENGTHS SHOWN ARE APPROXIMATE AND COULD CARY DUE TO VERTICAL ALIGNMENT AND FITTING LENGTHS.
19. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSINGS, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 19-INCHES VERTICAL CLEARANCE. MEETING REQUIREMENTES OF ANSI A21.10 OR ANSIA21.11 (AWWA C-151) (CLASS 50). MEASUREMENTS SHALL BE TAKEN FROM EDGE TO EDGE OF PIPE. ALL CROSSINGS SHALL COMPLY WITH SECTION R309-550-7 OF THE UTAH ADMINISTRATION CODE.
20. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
21. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES (BORING ETC.) AND SIMILAR STRUCTURES.
22. GRAVITY UTILITIES ARE TO BE CONSTRUCTED STARTING AT THE FARTHEST DOWNSTREAM POINT (I.E. POINT OF CONNECTION) AND PROGRESS UPSTREAM.
23. UTILITIES ARE TO BE INSTALLED IN THE FOLLOWING ORDER: (1) SEWER (2) WATER (3) STORM.
24. NORTHING AND EASTING CALLS ON MANHOLES AND CATCH BASINS REPRESENT CENTER OF RIM/GRATE.
25. ALL SEWER LATERAL STUBS AND SEWER MAIN LINE STUBS WILL BE MARKED WITH A 2-INCH GALVANIZED PIPE FROM THE STUB TO 2 FEET ABOVE GRADE AND PAINTED GREEN.
26. MARK SANITARY SEWER SERVICE LATERALS AT THE TOP BACK OF CURB WITH LETTER "S" AND 2-INCH GALVANIZED PIPE PAINTED GREEN AT THE END OF EACH LATERAL.
27. MARK WATER SERVICE LATERALS AT THE TOP BACK OF CURB WITH LETTER "W".
28. ALL WATER INFRASTRUCTURE BURIED METAL APPURTENANCES SHALL BE ACCOMPANIED BY A 17 LB. SACRIFICIAL ANODE A BAG WITH THERMITE WELD, FULLY COATED WITH GREASE, AND WRAPPED WITH WAX TAPE COATING SYSTEM. WAX TAPE COATING SYSTEM TO BE APPROVED BY PMWSD PRIOR TO INSTALLATION.
29. STAINLESS STEEL BOLTS SHALL BE REQUIRED FOR ALL WATER SYSTEM APPURTENANCES.

WATER GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE EXISTING VALVES PRIOR TO CONNECTION WITH THE EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE POWDER MOUNTAIN WATER & SEWER DISTRICT WATER DEPARTMENT.
2. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO PAVING.
3. ALL WATERLINE PIPING SHALL BE FUSED HDPE IPS TYPE DR-11.
4. CONSTRUCT FLANGE CONNECTIONS BETWEEN VALVES AND FITTINGS FOR ALL CULINARY WATERLINES.
5. CONTRACTOR SHALL PROVIDE CULINARY WATER METER LATERALS, FIRE HYDRANT LATERALS AND FIRE LINE LATERALS. METERD CULINARY SERVICE IS NOT PERMITTED FROM PRIVATE FIRE LINE LATERALS.
6. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND COMPACTION RESULTS SUBMITTED TO THE DESIGN ENGINEER AND TO COUNTY INSPECTOR PRIOR TO FINAL ACCEPTANCE.
7. AIR RELIEF/VACUUM VALVES SHALL BE INSTALLED AT HIGHPOINT LOCATIONS.
8. THRUST BLOCKS SHALL BE USED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
9. PROVIDE NO LESS THAN 7 FEET OF COVER OVER WATER MAINS.
10. WATER MAINS SHALL BE SEPARATED BY A MINIMUM OF 10 FEET HORIZONTALLY FROM STORM AND SANITARY SEWERS.
11. WATER MAINS SHALL CROSS SANITARY SEWER LINES WITH A MINIMUM VERTICAL CLEARANCE OF 18-INCHES AND AS CLOSE AS POSSIBLE TO A 90 DEGREE ANGLE.
12. ALL DUCTILE AND GRAY IRON FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA STANDARDS: C-104 CEMENT MORTAR LINING, C-110 GRAY-IRON AND DUCTILE IRON JOINTS. ALL FITTINGS SHALL BE SEAL COATED WITH BITUMINOUS MATERIAL. ALL FITTINGS SHALL BE 350 PSI MINIMUM PRESSURE RATING.
13. ALL WATER LATERAL STUBS AND WATER MAINLINE STUBS WILL BE MARKED WITH A 2-INCH GALVANIZED PIPE FORM THE STUB TO 2 FEET ABOVE GRADE AND PAINTED BLUE.
14. BACK FILL ABOVE PIPE ZONE SHALL BE FREE OF ROCKS LARGER THAN 2-INCH HARD CLODS OF FROZEN MATERIAL. COMPACT TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY. IF EXISTING MATERIAL CANNOT MEET COMPACTION REQUIREMENTS IMPORT MATERIAL MAY BE REQUIRED.

STORM DRAIN GENERAL NOTES:

1. ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE COUNTY STANDARDS, SPECIFICATIONS, AND PLANS.
2. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS PRIOR TO CONNECTION OF NEW PIPES.
3. DISTANCES FOR STORM DRAIN ARE THE HORIZONTAL DISTANCES FORM INSIDE EDGE OF MANHOLE OR INLET TO INSIDE EDGE OF MANHOLE OR INLET. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE COLLAR TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH COUNTY STANDARDS, SPECIFICATIONS, AND PLANS. ALL MANHOLE RIMS, FRAMES, AND COLLARS SHALL BE ADJUSTED TO FINAL GRADE AFTER THE FINAL LIFT OF ASPHALT.
5. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND COMPACTION RESULTS SUBMITTED TO THE DESIGN ENGINEER AND TO COUNTY INSPECTOR PRIOR TO FINAL ACCEPTANCE.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. SEE SOILS REPORT PREPARED BY IGES TITLED "GEOTECHNICAL & GEOLOGICAL HAZARD INVESTIGATION" DATED JANUARY 31, 2017 FOR APPROXIMATE GROUNDWATER DEPTHS.
7. ALL STORM DRAIN MANHOLES IN PAVED ARES SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING LIDS. MANHOLE RIMS AND COLLARS IN UNPAVED AREAS SHALL BE 6 INSHES ABOVE FINISH GRADE. ALL STORM DRAIN LIDS SHALL BE LABELED "STORM DRAIN".
8. ALL STORM STRUCTURES SHALL HAVE, AT A MINIMUM, A 12-INCH SUMP TO CATCH AND TRAP SEDIMENT UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM DRAIN STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
10. STORM DRAINS SHALL BE BEDDED IN ACCORDANCE WITH COUNTY STANDARDS AND SPECIFICATIONS (2017 APWA SPECIFICATIONS AND STANDARDS) AND PER MANUFACTURER'S SPECIFICATIONS.
11. BACK FILL ABOVE PIPE ZONE SHALL BE FREE OF ROCKS LARGER THAN 2-INCH HARD CLODS OR FROZEN MATERIAL. COMPACT TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY. IF EXISTING MATERIAL CANNOT MEET COMPACTION REQUIREMENTS IMPORT MATERIAL MAY BE REQUIRED.

SANITARY SEWER GENERAL NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH POWDER MOUNTAIN WATER & SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE HDPE DR-17 OR PVC SDR-35 (SEE PLANS). SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. LENGTHS OF PIPE FOR SANITARY SEWER LINES ARE THE HORIZONTAL DISTANCES FROM INSIDE EDGE OF MANHOLE TO INSIDE EDGE OF MANHOLE. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. EXISTING RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND NOT TO BE TAKEN AS FINAL ELEVATIONS. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL RIMS, FRAMES, AND COLLARS SHALL BE ADJUSTED TO FINAL GRADE AFTER THE FINAL LIFT OF ASPHALT.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH PMWSD STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER, THE OWNER, AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD.
6. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND COMPACTION RESULTS SUBMITTED TO THE DESIGN ENGINEER AND TO COUNTY INSPECTOR PRIOR TO FINAL ACCEPTANCE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR CONSTRUCTION OR INSTALLATION OF ALL PROPOSED IMPROVEMENTS SHOWN.
9. THE CONTRACTOR SHALL POTHOLE THE EXISTING SEWER CONNECTION AND PROVIDE AND AS-BUILT ELEVATION OF THE CONNECTION TO THE ENGINEER PRIOR TO ANY NEW CONSTRUCTION.
10. SANITARY SEWER PIPES SHALL BE BEDDED IN ACCORDANCE WITH PMWSD STANDARDS AND DETAILS CONTAINED IN THESE PLANS.
11. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION ANY NEW SEWER LINES.
12. A MINIMUM OF FIVE FEET OF COVER WILL BE REQUIRED OVER ALL SEWER LINES.
13. BACK FILL ABOVE PIPE ZONE SHALL BE FREE OF ROCKS LARGER THAN 2-INCH HARD CLODS OR FROZEN MATERIAL. COMPACT TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY. IF EXISTING MATERIAL CANNOT MEET COMPACTION REQUIREMENTS IMPORT MATERIAL MAY BE REQUIRED.
14. ALL SEWER LATERALS SHALL BE RUN AT 2.0% TO 10 FEET BEHIND THE CURB WITH 2-INCH GALVANIZED MARKER PIPE EXTENDING 2 FEET ABOVE GROUND PAINTED GREEN.

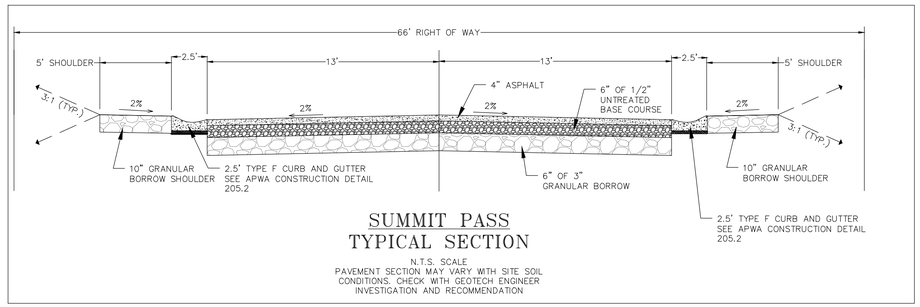
REVEGETATION GENERAL NOTES:

1. NATIVE GRASS SEED MIX, PER LANDSCAPE ARCHITECT'S SPECIFICATIONS, WILL BE USED ON DESIGNATED REVEGITATED AREAS.
2. SEED MIX IS TO BE APPLIED BY HYDROSEED ON REVEGETATED AREAS. SHOW ON PLANS.
3. APPLICATION RATE FOR REVEGETATION MIX IS 32 LBS./ACRE.
4. STRAW MATS SHALL BE PLACED ON ALL SLOPES STEEPER THAN 5:1.
5. APPLICATION TO OCCUR ONLY BETWEEN THE MONTHS OF APRIL AND OCTOBER.
6. ALL DISTURBED SLOPES, INCLUDING AREAS OF ASPHALT REMOVAL, TO BE COVERED WITH 3 INCHES OF TOPSOIL AND SEEDED.

LEGEND:

PROPERTY / ROW LINE
PUBLIC UTILITY EASEMENT (P.U.E.)
CENTERLINE

PROPOSED		EXISTING
	CURB AND GUTTER	
	EDGE OF ASPHALT	
5760	CONTOUR LINE	5760
W	WATER LINE	EW
IRR	IRRIGATION LINE	IRR
F	FIRE LINE	F
SS	SANITARY SEWER LINE	ESS
(1)SS–P	LP SANITARY SEWER LINE	ESS–P
SD	STORM DRAIN LINE	ESD
G	GAS LINE	EG
E	POWER LINE	EP
COM	COMMUNICATIONS LINE	COM
FO	FIBER OPTIC LINE	EFO
T	TELEPHONE LINE	ET
	POWER POLE	
	LIGHT POLE	
E C FO T	ELECTRICAL & TELECOMM. EQUIPMENT	E C FO T
	GAS METER	
	WATER AND IRRIGATION METERS	
	WATER AND IRRIGATION VALVES	
	REDUCER VALVE & TEE	N/A
	POST INDICATOR VALVE & FDC	
	FIRE HYDRANT	
	SANITARY SEWER MANHOLE AND CLEANOUT	
	STORM DRAIN MANHOLE	
	STORM DRAIN AREA DRAIN AND CURB INLET	



SUMMIT PASS
TYPICAL SECTION

N.T.S. SCALE.
PAVEMENT SECTION MAY VARY WITH SITE SOIL CONDITIONS. CHECK WITH GEOTECH ENGINEER INVESTIGATION AND RECOMMENDATION

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR

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	DESCRIPTION	DATE
A		

GENERAL NOTES

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:	DESIGNED BY:	CHECKED BY:	PROJECT No.:
JOSEPH FIALA	CONNOR DINSMORE	MICHAEL DEMKOWICZ	01-12-25
3/27/26	3/27/26	3/27/26	

SEAL

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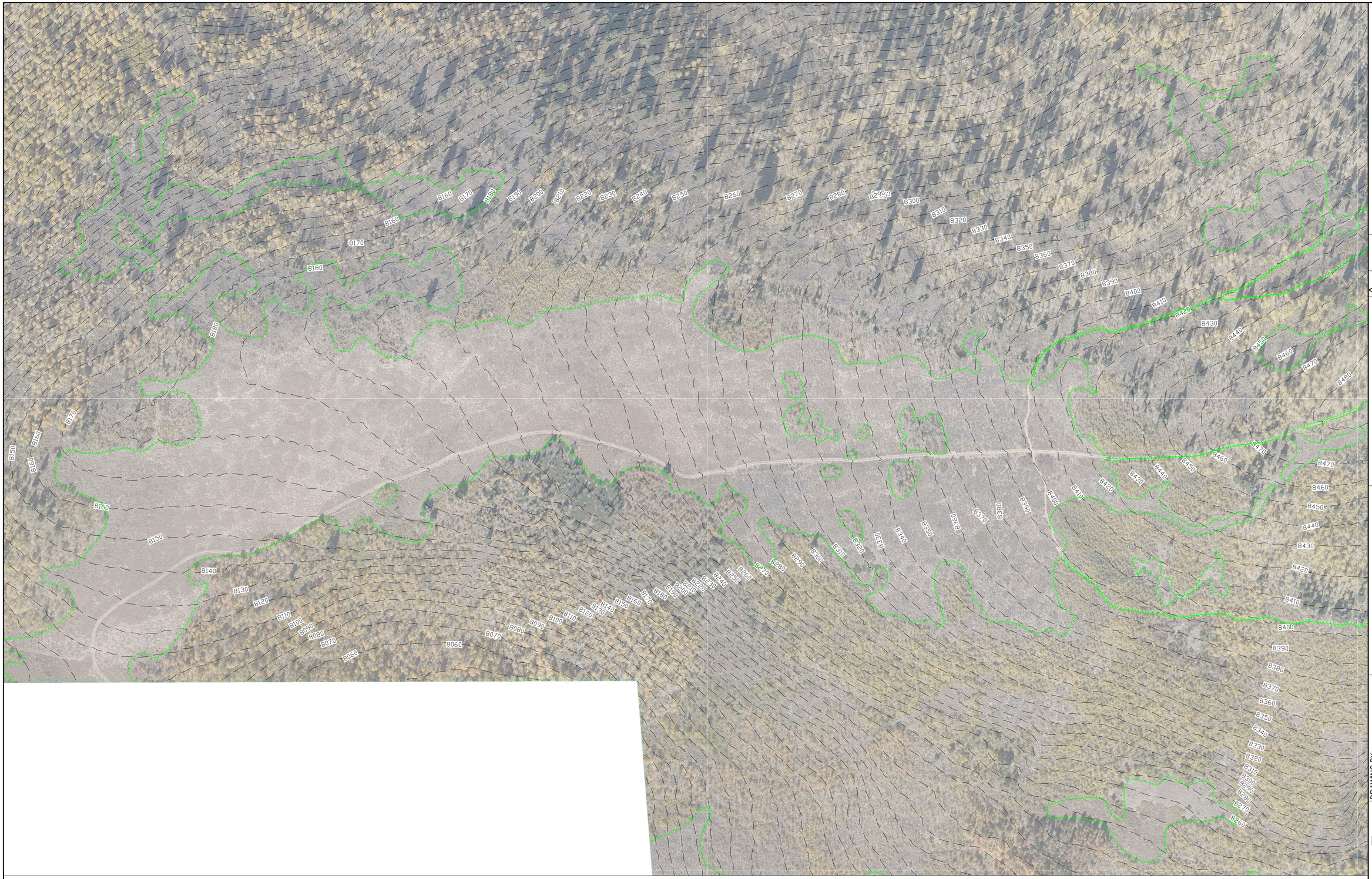
SHEET
C101



	DATE	DESCRIPTION
1		

EXISTING CONDITIONS

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD., STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26	PROJECT No.: 01-12-25	
DESIGNED BY: CONNOR DINSMORE	3/27/26		
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26		

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	20.00%	
3	20.00%	30.00%	
4	30.00%	40.00%	
5	40.00%	100.00%	

NORTH

120' 0 120' 240'

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UTILITY NOTIFICATION CENTER, INC.
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1-800-662-4111

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	DATE	DESCRIPTION
4		

EXISTING SLOPE MAP

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD., STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA 3/27/26
DESIGNED BY: CONNOR DINSMORE 3/27/26
CHECKED BY: MICHAEL DEMKOWICZ 3/27/26
PROJECT No.: 01-12-25

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NORTH

120' 0 120' 240'

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	DATE	DESCRIPTION
1		

OVERALL SITE PLAN

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26
DESIGNED BY: CONNOR DINSMORE	3/27/26
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26
PROJECT No.: 01-12-25	

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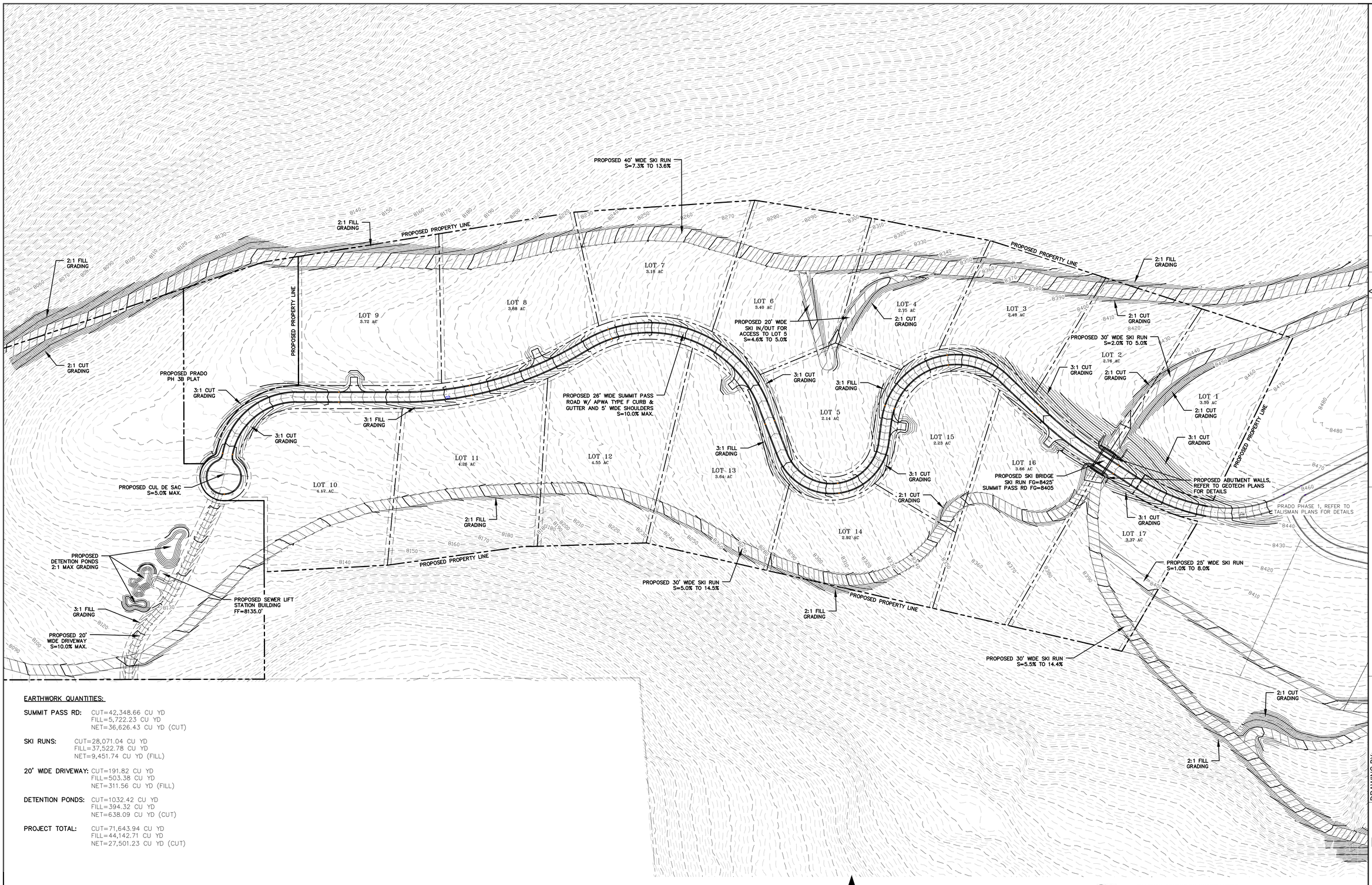

EARTHWORK QUANTITIES:

SUMMIT PASS RD: CUT=42,348.66 CU YD
FILL=5,722.23 CU YD
NET=36,626.43 CU YD (CUT)

SKI RUNS: CUT=28,071.04 CU YD
FILL=37,522.78 CU YD
NET=9,451.74 CU YD (FILL)

20' WIDE DRIVEWAY: CUT=191.82 CU YD
FILL=503.38 CU YD
NET=311.56 CU YD (FILL)

DETENTION PONDS: CUT=1032.42 CU YD
FILL=394.32 CU YD
NET=638.09 CU YD (CUT)

PROJECT TOTAL: CUT=71,643.94 CU YD
FILL=44,142.71 CU YD
NET=27,501.23 CU YD (CUT)

NORTH

120' 0 120' 240'

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	DATE	DESCRIPTION
1		

OVERALL GRADING PLAN

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2654 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26	
DESIGNED BY: CONNOR DINSMORE	3/27/26	
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26	
		PROJECT No.: 01-12-25

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PROPOSED PROPERTY LINE

PROPOSED PRADO PH 3B PLAT

LOT 1 3.20 AC
LOT 2 2.76 AC
LOT 3 2.49 AC
LOT 4 2.75 AC
LOT 5 2.14 AC
LOT 6 3.40 AC
LOT 7 3.15 AC
LOT 8 3.68 AC
LOT 9 3.72 AC
LOT 10 4.12 AC
LOT 11 4.26 AC
LOT 12 4.55 AC
LOT 13 3.64 AC
LOT 14 2.92 AC
LOT 15 2.23 AC
LOT 16 3.66 AC
LOT 17 3.37 AC

PROPOSED 2" WATER STUB (TYP.)
PROPOSED 4'ø SEWER MANHOLE (TYP.)
PROPOSED IPS HDPE DR-11 PRESSURE SEWER PIPE
PROPOSED 8" HDPE DR-17 SEWER LINE
PROPOSED FIRE HYDRANT (TYP.)
PROPOSED CORRUGATED HDPE SD PIPE (TYP.)
PROPOSED 4" HDPE DR-17 SEWER STUB (TYP.)
PROPOSED PRV
PROPOSED 2'X3' SD INLET BOX (TYP.)
PROPOSED 8" HDPE DR-11 WATER LINE
PROPOSED 5'ø SD MANHOLE (TYP.)
PROPOSED DETENTION PONDS 2:1 MAX GRADING
PROPOSED SEWER LIFT STATION BUILDING FF=8135.0'
PRADO PHASE 1, REFER TO TALISMAN PLANS FOR DETAILS

LEGEND:

PROPOSED		EXISTING
5760	CONTOUR LINE	5760
W	WATER LINE	EW
SS	SANITARY SEWER LINE	ESS
(1)SS-P	LP SANITARY SEWER LINE	ESS-P
SD	STORM DRAIN LINE	ESD
E	POWER LINE	EP
COM	COMMUNICATIONS LINE	COM
FO	FIBER OPTIC LINE	EFO
	POWER POLE	
	LIGHT POLE	
E C FO T	ELECTRICAL & TELECOMM. EQUIPMENT	E C FO T
G METER	GAS METER	G METER
W METER IR METER	WATER AND IRRIGATION METERS	W METER IR METER
	WATER AND IRRIGATION VALVES	WATER
	REDUCER VALVE & TEE	N/A
	FIRE HYDRANT	
CO	SANITARY SEWER MANHOLE AND CLEANOUT	CO
SDMH	STORM DRAIN MANHOLE	SDMH
	STORM DRAIN AREA DRAIN AND CURB INLET	

UTILITY QUANTITIES:

SEWER
- 4'ø SEWER MANHOLE (EACH): 10
- 8" HDPE DR-17 SEWER PIPE (LF): 3,732
- IPS HDPE DR-11 PRESSURE SEWER PIPE (LF): 3,923
- 4" HDPE DR-17 SEWER STUB (LF): 590
- SEWER LIFT STATION (EACH): 1

WATER
- FIRE HYDRANT (EACH): 9
- 8" HDPE DR-11 WATERLINE (LF): 3,612
- 2" WATER STUB (LF): 612
- 8" WATER VALVE (EACH): 18
- 6" WATER VALVE (EACH): 9
- PRV (EACH): 1

STORM DRAIN
- 12"/18" CORRUGATED STORM DRAIN PIPE (LF): 3,862
- 2'X3' STORM DRAIN INLET BOX (EACH): 21
- 5'ø STORM DRAIN MANHOLE (EACH): 1

NORTH
120' 0 120' 240'

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	DATE	DESCRIPTION
1		

OVERALL UTILITY PLAN

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26
DESIGNED BY: CONNOR DINSMORE	3/27/26
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26
PROJECT No.: 01-12-25	

SEAL

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C202

LOT 19
15.00 AC

LOT 18
3.18 AC

LOT 9
3.72 AC

LOT 8
3.88 AC

LOT 7
3.18 AC

LOT 6
3.40 AC

LOT 4
2.75 AC

LOT 3
2.48 AC

LOT 2
2.76 AC

LOT 1
3.50 AC

LOT 5
2.14 AC

LOT 15
2.23 AC

LOT 12
4.55 AC

LOT 13
3.64 AC

LOT 11
4.26 AC

LOT 10
4.17 AC

LOT 14
2.92 AC

LOT 16
3.66 AC

LOT 17
3.37 AC

C304

C303

C302

C301

C305

C306

PUBLIC UTILITY EASEMENT (TYP.)

PROPERTY LINE (TYP.)

SKI RUN (TYP.)

DETENTION BASIN

NORTH

120' 0 120' 240'

DATE	DESCRIPTION

OVERALL
ROAD PLAN & PROFILES

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: CONNOR DINSMORE
DESIGNED BY:
CHECKED BY:
PROJECT No.: 01-12-25
03/27/26

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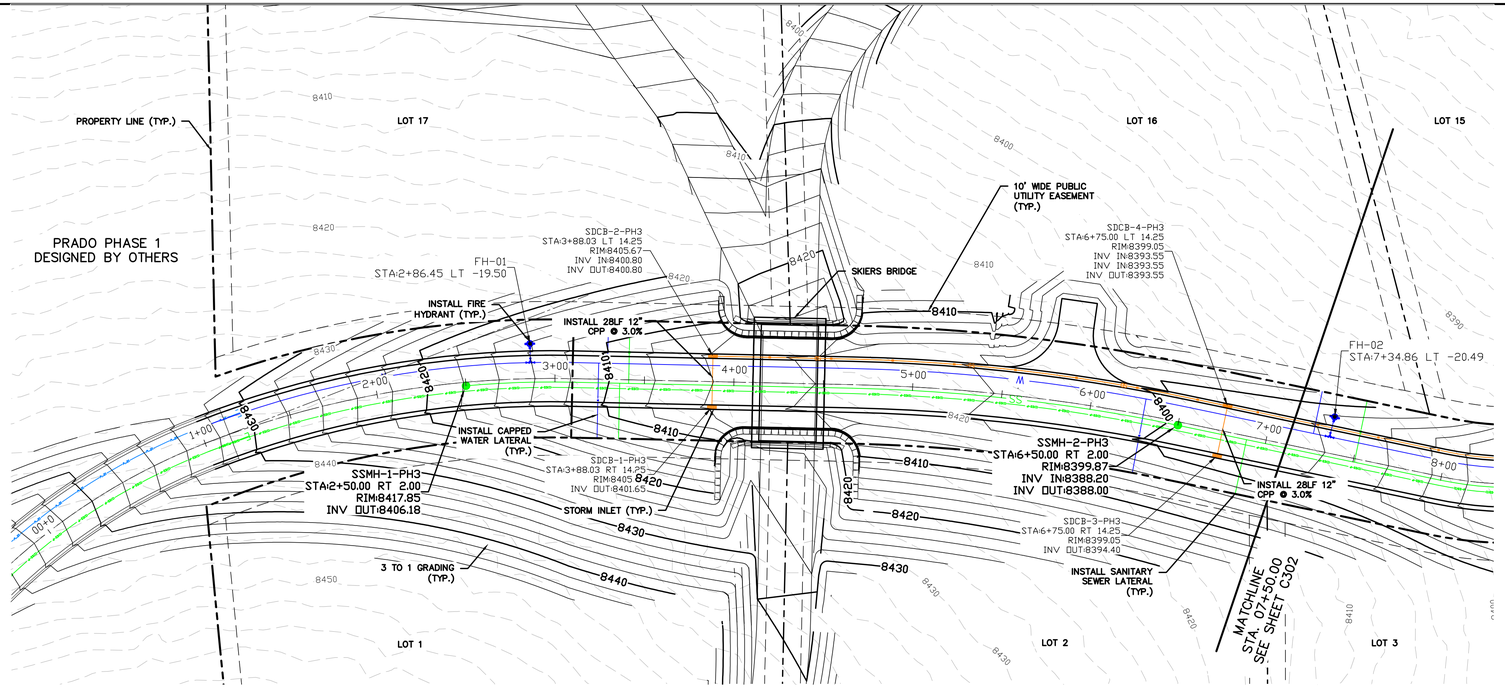
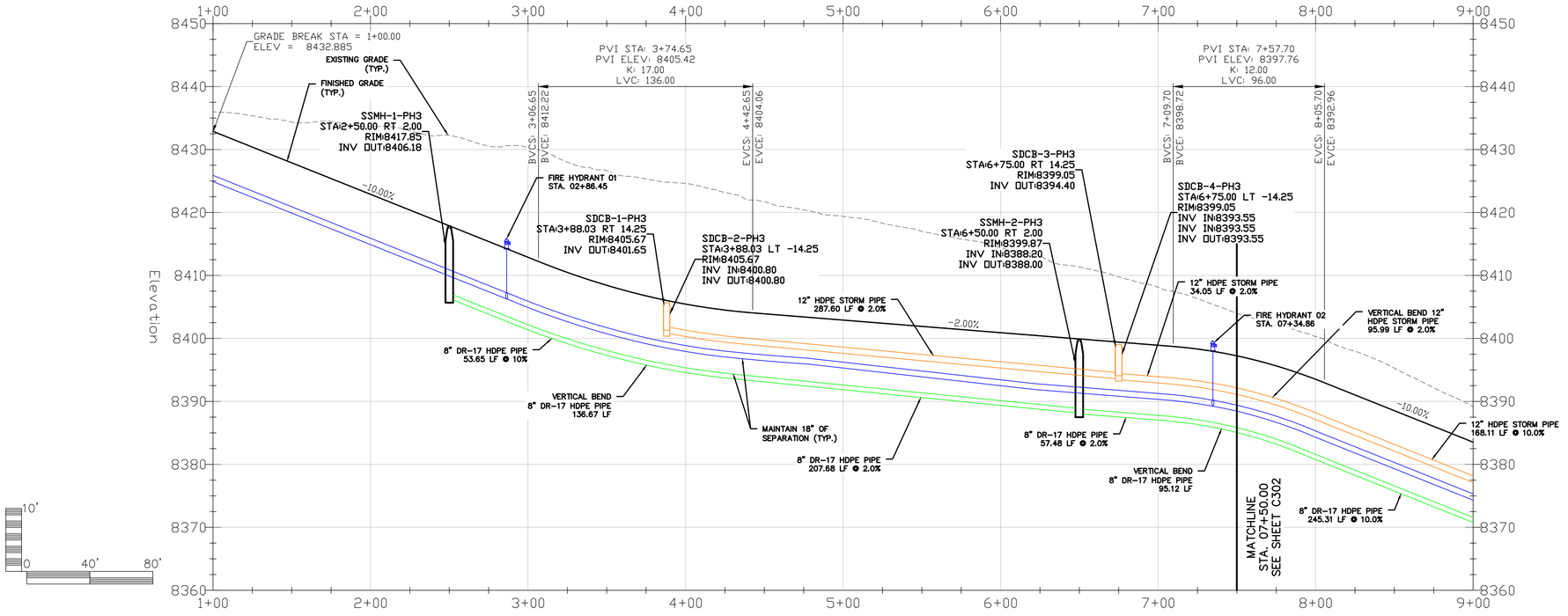
SHEET
C300





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X:\Powder Mountain\2025\01125-Prado Phase 3\Civil

	DATE	DESCRIPTION
4		

ROADWAY PLAN & PROFILES
ROAD PLAN & PROFILES

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 26864 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26	
DESIGNED BY: CONNOR DINSMORE	3/27/26	
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26	
PROJECT No.: 01-12-25		

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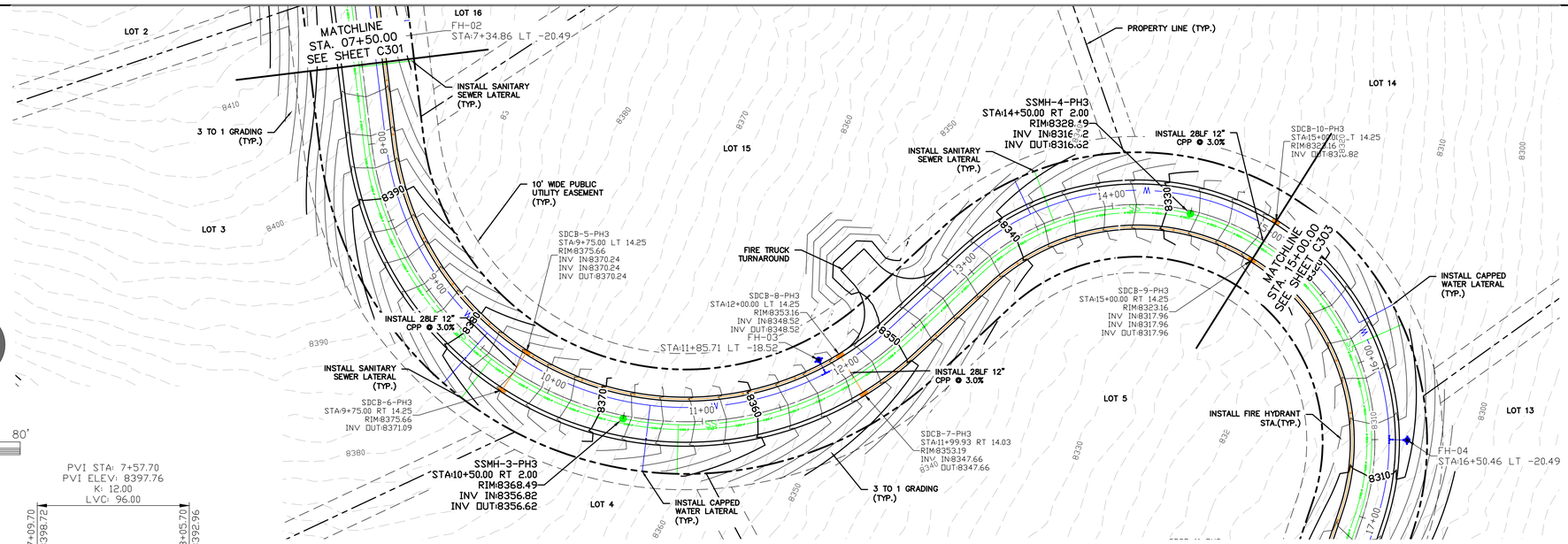

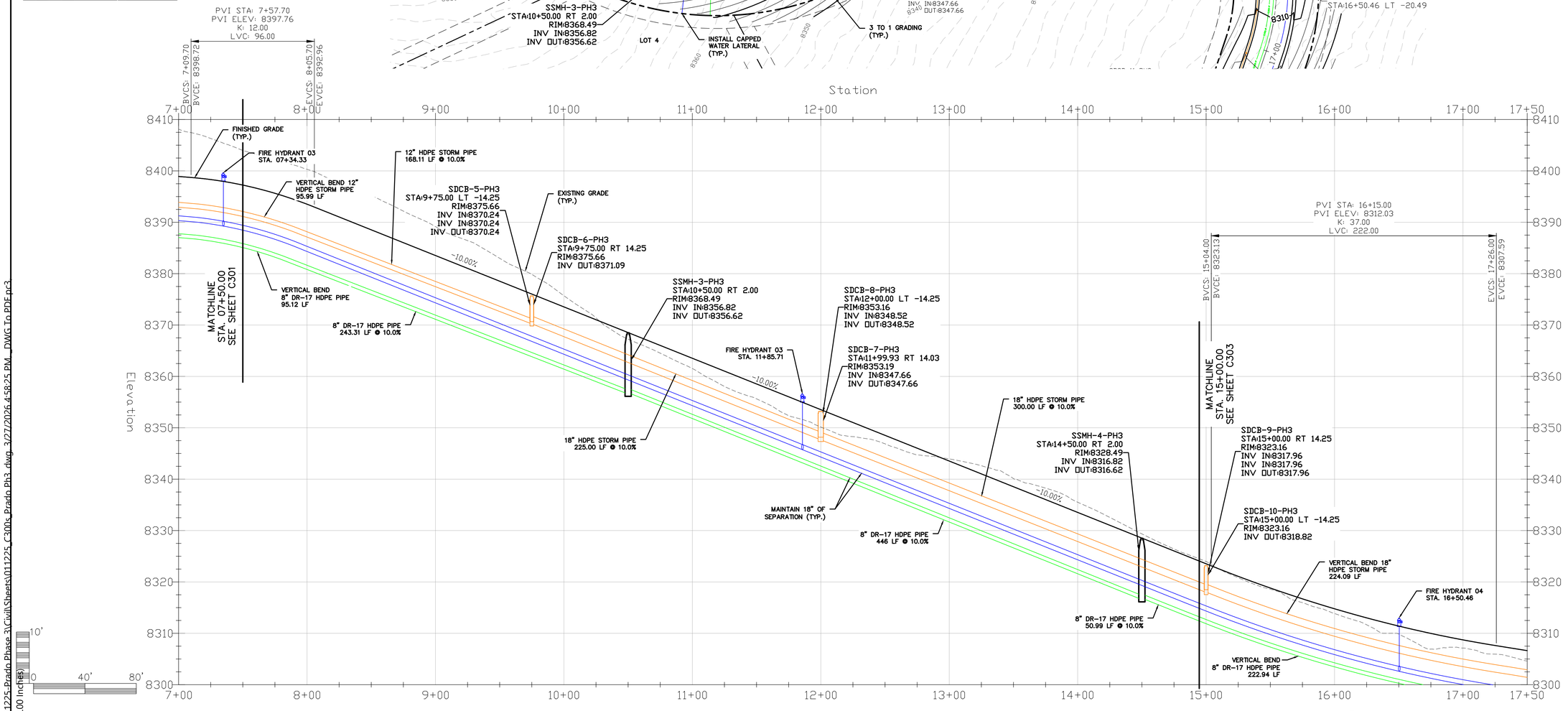

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	DESCRIPTION	DATE
1		

ROADWAY PLAN & PROFILES
ROAD PLAN & PROFILES

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26
DESIGNED BY: CONNOR DINSMORE	3/27/26
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PROJECT No.: 01-12-25	

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C302

X:\Powder Mountain\2025\011225-Prado Phase 3\Civil\Sheets\011225_C300s_Prado Ph3.dwg, 3/27/2026 4:58:25 PM, _DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 Inches)

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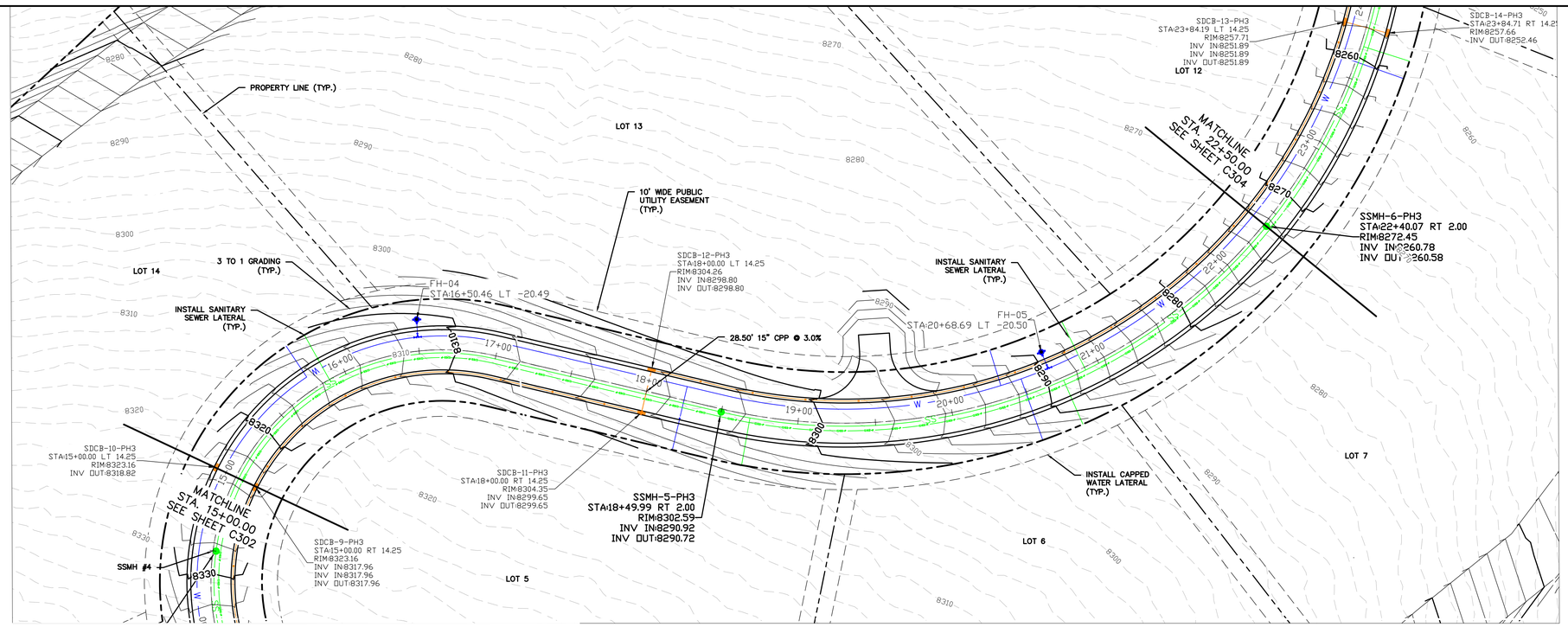

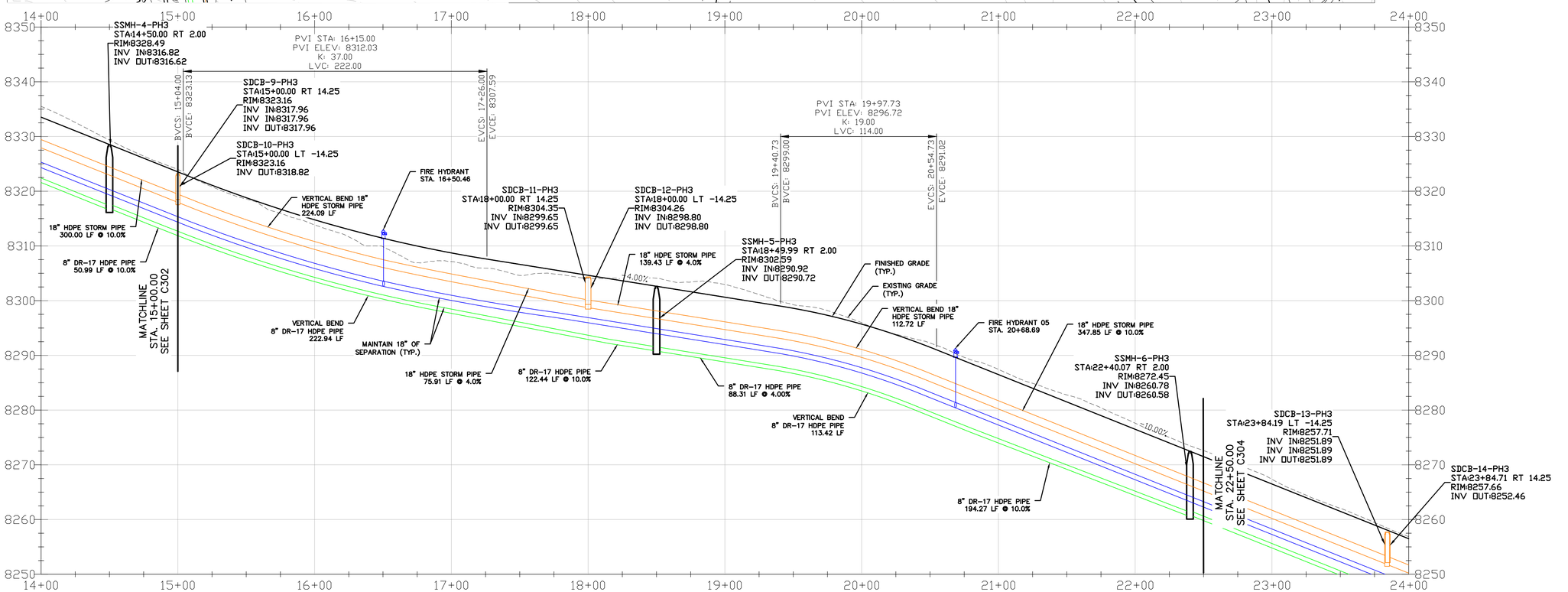

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1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DATE	DESCRIPTION
4		

ROADWAY PLAN & PROFILES
ROAD PLAN & PROFILES

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26
DESIGNED BY: CONNOR DINSMORE	3/27/26
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26
PROJECT No.: 01-12-25	

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SHEET
C303

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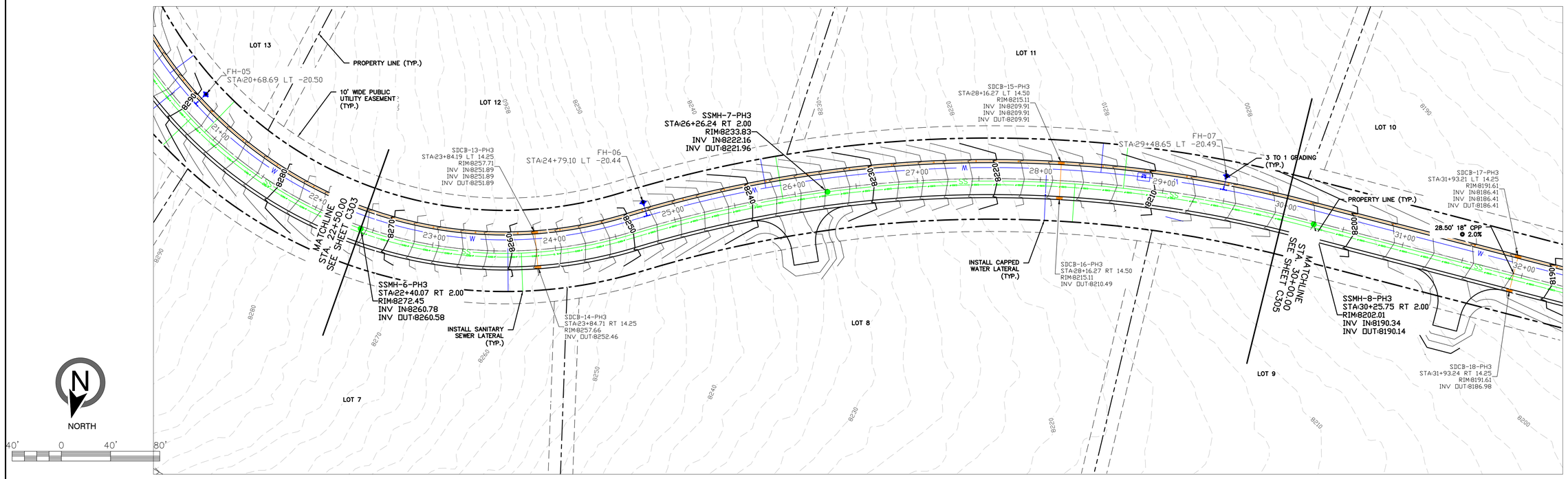

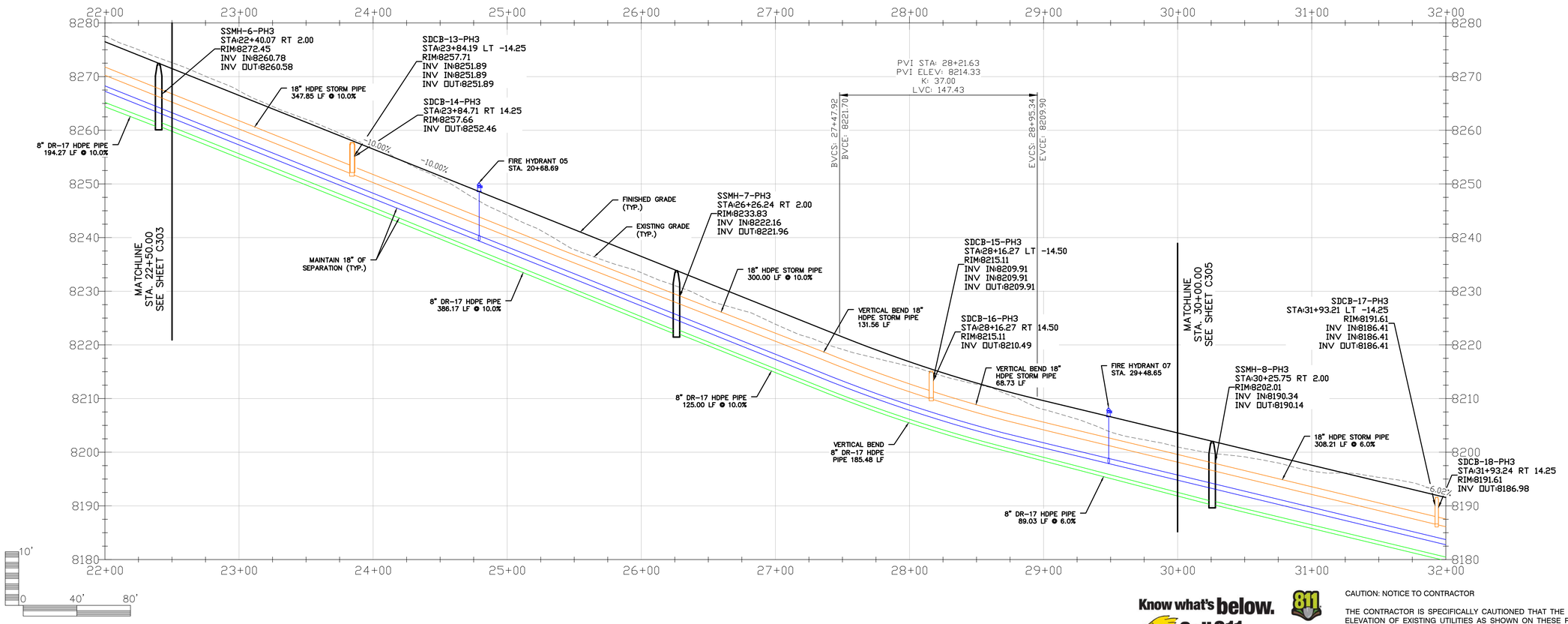

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1		

ROADWAY PLAN & PROFILES
ROAD PLAN & PROFILES

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:	JOSEPH FIALA	3/27/26
DESIGNED BY:	CONNOR DINSMORE	3/27/26
CHECKED BY:	MICHAEL DEMKOWICZ	3/27/26
PROJECT No.:	01-12-25	

SEAL

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SHEET
C304

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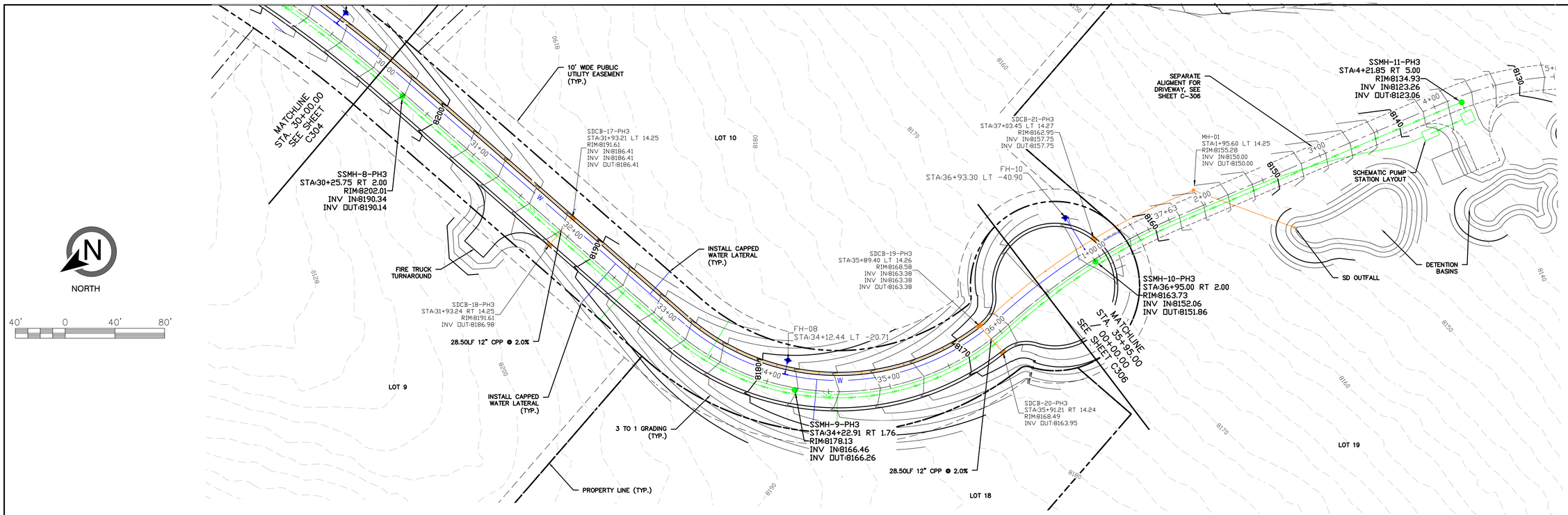

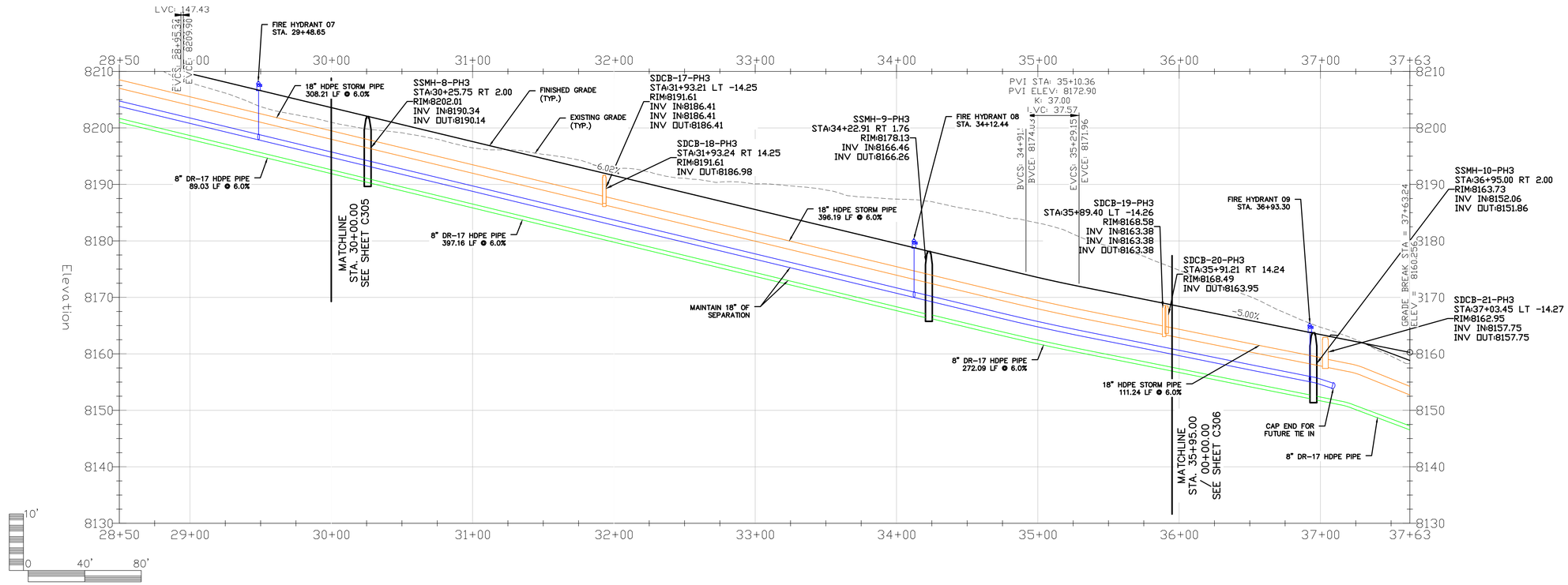

DESCRIPTION	DATE

ROADWAY PLAN & PROFILES
ROAD PLAN & PROFILES

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26
DESIGNED BY: CONNOR DINSMORE	3/27/26
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26
PROJECT No.: 01-12-25	

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SHEET
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1-800-662-4111

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X:\Powder Mountain\2025\011225-Prado Phase 3\Civil\Sheets\011225_C300s Prado Ph3.dwg, 3/27/2026 4:58:40 PM, _DWG To PDF.pc3
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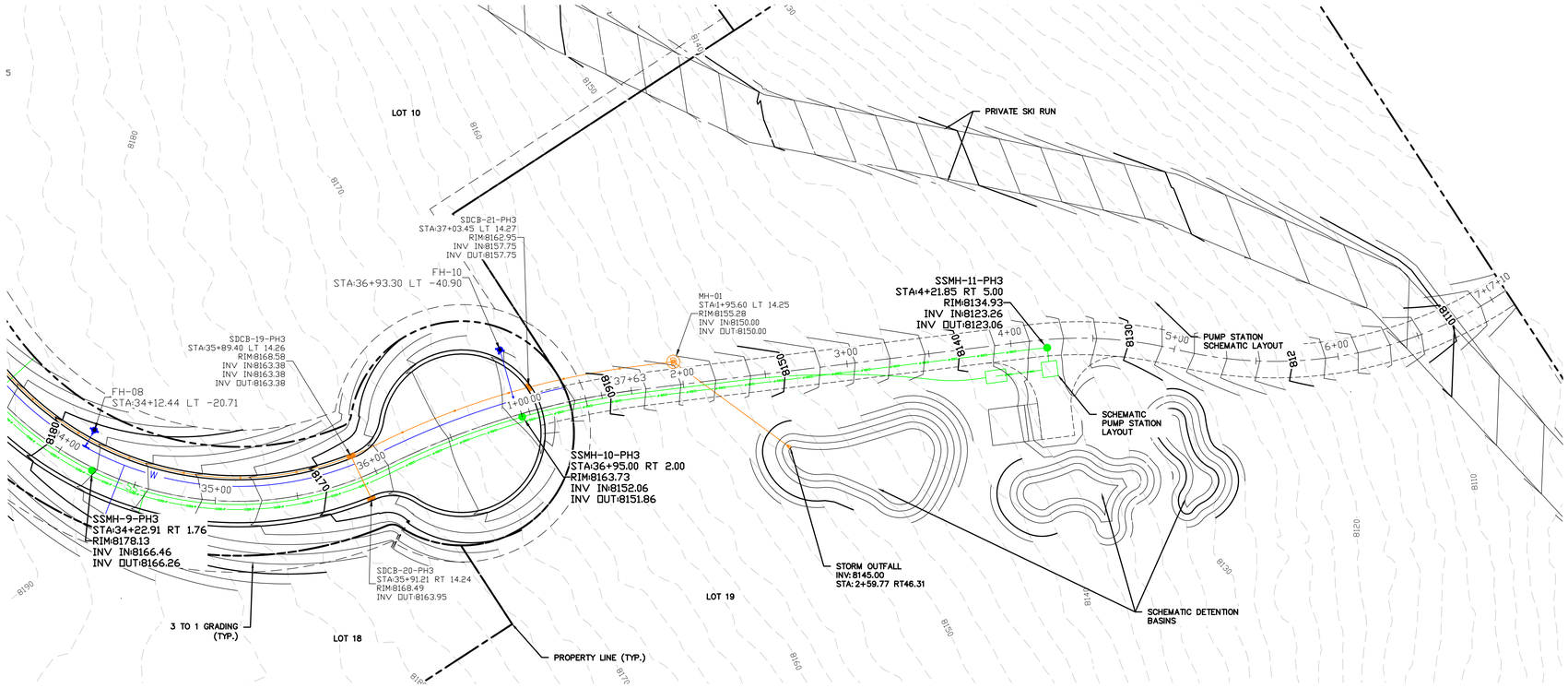

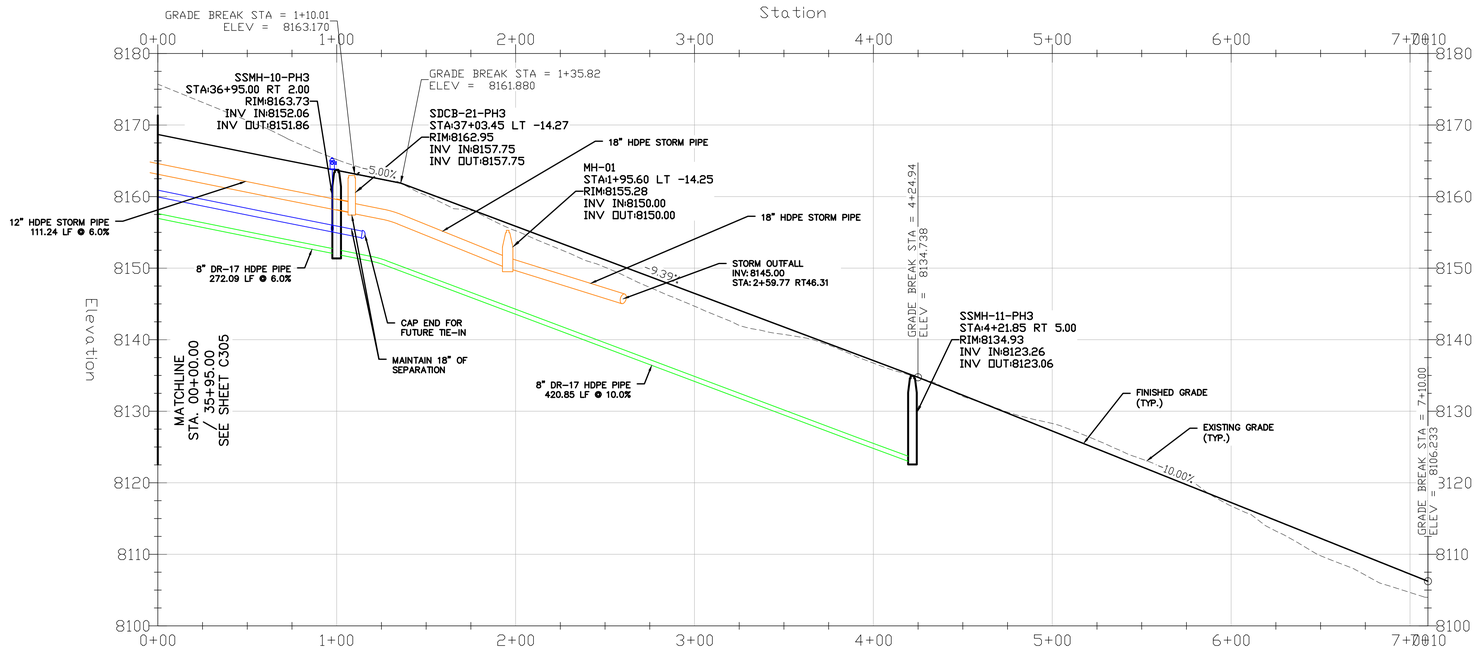

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ROADWAY PLAN & PROFILES
ROAD PLAN & PROFILES

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA 3/27/26
DESIGNED BY: CONNOR DINSMORE 3/27/26
CHECKED BY: MICHAEL DEMKOWICZ 3/27/26
PROJECT No.: 01-12-25

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SHEET
C306

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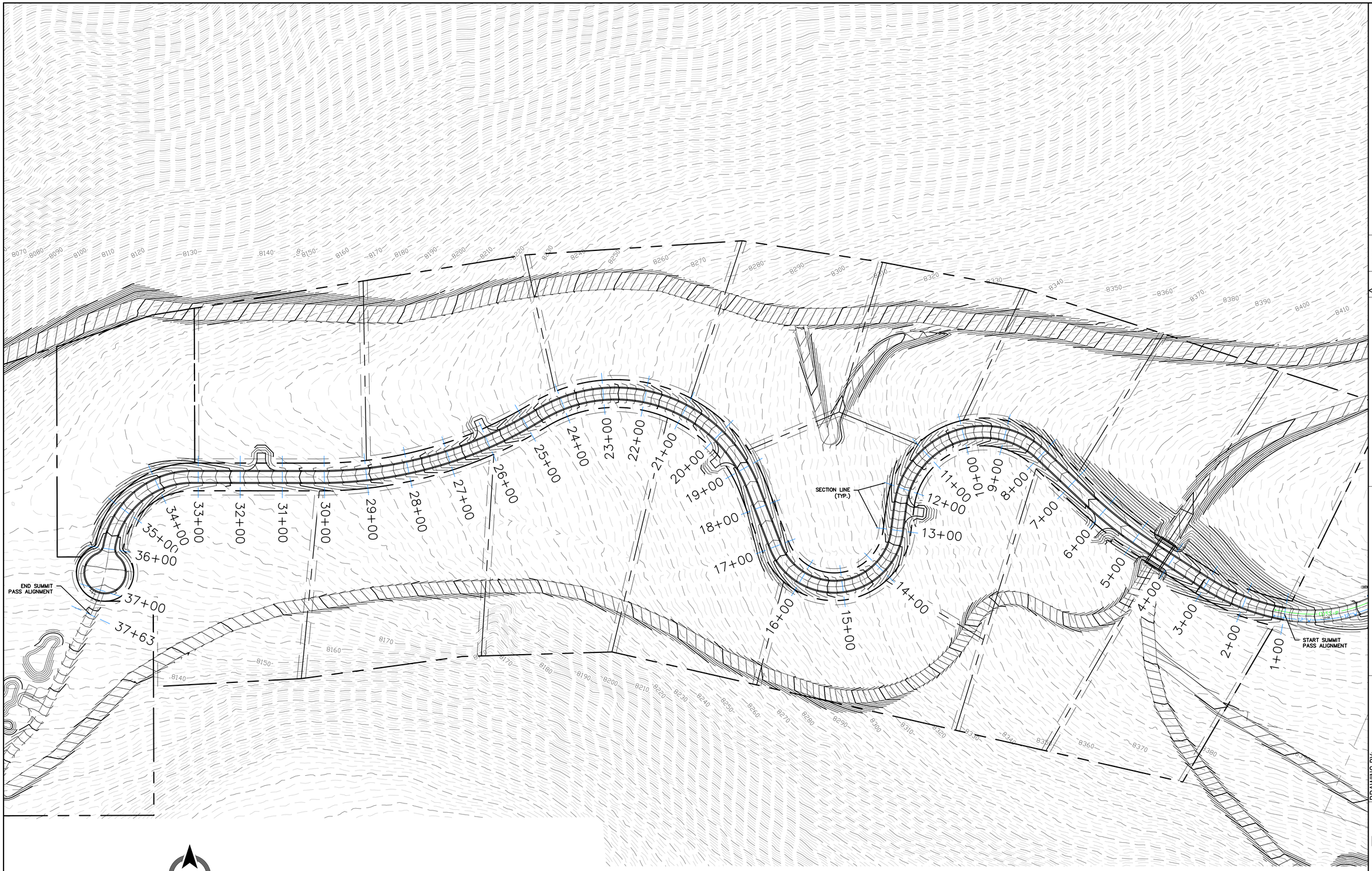

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OVERALL - ROAD SECTIONS

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26	
DESIGNED BY: CONNOR DINSMORE	3/27/26	
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26	
PROJECT No.: 01-12-25		

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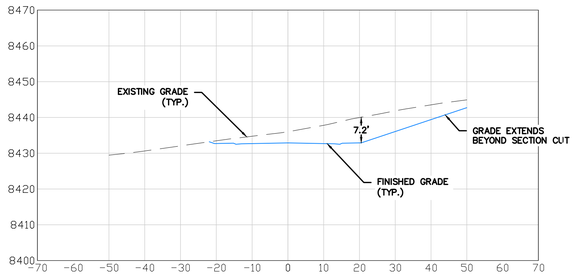
C400

ROAD SECTIONS

1+00 - 16+00

1+00.00



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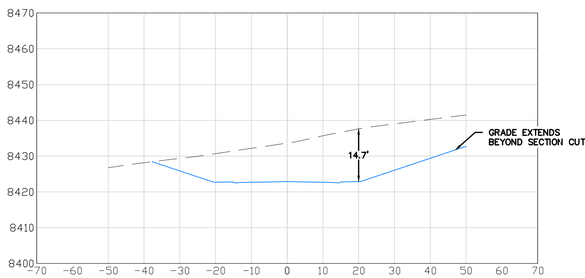

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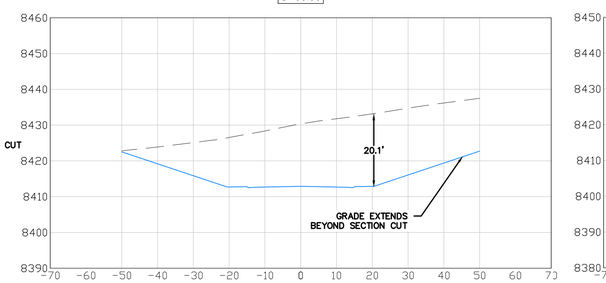

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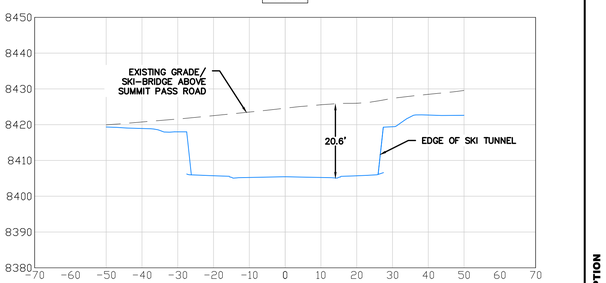

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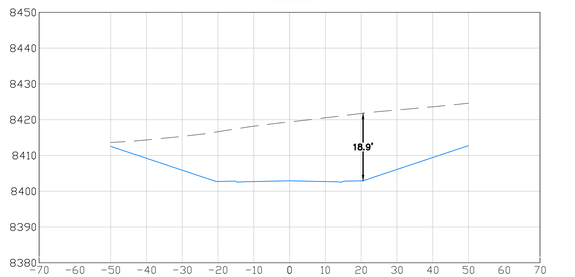

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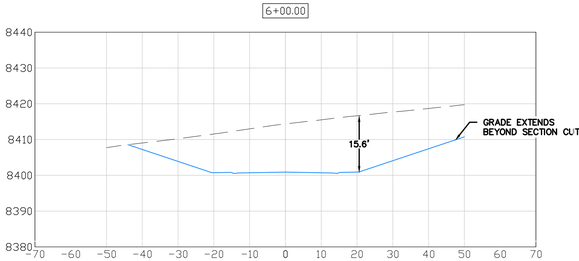

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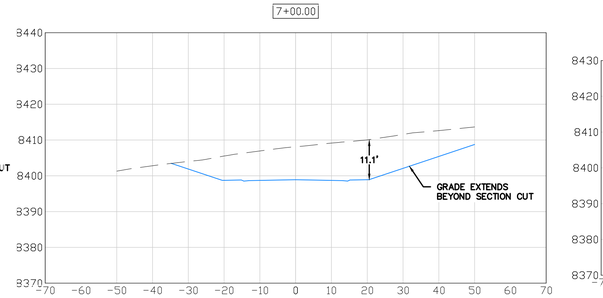

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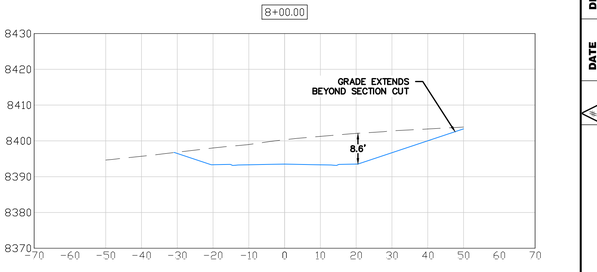

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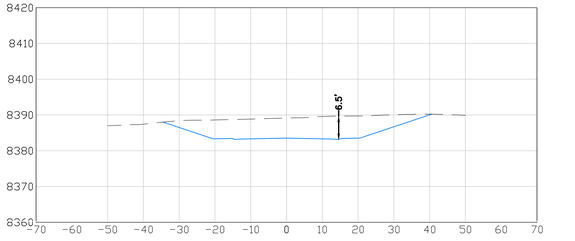

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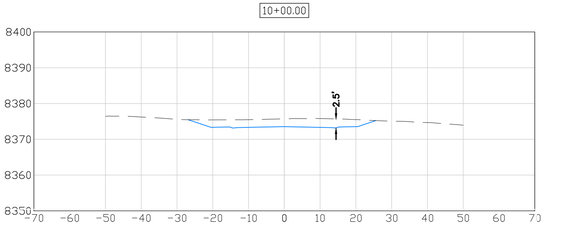

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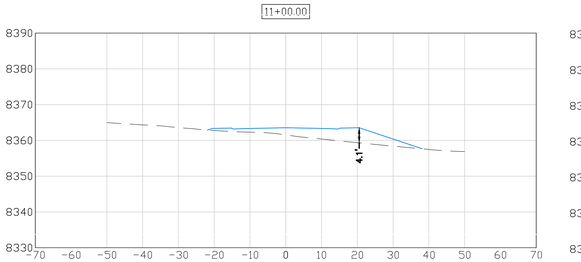

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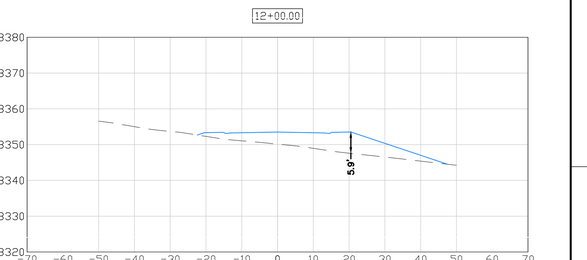

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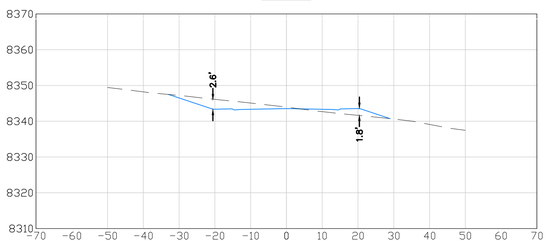

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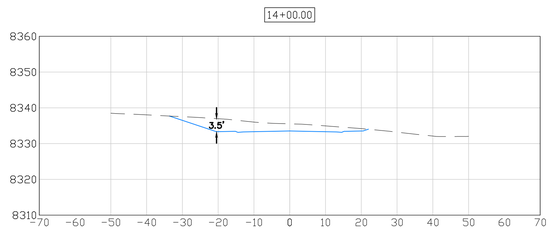

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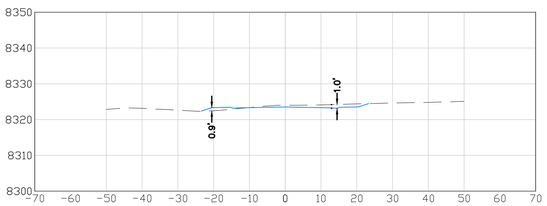

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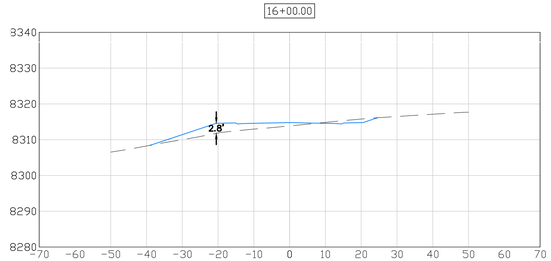

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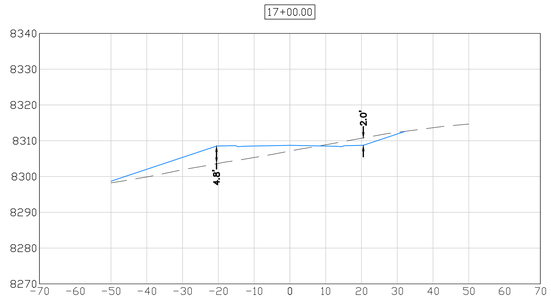

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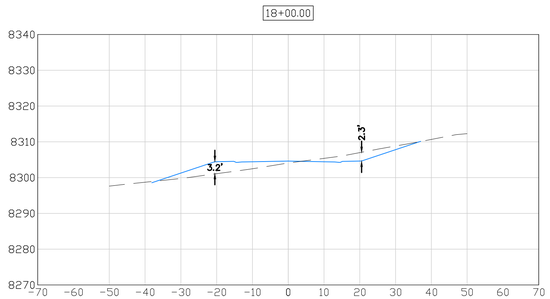

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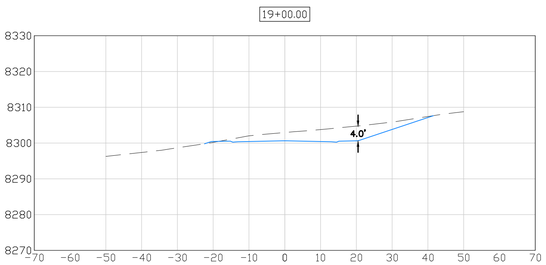

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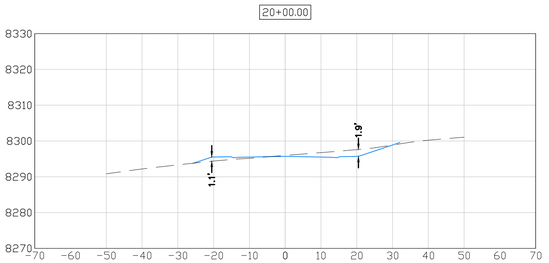

20' 0 20' 40'

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X:\Powder Mountain\2025\01225-Prado Phase 3\Civil\

	DESCRIPTION	DATE
1		

ROAD SECTIONS 1+00 - 20+00

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26	
DESIGNED BY: CONNOR DINSMORE	3/27/26	
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26	
PROJECT No.: 01-12-25		

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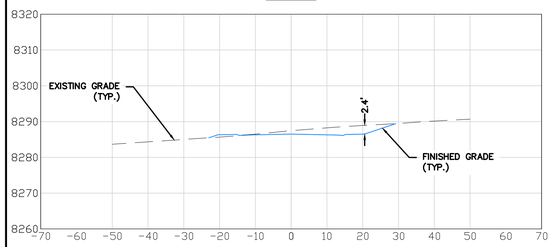
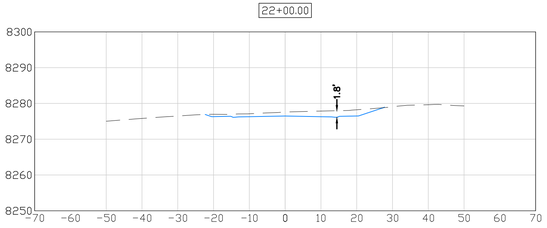
C401

ROAD SECTIONS
21+00 - 37+00

21+00.00



22+00.00



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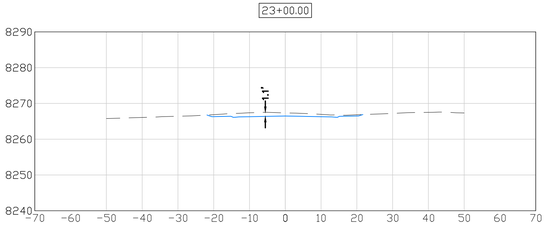

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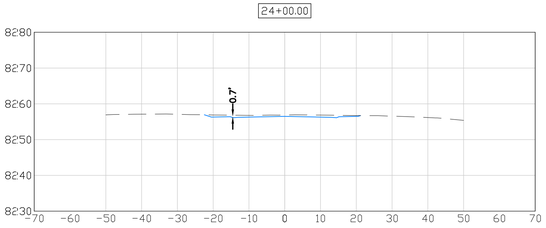
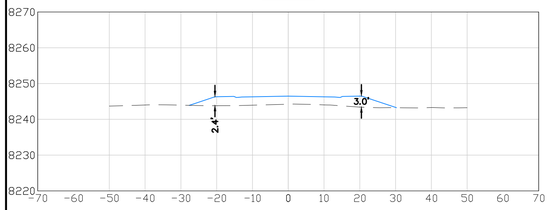
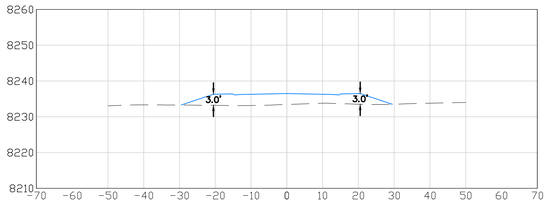


25+00.00



26+00.00



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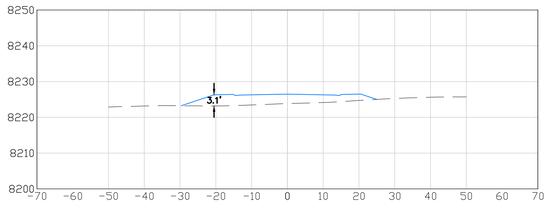

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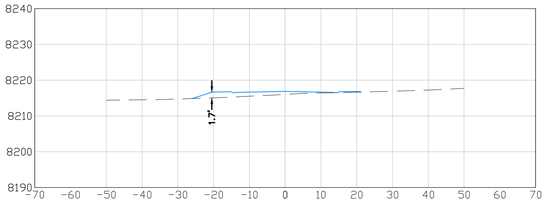

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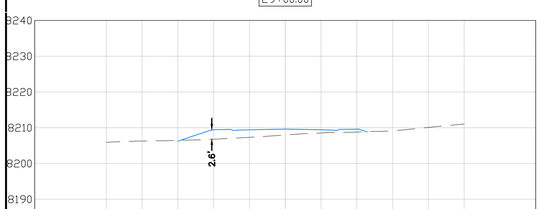

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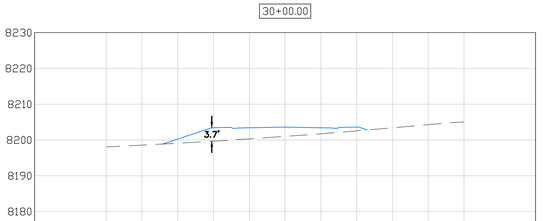

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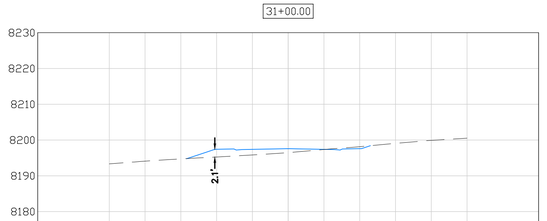

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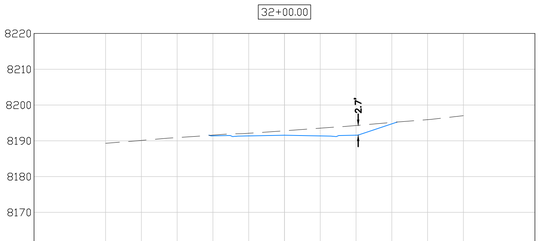

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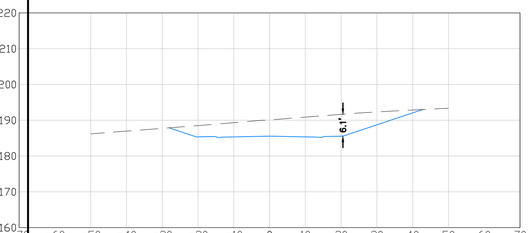

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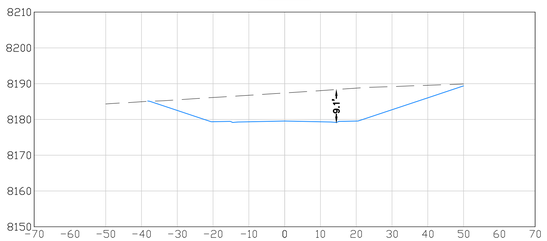

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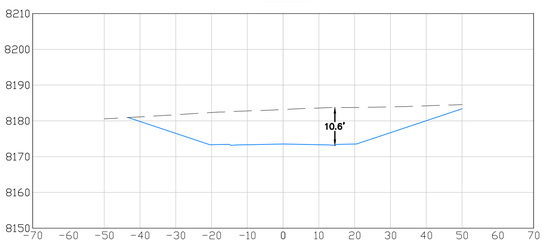

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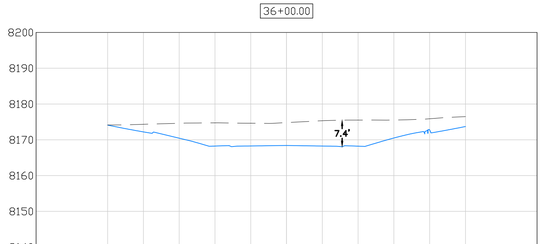

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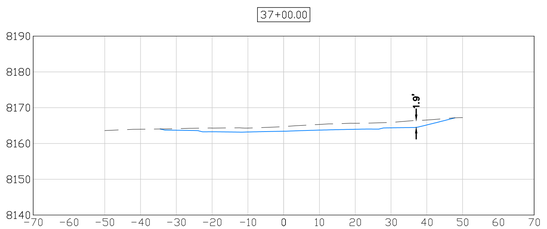

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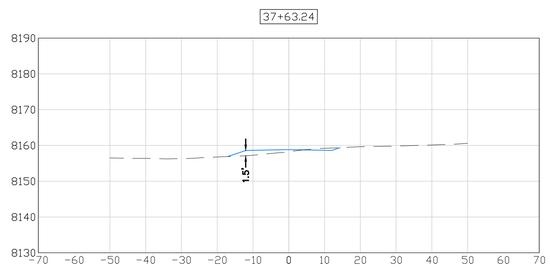

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DATE	DESCRIPTION
1		

ROAD SECTIONS 20+00 - 37+64

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

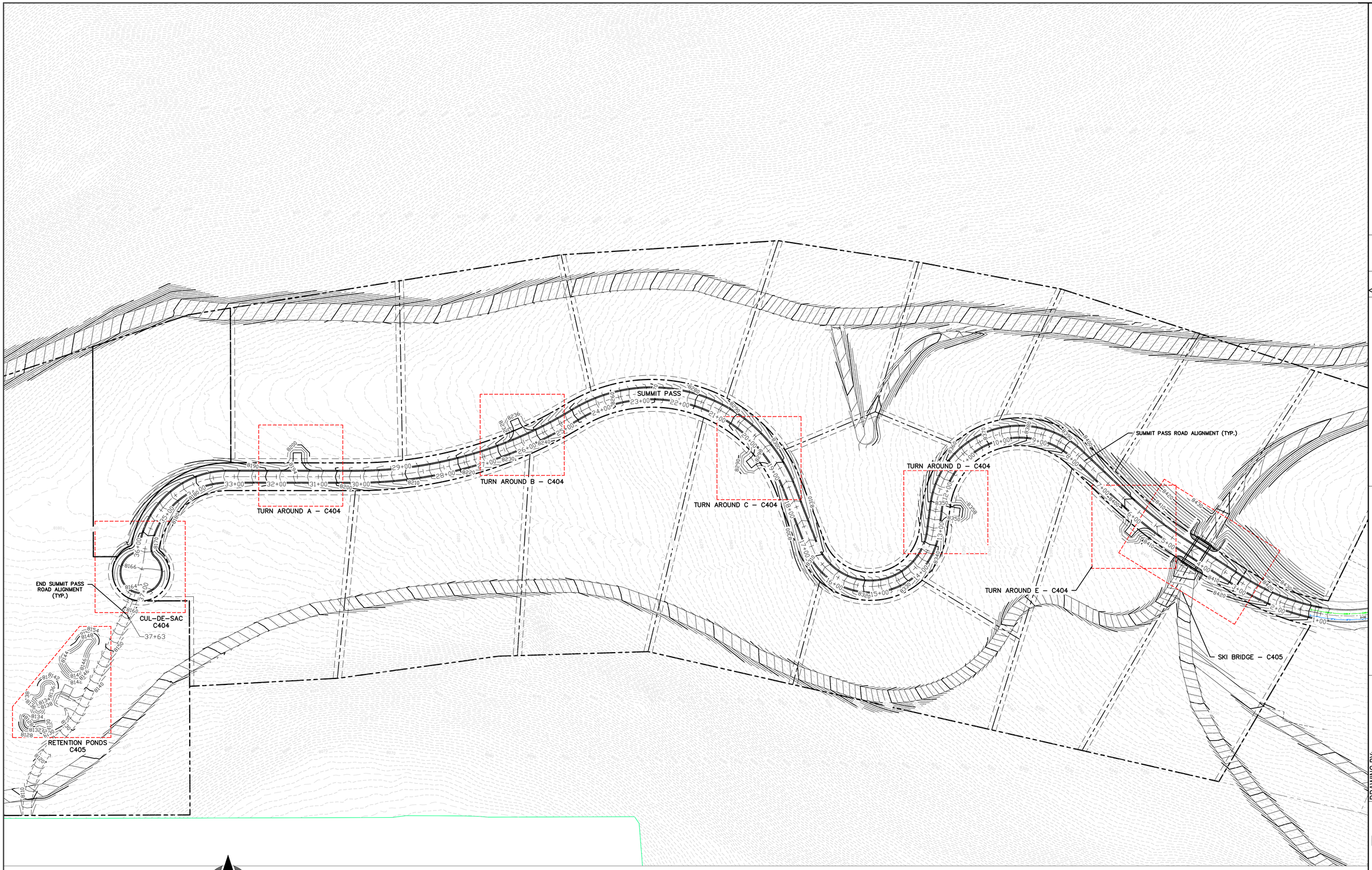
DRAWING BY: JOSEPH FIALA	3/27/26	
DESIGNED BY: CONNOR DINSMORE	3/27/26	
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26	
PROJECT No.: 01-12-25		

SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C402



N
NORTH
100' 0 100' 200'

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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	DATE	DESCRIPTION
1		

OVERALL GRADING PLAN

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

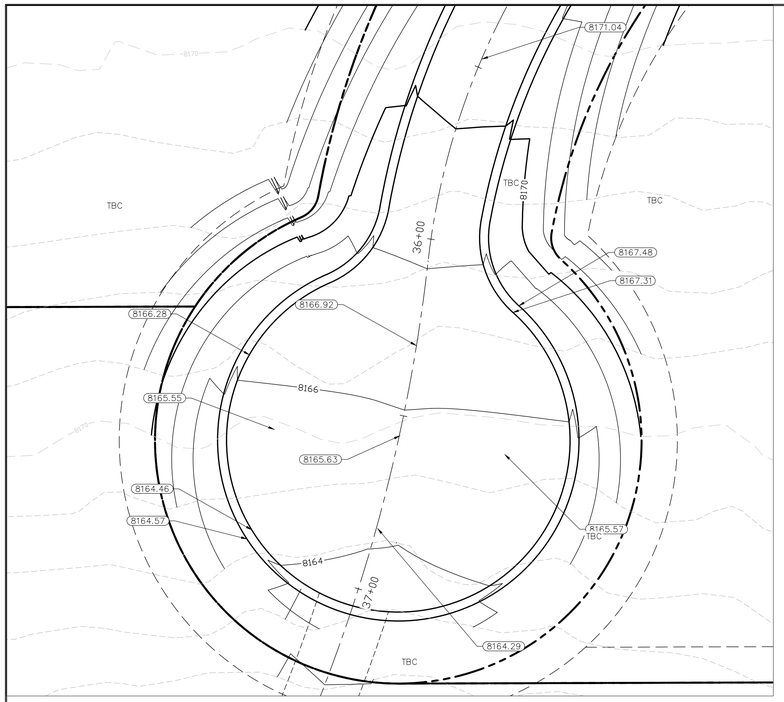
DRAWING BY: JOSEPH FIALA	3/27/26
DESIGNED BY: CONNOR DINSMORE	3/27/26
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26
PROJECT No.: 01-12-25	

SEAL

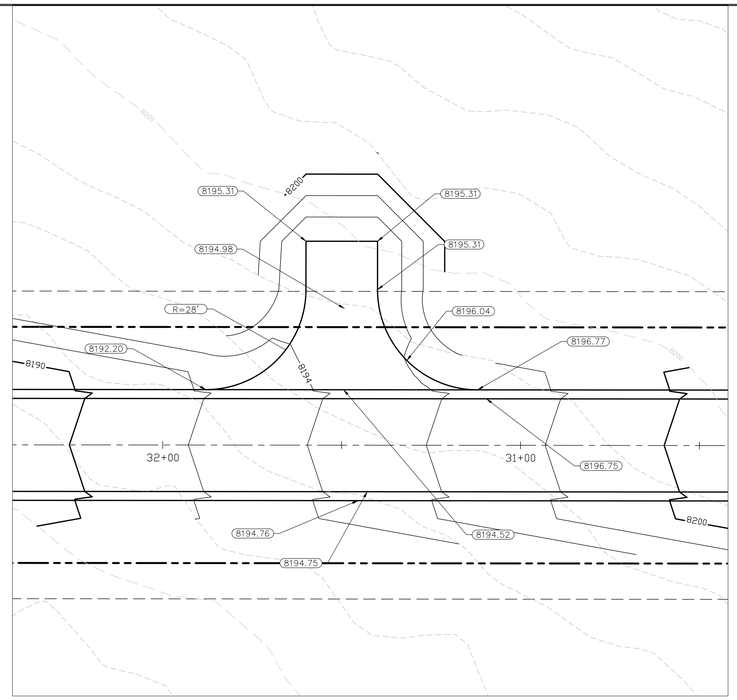
FOR REVIEW ONLY

NOT FOR CONSTRUCTION

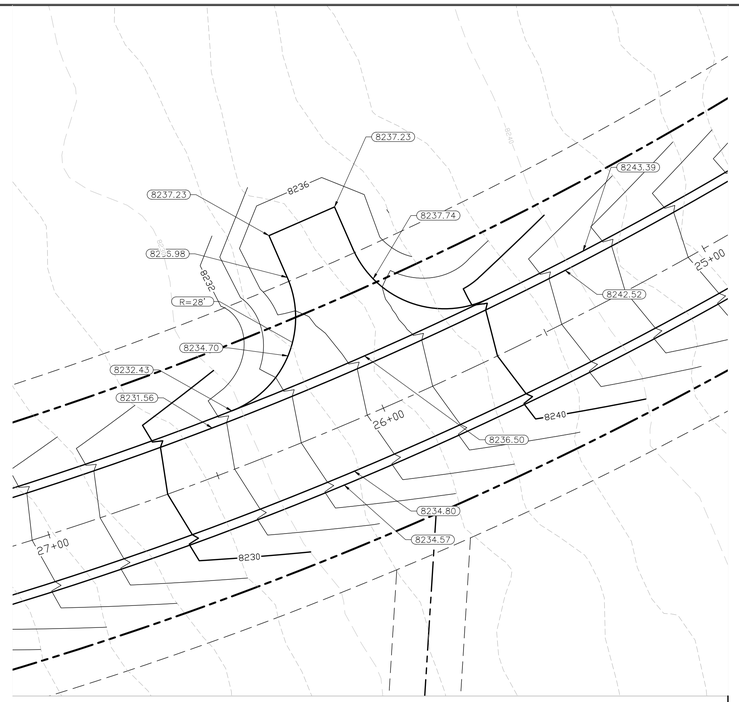
SHEET
C403



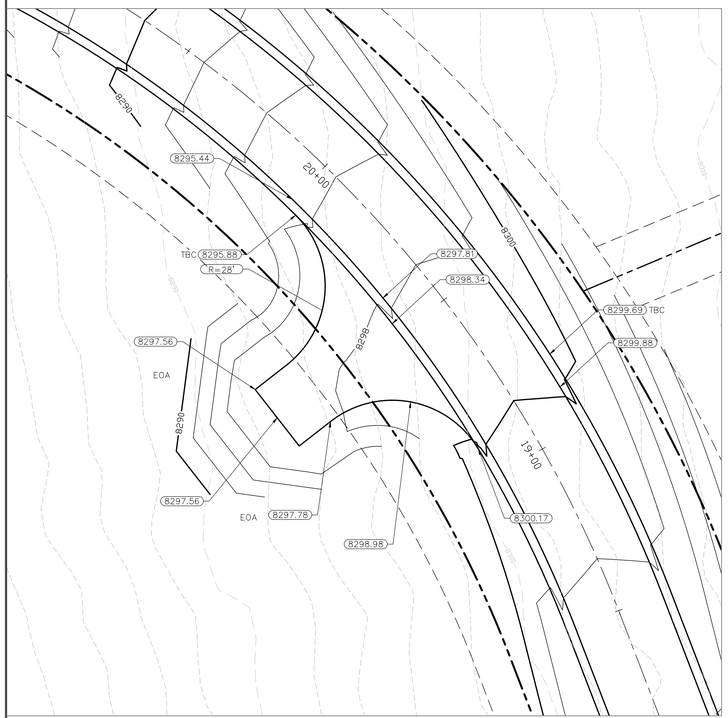
PHASE 3 CUL-DE-SAC



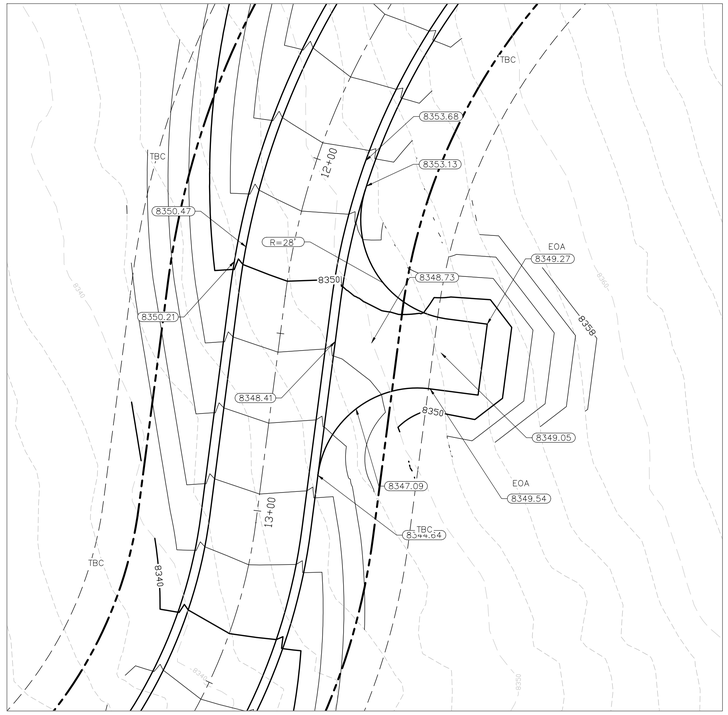
FIRE TRUCK TURNAROUND PH3-A



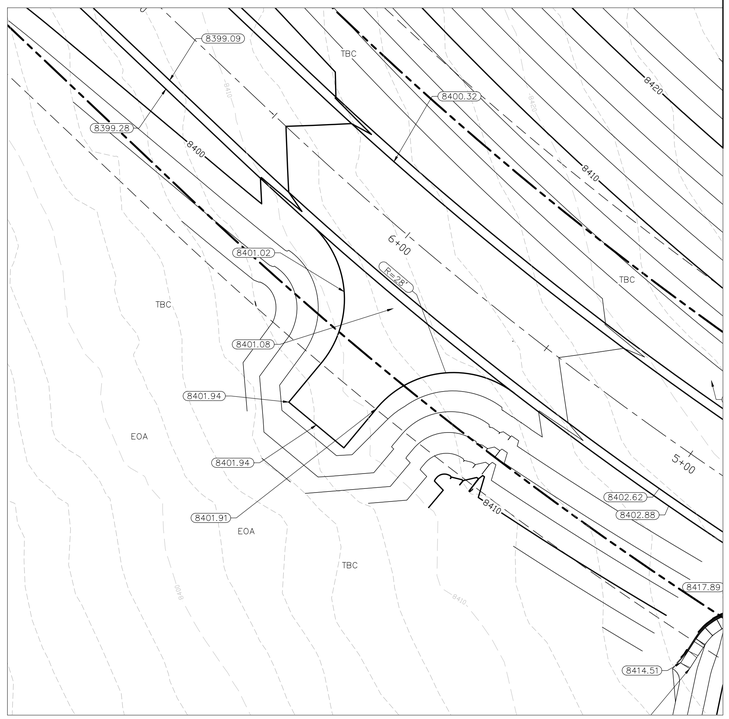
FIRE TRUCK TURNAROUND PH3-B



FIRE TRUCK TURNAROUND PH3-C



FIRE TRUCK TURNAROUND PH3-D



FIRE TRUCK TURNAROUND PH3-E

N
NORTH
20' 0 20' 40'

X:\Powder Mountain\2025\011225-Prado Phase 3\Civil

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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	DATE	DESCRIPTION
1		

ZOOMED IN GRADING PLAN 1 OF 2

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26
DESIGNED BY: CONNOR DINSMORE	3/27/26
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26
PROJECT No.: 01-12-25	

SEAL

FOR REVIEW ONLY

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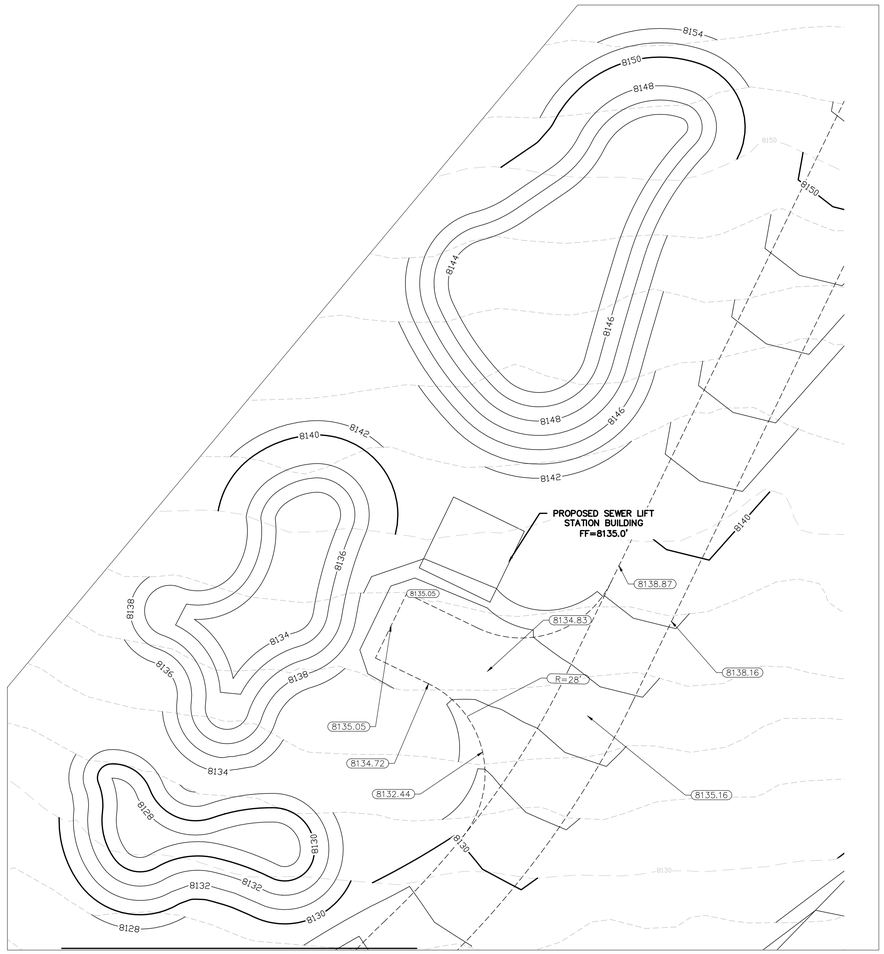
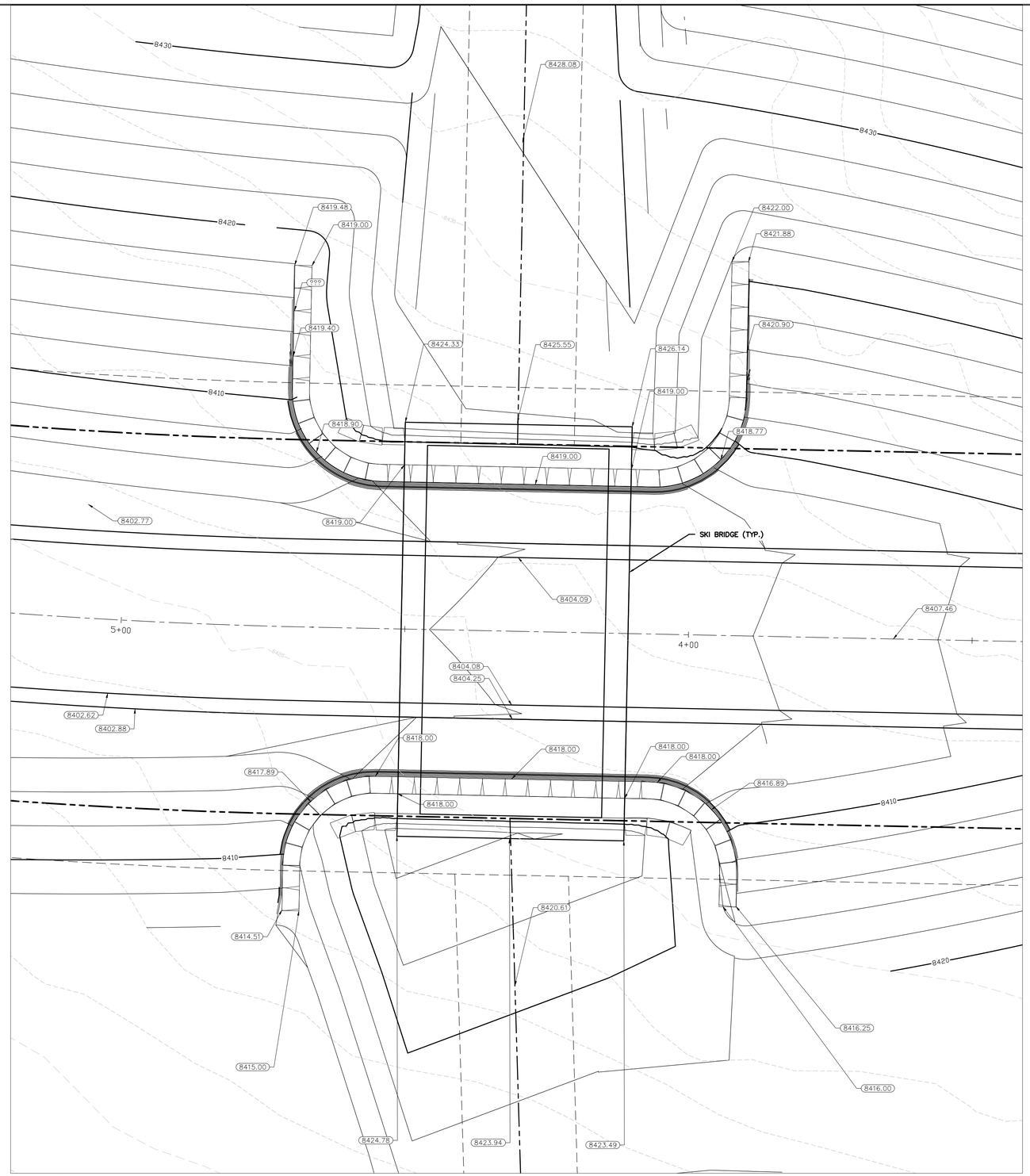
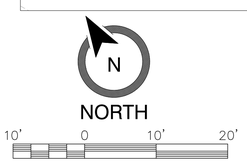
SHEET
C404



RETENTION POND GRADING



SKIER BRIDGE GRADING



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	DATE	DESCRIPTION
1		

ZOOMED IN GRADING PLAN 2 OF 2

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2684 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26
DESIGNED BY: CONNOR DINSMORE	3/27/26
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26
PROJECT No.: 01-12-25	

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SHEET
C405

	DATE	DESCRIPTION
1		

OVERALL EROSION CONTROL & CMP PLAN

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26
DESIGNED BY: CONNOR DINSMORE	3/27/26
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26
PROJECT No.: 01-12-25	

SEAL

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SHEET
C500

NORTH
120' 0 120' 240'

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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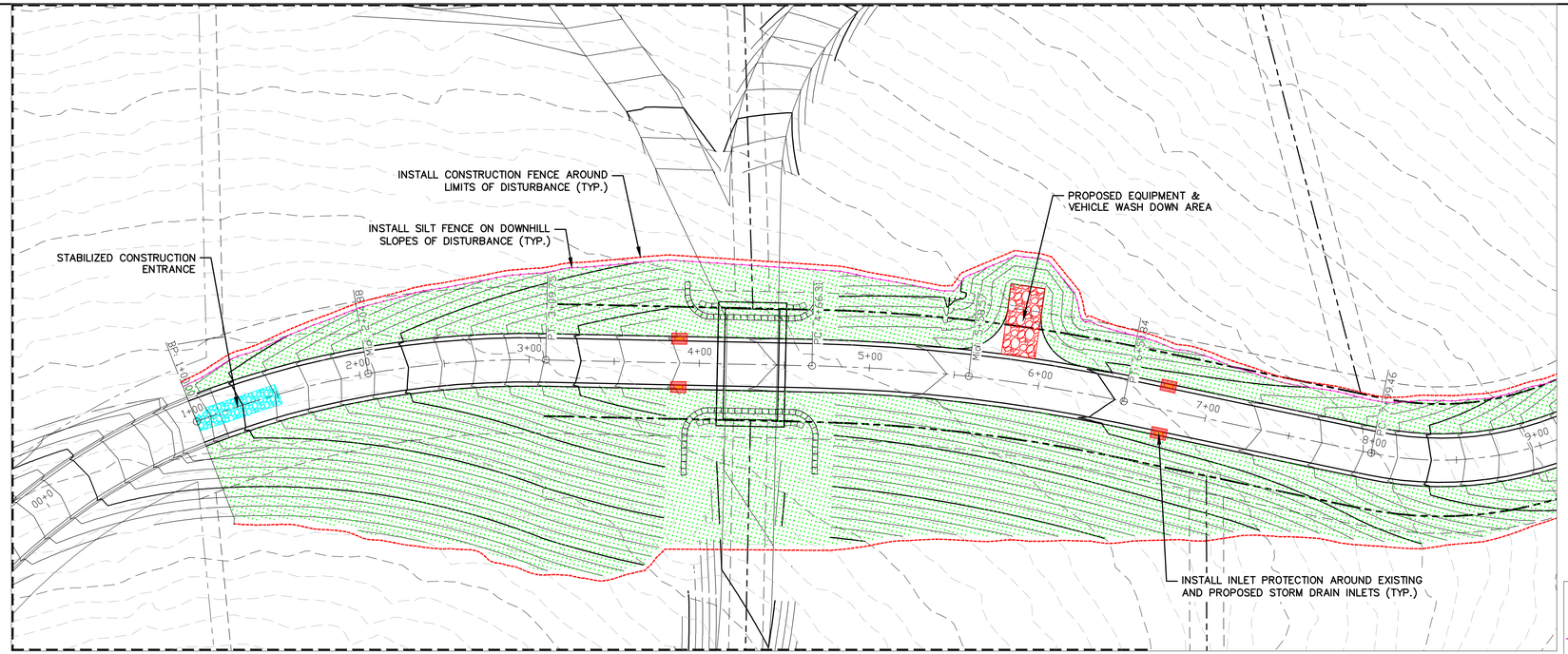
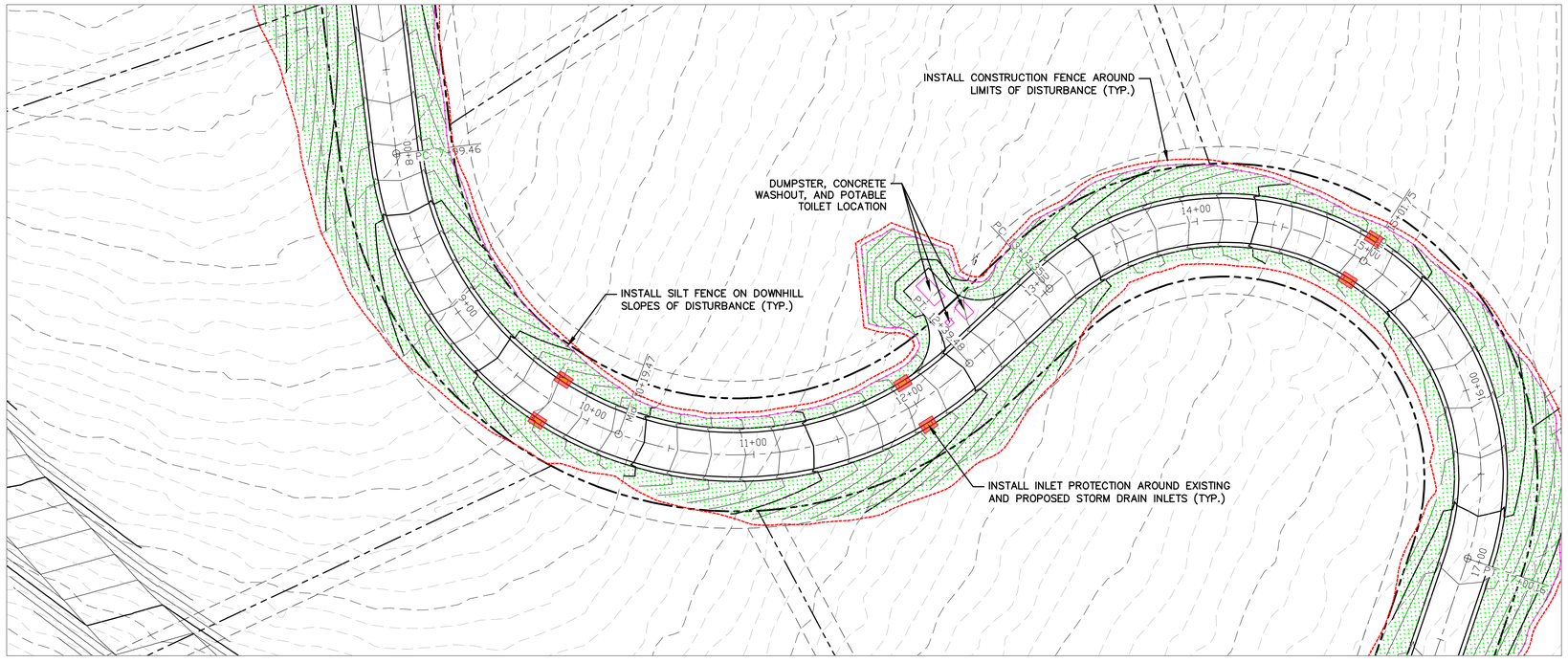


SUMMIT PASS STATION 1+00 -8+50



SUMMIT PASS STATION 8+50 -16+00

NORTH

40' 0 40' 80'

LEGEND:

- INSTALL SILT FENCING ON DOWNHILL SIDE OF DISTURBED AREAS
- INSTALL ORANGE CONSTRUCTION FENCE AROUND CONSTRUCTION DISTURBANCE AREAS
- INSTALL EQUIPMENT & VEHICLE WASH DOWN AREA, REFER TO SHEET C900 FOR DETAILS
- INSTALL STABILIZED ENTRANCE, COORDINATION WITH PHASE 1 CONSTRUCTION FOR LOCATION OF ENTRANCE. REFER TO SHEET C900 FOR DETAILS.
- RE-VEGETATE DISTURBED SLOPES AND AREAS WITH OWNER APPROVED HYDRO-SEED MIX. INSTALL 4" TOPSOIL PRIOR TO HYDRO-SEEDING. INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES 3:1 OR STEEPER.
- INSTALL INLET PROTECTION ON ALL EXISTING AND PROPOSED STORM DRAIN INLET BOXES. REFER TO SHEET C900 FOR DETAILS.

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UTILITY NOTIFICATION CENTER, INC.
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1-800-662-4111

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X:\Powder Mountain\2025\01225-Prado Phase 3\Civil\

	DATE	DESCRIPTION
4		

EROSION CONTROL & CMP PLAN

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26	
DESIGNED BY: CONNOR DINSMORE	3/27/26	
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26	
PROJECT No.: 01-12-25		

SEAL

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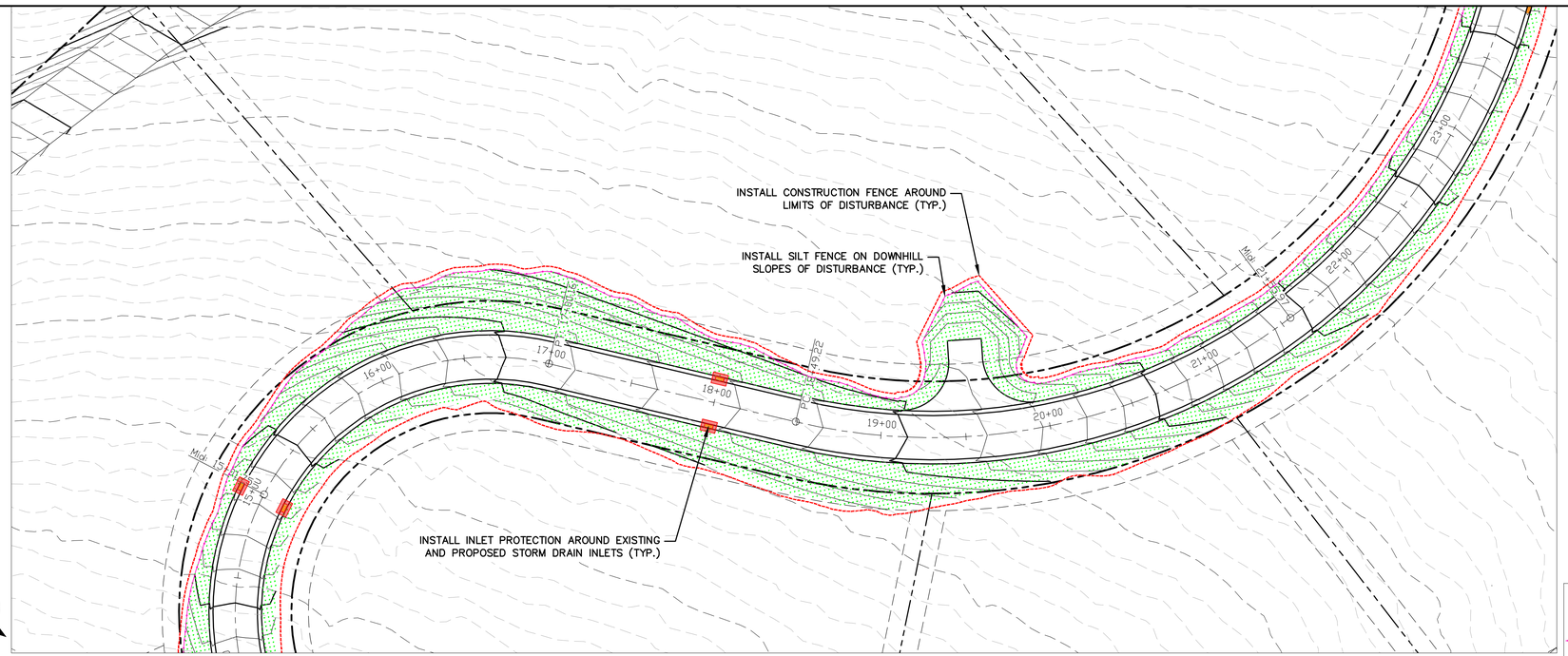
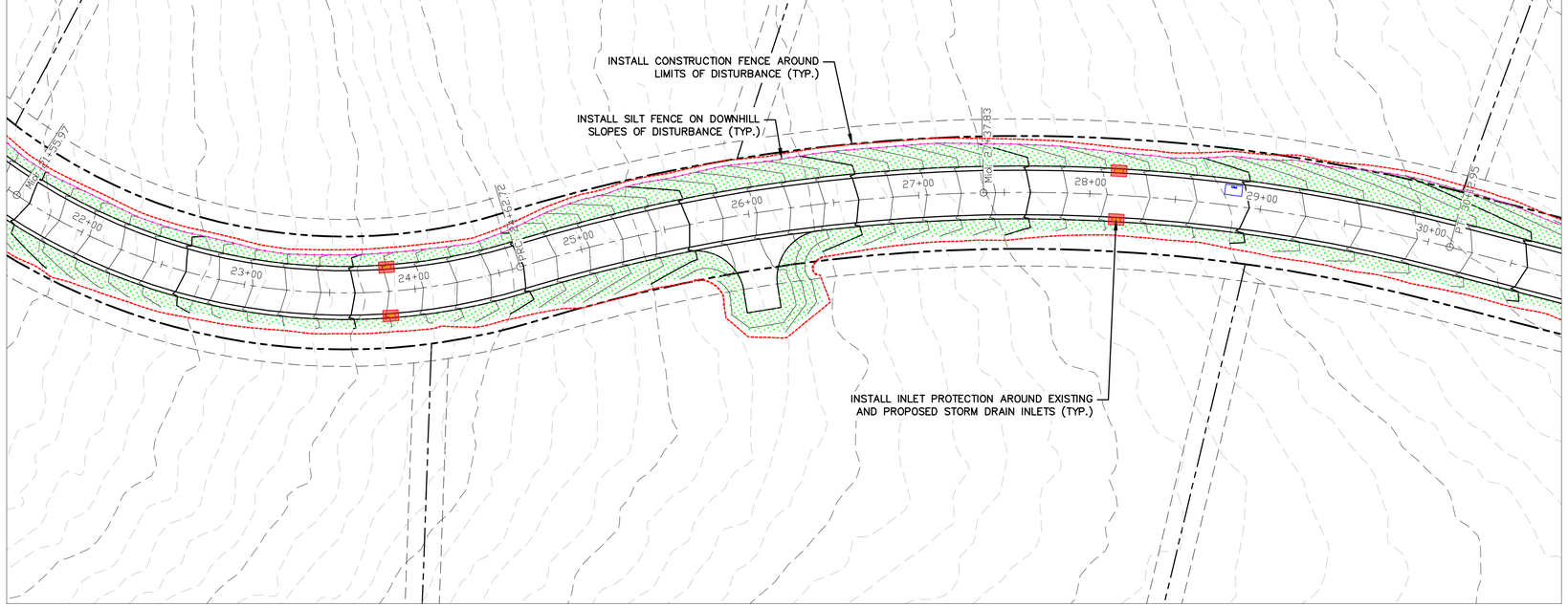
SHEET
C501



NORTH

SUMMIT PASS STATION 16+00 -23+00



NORTH

SUMMIT PASS STATION 23+00 -30+00

LEGEND:

- INSTALL SILT FENCING ON DOWNHILL SIDE OF DISTURBED AREAS
- INSTALL ORANGE CONSTRUCTION FENCE AROUND CONSTRUCTION DISTURBANCE AREAS
- INSTALL EQUIPMENT & VEHICLE EASH DOWN AREA, REFER TO SHEET C900 FOR DETAILS
- INSTALL STABILIZED ENTRANCE, COORDINATION WITH PHASE 1 CONSTRUCTION FOR LOCATION OF ENTRANCE. REFER TO SHEET C900 FOR DETAILS.
- RE-VEGETATE DISTURBED SLOPES AND AREAS WITH OWNER APPROVED HYDRO-SEED MIX. INSTALL 4" TOPSOIL PRIOR TO HYDRO-SEEDING. INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES 3:1 OR STEEPER.
- INSTALL INLET PROTECTION ON ALL EXISTING AND PROPOSED STORM DRAIN INLET BOXES. REFER TO SHEET C900 FOR DETAILS.

40' 0 40' 80'

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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X:\Powder Mountain\2025\01225-Prado Phase 3\Civil\

	DESCRIPTION	DATE
4		

EROSION CONTROL & CMP PLAN

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

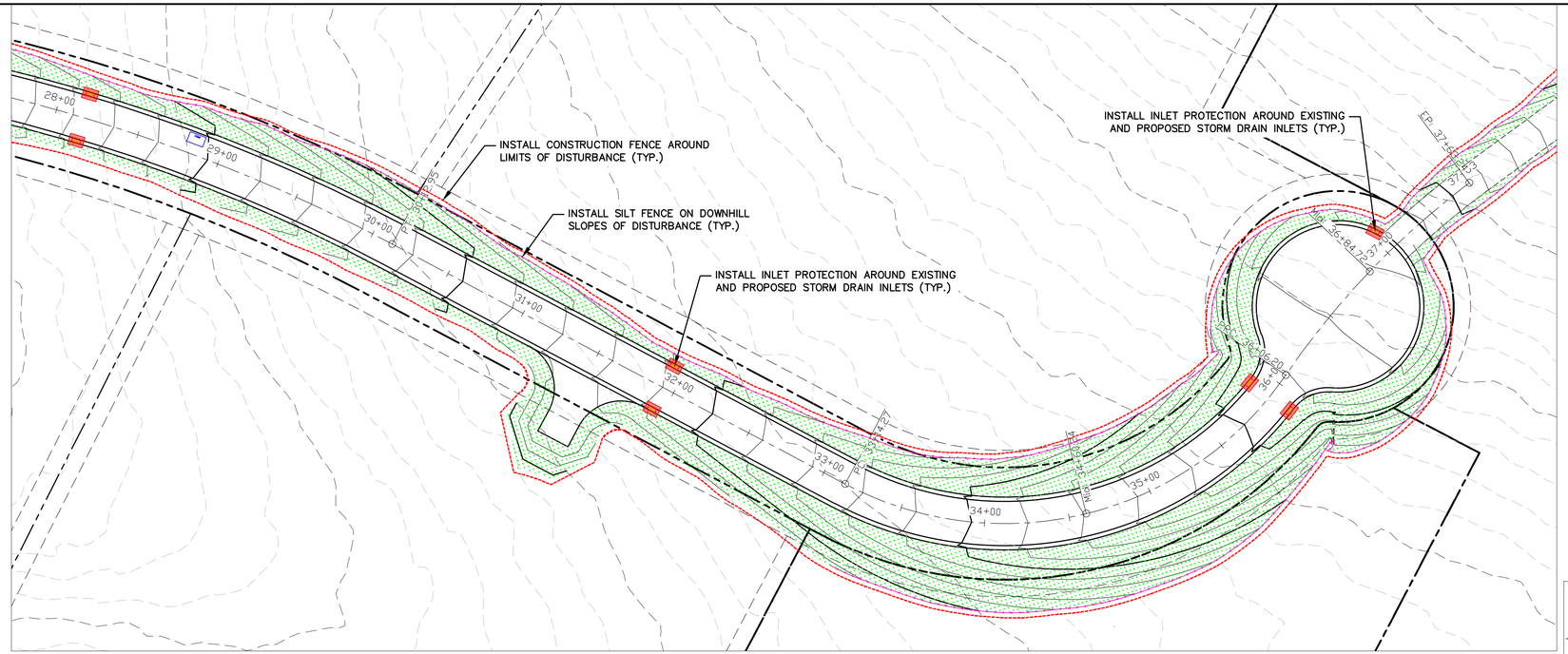
DRAWING BY: JOSEPH FIALA	3/27/26	
DESIGNED BY: CONNOR DINSMORE	3/27/26	
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26	
PROJECT No.: 01-12-25		

SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C502



SUMMIT PASS STATION 30+00 -37+63

20' WIDE DRIVEWAY & DETENTION BASINS

LEGEND:

- INSTALL SILT FENCING ON DOWNHILL SIDE OF DISTURBED AREAS
- INSTALL ORANGE CONSTRUCTION FENCE AROUND CONSTRUCTION DISTURBANCE AREAS
- INSTALL EQUIPMENT & VEHICLE EASH DOWN AREA, REFER TO SHEET C900 FOR DETAILS
- INSTALL STABILIZED ENTRANCE, COORDINATION WITH PHASE 1 CONSTRUCTION FOR LOCATION OF ENTRANCE. REFER TO SHEET C900 FOR DETAILS.
- RE-VEGETATE DISTURBED SLOPES AND AREAS WITH OWNER APPROVED HYDRO-SEED MIX. INSTALL 4" TOPSOIL PRIOR TO HYDRO-SEEDING. INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES 3:1 OR STEEPER.
- INSTALL INLET PROTECTION ON ALL EXISTING AND PROPOSED STORM DRAIN INLET BOXES. REFER TO SHEET C900 FOR DETAILS.

40' 0 40' 80'

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

X:\Powder Mountain\2025\01125-Prado Phase 3\Civil

	DESCRIPTION	DATE
A		

EROSION CONTROL & CMP PLAN

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

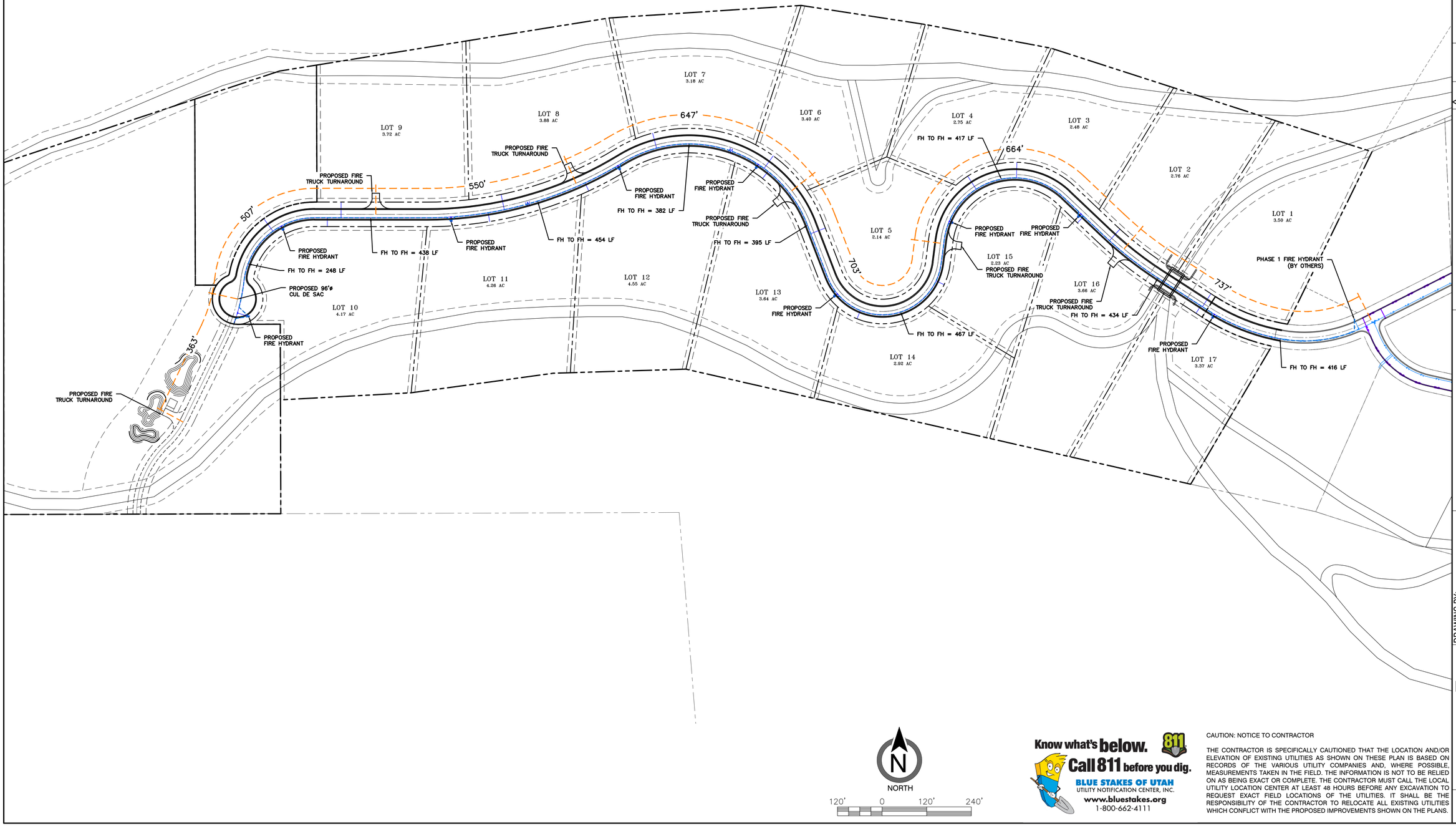
DRAWING BY: JOSEPH FIALA	3/27/26	
DESIGNED BY: CONNOR DINSMORE	3/27/26	
CHECKED BY: MICHAEL DEMKOWICZ	3/27/26	
PROJECT NO.: 01-12-25		

SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C503



NORTH

120' 0 120' 240'

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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	DESCRIPTION
	DATE
△	

FH PLAN

POWDER MOUNTAIN EXPANSION
PRADO PHASE 3

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JOSEPH FIALA	3/27/26		
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SEAL

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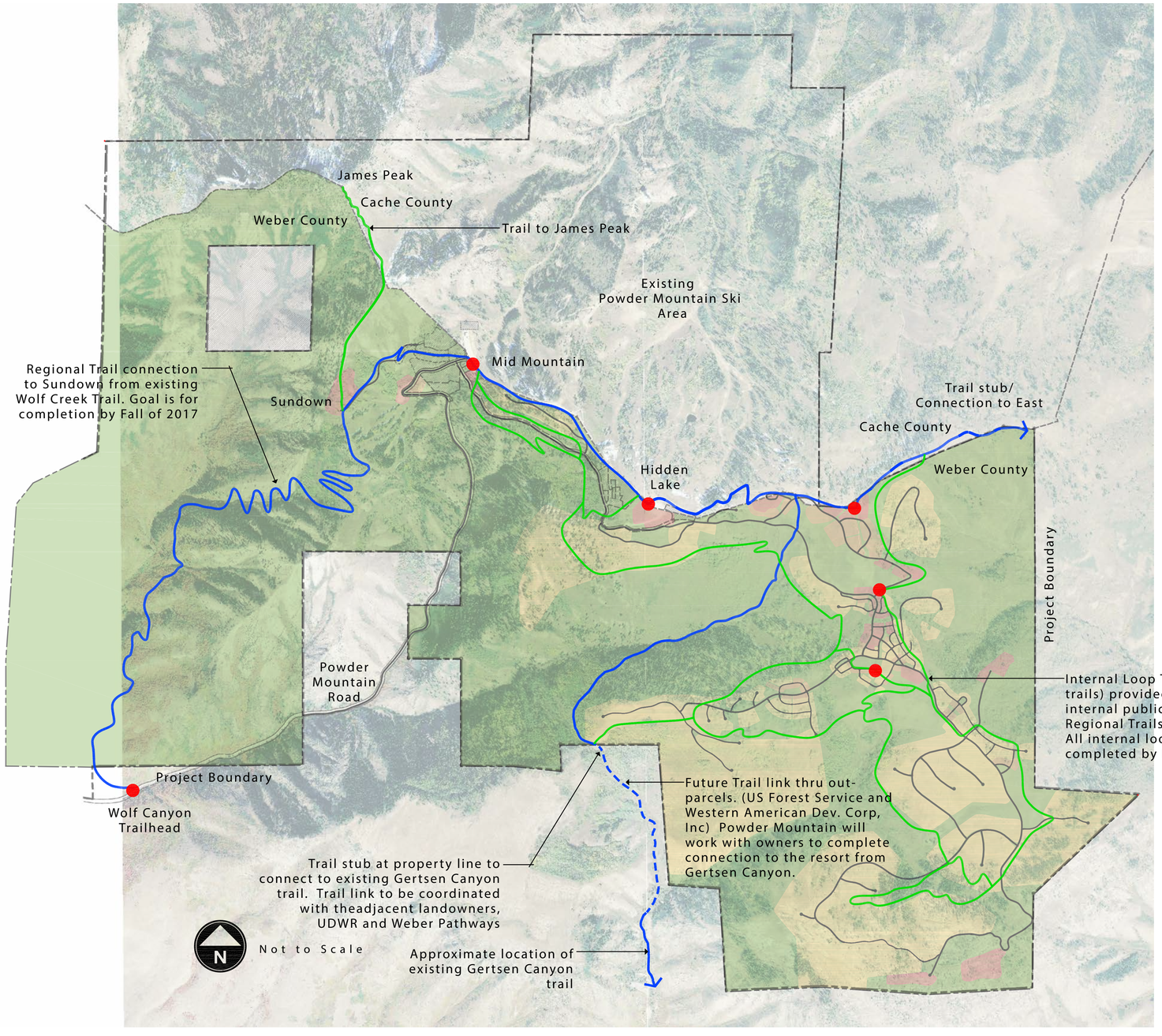
Exhibit D Open Space and Trail Plan

See next page

Open Space with Trails Plan



The Open Space and Trails System diagram illustrates project trails that will connect neighborhoods to one another and to the regional trail network. Powder Mountain is committed to providing Regional Public Trail Connectors thru the project (shown in blue) to insure public trail access to and thru the project. Powder Mountain will work with the adjacent landowners, UDWR and Weber Pathways to provide these connections. A priority has been placed on creating loops within the project. The loop trails shown (in Green) were developed in conjuction with Weber Pathways and the International Mountain Biking Association to provide beginner level trail loops as shown. In addition, there will be a variety of trails within and around each development area that will include multi-use trails, single-track for mountain biking and general use trails for walking and hiking.

OPEN SPACE CALCULATION

Approximately 6,160 acres of the Powder Mountain property are located in Weber County. In Weber County, approximately 76 percent (4,740 acres) of the total land has been preserved as total open space. In order to calculate the open space per the DRR1 zone requirements, the approximate 2,100 acres that have slope more than 40 percent were subtracted from the total acres, resulting in an Adjusted Gross Acreage of approximately 4,060 acres. Development is planned on approximately 1,500 acres, leaving 2,560 acres or 63% of the Adjusted Gross Acreage preserved as open space.

DEVELOPMENT LEGEND

- MIXED USE
- OPEN SPACE
- MULTI FAMILY
- PUBLIC SPINE/ CONNECTOR TRAIL
- SINGLE FAMILY
- INTERNAL PUBLIC LOOP TRAILS
- TRAILHEAD OR ACCESS NODE

Exhibit E Powder Mountain Water Sewer District

See next page

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT

March 26, 2026

Powder Haven
Prado Phase 3

Ogden Valley Township Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: Commitment ***to provide culinary water and sanitary sewer services for the Prado at Powder Mountain Subdivision Phase 3***

CAPACITY ASSESSMENT LETTER

This capacity assessment letter is issued by the Powder Mountain Water and Sewer Improvement District (the "District"), in connection to a certain real estate project proposed to be developed by Powder Haven

The District confirms that it has adequate capacity to provide water and sewer services to serve seventeen (17) Equivalent Residential Units ("ERUs") in connection with the Prado Phase 3 (three) plat, requested by Powder Haven.

Building permits shall not be issued without final approval by the district. Final approval is subject to meeting all applicable requirements of the district and payment of all applicable fees.

The district's commitment set forth in this letter is effective as of the date of this letter.

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT

By: _____

Andrew Stark-Chairman

Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	ZTA2026-03: A hearing for the consideration of a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code.
Applicant:	Weber County
Agenda Date:	Tuesday, June 2, 2026
File Number:	ZTA2026-03

Staff Information

Report Presenter:	Charlie Ewert cewert@webercountyutah.gov (801) 399-8763
Report Reviewer:	RG

Applicable Ordinances

Section 104-22-8

Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

Planning staff is asking the planning commission to consider amendments to the West Weber Street Regulating Plan map of the Form-Based Code. This is being triggered by recent updates to the Form-Based Zone. The amendments will align the map with those recent changes. The amendments will also:

- Shift the "village" area slightly westward.
- Provide background color coding to ease the interpretation and administration of the map.
- Illustrate fictional building footprints to better communicate a sense of scale.
- Implement better transitions on the western side of the village area – allowing it to better transition into the Bennet development to the west.
- The map reduces the scope of the area intended to be affected by the form-based zone.

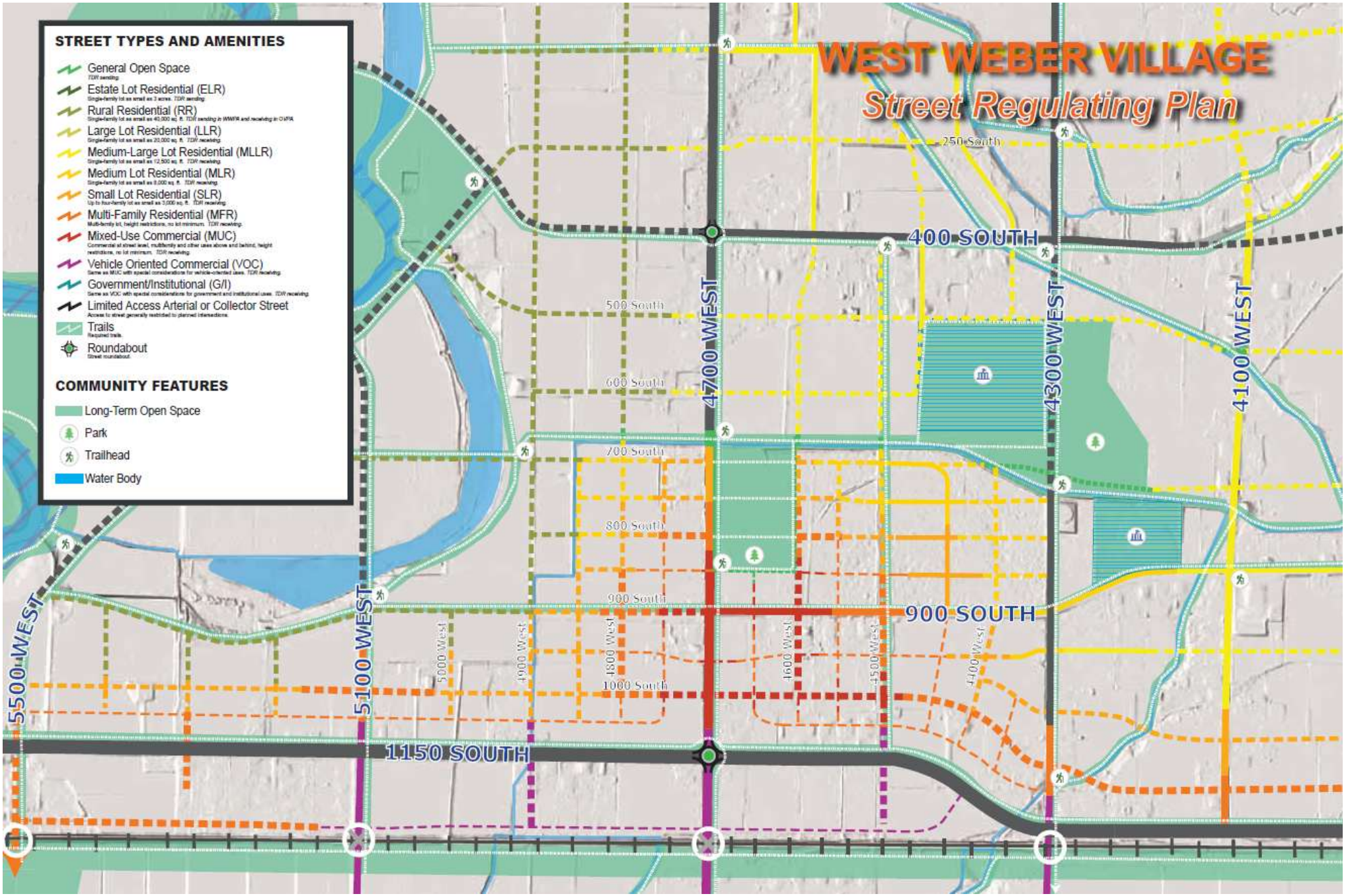
Staff is recommending that, after careful consideration and edits if necessary, the planning commission forward a positive recommendation for the map update.

Policy Analysis

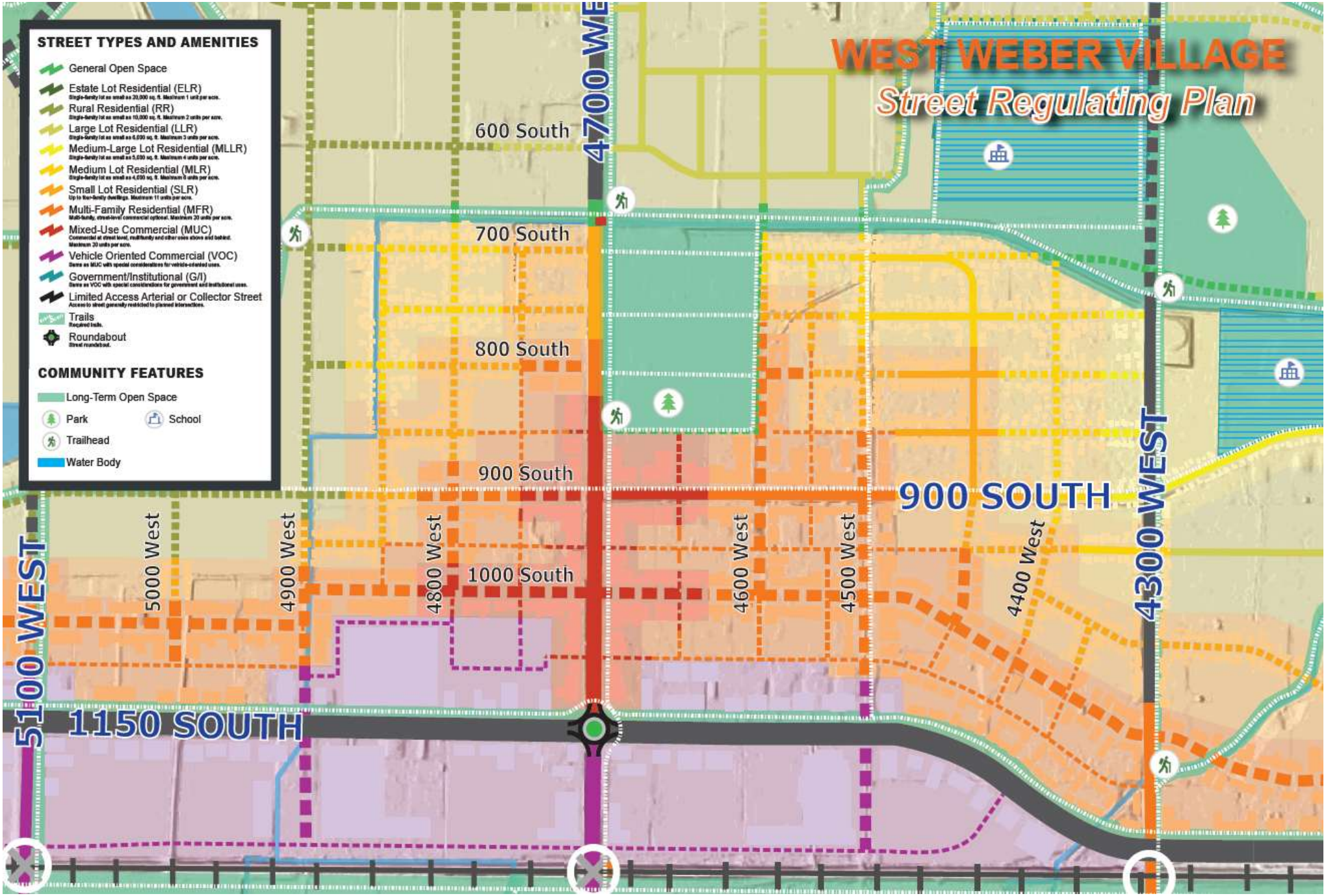
Policy Considerations:

The following page provides the existing street regulating plan for the subject area. The page after provides the recommended updated map.

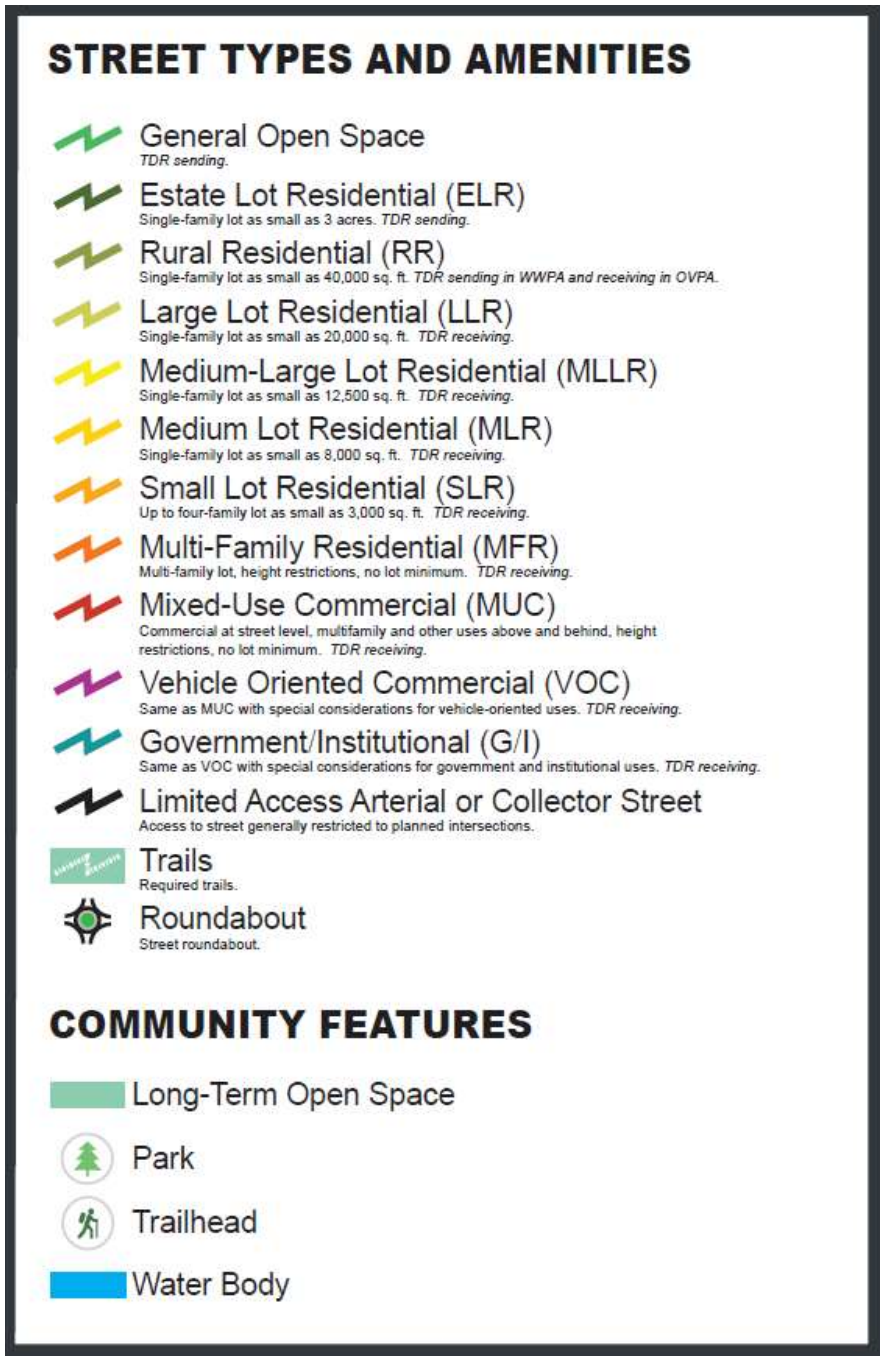
Existing Adopted Street Regulating Plan



Proposed Amended Street Regulating Plan



Existing Adopted Street Regulating Plan



Proposed Amended Street Regulating Plan

Conformance to the General Plan

Generally, land use code changes should be vetted through the filter of policy recommendations of the applicable general plan. In 2022, the Western Weber General Plan was adopted after a significant public involvement process.

The proposed amendments helps implement numerous goals and objectives of the General Plan. Consider the following excerpts:

Smart Growth Planning

1. STREET CONNECTIVITY

Today there are relatively few streets in the unincorporated areas. As can be observed in the Uintah Highlands, optimally planned street connectivity can easily fall by the wayside when an area develops one parcel at a time.

The best connections for streets are four-way intersections. They offer the most efficient connections for adjoining neighborhoods and tend to provide a more logical and directional street layout that is easier to use. Cul-de-sacs are unsurprisingly the least efficient and should be avoided in smart growth development. In 2018, the Wasatch Front Regional Council funded the creation of a street connectivity policy based on the potential development of West Central Weber. That policy can be observed in ***Appendix C***.

Image 24 - Street Connectivity

***

1 GOAL 1 – TRANSPORTATION: Consistent with Land Use Goal 2, ensure the transportation network is designed and implemented in a smart growth manner in tandem with population increases and installation of new or higher intensity land uses.

***

TRANSPORTATION PRINCIPLE 1.2: Provide efficient regional street access.

- **Transportation Action Item 1.2.1:** Locate and design new development with direct, redundant, and multi-modal access to major corridors.

***

2 GOAL 2 – TRANSPORTATION: Create street infrastructure that enhances and showcases the community's character through a careful balance between traffic efficiencies and multi-modal design and aesthetics.

***

TRANSPORTATION PRINCIPLE 2.4: Ensure all arterial and collector streets have parallel active transportation infrastructure.

***

☐ **Transportation Action Item 2.4.2:** As development occurs along minor arterial or collector streets, require developers to install a street-separated multi-use paved pathway on at least one side of the street. Modify impact fee analysis and plans to provide funding to connect these developer-installed pathway segments to meaningful community connections. If a pathway is or will be installed on only one side of the street, priority should be given to the north and east sides of the street to ensure optimal sun exposure during winter months, unless the context of the street and/or other nearby infrastructure merits otherwise.

***

TRANSPORTATION PRINCIPLE 3.2: In all village areas and areas that will have higher density housing, provide street cross-section designs that are multimodal and support and emphasize pedestrian priority. While these communities will likely be predominantly automobile oriented for the foreseeable future, they should be planned so as not to be automobile dependent.

***

4 GOAL 4 – TRANSPORTATION: Plan, design, and build connected street and pathway networks.

TRANSPORTATION PRINCIPLE 4.1: Generally, establish a regular, connected network of collector streets at quarter section (half-mile) lines.

TRANSPORTATION PRINCIPLE 4.2: Follow the basic principles for street and pathway connectivity – connected streets, frequent intersections, and small blocks.

***

LAND USE PRINCIPLE 2.2: In areas planned for mixed-use commercial, provide zoning or other regulatory tools that enable the creation of a community village that offers a wide variety of multi-family housing and commercial opportunities, and focuses on attractive building, site, and street design more than land uses.

***

☐ **Land Use Action Item 2.2.1:** Enable the creation of a mixed-use commercial regulatory tool in areas generally depicted in ***Map 5: Future Land Use***. Consider using a form-based code to help shape the general appearance of buildings and provide appropriate street design requirements. Explore the form and function of each area during the small area planning specified in ***Community Character Action Item 2.1.1***. See also ***Land Use Action Item 2.3.1.***

***

1 GOAL 1 – HOUSING: Support affordable homeownership and rental housing opportunities in West Central Weber.

HOUSING PRINCIPLE 1.1: Locate a variety of housing opportunities within and near walkable village nodes and mixed use areas identified in the future land use map.

- ☐ **Housing Action Item 1.1.1:** Encourage the development of low-to-moderate-income multiplexes, townhomes, and other missing middle housing types within or near established cities, towns, and walkable village areas in order to balance housing opportunities with the protection of agricultural lands and open spaces. Support the Weber Housing Authority's role in developing mixed-use housing projects.[1]
- ☐ **Housing Action Item 1.1.2:** Incorporate Residential Dwelling Units within walkable village areas to encourage mixed-use development with retail/commercial space at street level and residential units on the upper floor(s). This style of development lends itself to affordable housing prices and also locates moderate-income households within walkable distances to neighborhood amenities within the village/commercial areas, minimizing household transportation costs.[2]

***

1 GOAL 1 – COMMUNITY CHARACTER: Foster a future in which the specific characteristics and differences of each small area within the Western Weber Planning Area are supported and maintained as development occurs.

COMMUNITY CHARACTER PRINCIPLE 1.1: Promote and support the unique community characteristics of each small area.

- ☐ **Community Character Action Item 1.1.1:** Conduct small area planning that focuses on and addresses the specific community characteristics and unique needs of each small area within the Western Weber Planning Area.

***

- ☐ **Community Character Action Item 1.1.4:** Consider creating a form-based code as part of small area planning.

Staff Recommendation

Staff recommends that the planning commission consider the map update as provided in this staff report and offer feedback for additional consideration, if any. When/if the planning commission is comfortable with the proposal, a positive recommendation should be passed to the county commission.

This recommendation is based on the following findings:

1. The amendment will further implement the general plan for the area.
2. The amendment will advance small-area planning for the area.
3. The amendment is needed to make the map consistent with the recently amended Form-Based Zone text.
4. The amendment will advance the health, safety, and general welfare of the community.

Model Motion

The model motions herein are only intended to help the planning commissioners provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the planning commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation as-is:

I move we forward a positive recommendation to the County Commission for File #ZTA2026-03, a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code.

I do so with the following findings:

1. The amendment will further implement the general plan for the area.
2. The amendment will advance small-area planning for the area.
3. The amendment is needed to make the map consistent with the recently amended Form-Based Zone text.
4. The amendment will advance the health, safety, and general welfare of the community.

Motion for positive recommendation with changes:

I move we forward a positive recommendation to the County Commission for File #ZTA2026-03, a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code and I do so based on staff's recommendation and findings, but with the following additional edits and/or corrections:

Example of ways to format a motion with changes:

1. *Example: In Section 104-12-3(f), remove short-term rentals as a permitted use.*
2. *Example: On line number [___], it should read: [_____desired edits here_____].*
3. *Etc.*

I do so with the following findings:

Example findings:

1. *The changes are supported by the Western Weber General Plan.*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the Western Weber General Plan*
3. *The changes will enhance the general health, safety, and welfare of Western Weber residents.*
4. *[Example: allowing short-term rentals runs contrary to providing affordable long-term rental opportunities]*
5. *Etc.*

Motion to table:

I move we table action on File #ZTA2026-03, a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code to [___*provide a date certain*___], so that:

Examples of reasons to table:

- *Example: We have more time to review the proposal.*
- *Example: Staff can get us more information on [_____specify what is needed from staff_____].*
- *Example: The applicant can get us more information on [__specify what is needed from the applicant__].*
- *Example: More public noticing or outreach has occurred.*
- *[_____add any other desired reason here_____].*

Motion to recommend denial:

I move we forward a recommendation for denial to the County Commission for File #ZTA2026-03, a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code I do so with the following findings:

Examples findings for denial:

- *Example: The proposal is not adequately supported by the General Plan.*
- *Example: The proposal is not supported by the general public.*
- *Example: The proposal runs contrary to the health, safety, and welfare of the general public.*
- *Example: The area is not yet ready for the proposed changes to be implemented.*

- *[_____add any other desired findings here_____].*