

Petition for Disconnection of Property Located at 2808 Erda Way (Parcel 01-441-0-0001) From the City of Erda

To: City Council
City of Erda

From: JCDC, LLC

Re: Petition to disconnect property owned by JCDC LLC, located at 2808 Erda Way, from the City of Erda

Petitioner, JCDC, LLC, hereby petitions the City Council of the City of Erda to disconnect real property located at 2808 Erda Way (Parcel 01-441-0-0001) (the “Property”) from the City of Erda. Petitioner’s petition is brought pursuant to Utah Code Ann. § 10-2-501.

Petitioner and Property Proposed for Disconnection

Petitioner owns 100% of the Property. As shown on the map attached to this Petition, the Property is located on the border of the City of Erda.

Contact information for Petitioner is as follows:

JCDC, LLC
7578 S. Quicksilver Dr.
Cottonwood Heights, Utah 84121

Reasons for Disconnection

1. The City of Erda Currently Does Not Currently and Has No Plans to Provide Essential Services to the Property.

The City of Erda City has confirmed in writing that it does not provide essential municipal utilities to the Property and is not in a position to commit to providing such services in the future.

On February 8, 2026, Rachelle Custer, Erda City Planner, responded in writing on behalf of the City to a service-feasibility inquiry concerning Parcel 01-441-0-0001 (2808 W Erda Way), stating:

- “At this time, Erda City does not provide municipal water or sanitary sewer services.”
- Water service within Erda City is provided only by “private water companies, local improvement districts, and individual wells.”
- “Sanitary wastewater service is not provided municipally; all wastewater disposal within Erda City is currently accommodated through onsite septic systems.”

- “The City is not in a position to issue will-serve letters for municipal water or sanitary sewer service for the proposed development.”
- The City directed the inquiry to “the applicable private water provider or improvement district serving the area, and ... the Tooele County Health Department regarding septic system requirements and capacity.”

A true and correct copy of the February 8, 2026 correspondence is attached to this petition as Exhibit A.

The City does not provide municipal services or utilities to the Property. Specifically, the City of Erda City does not provide:

- a. Municipal culinary (potable) water service
 - b. Municipal sanitary sewer collection
 - c. Municipal wastewater treatment
 - d. Municipal fire-flow capacity or fire-protection water supply
 - e. Will-serve letters or municipal utility commitment letters
 - f. Stormwater or drainage infrastructure
 - g. Natural gas distribution
 - h. A Roads Department
 - i. A Parks and Recreation Department
 - j. A Police Department
 - k. Solid waste collection
 - l. Street lighting or street maintenance within the subject property
2. Tooele County is currently providing, or is prepared to provide, municipal services to the Property.

Petitioner has confirmed that Tooele County (the “County”) has the availability to provide the following municipal services to the Property:

- a. Road Department services;
- b. Sheriff's Office services;
- c. Solid waste collection;
- d. Land-use planning, provided by the Tooele County Community Development Director;
- e. Engineering, provided by the Tooele County Engineer;
- f. Septic and onsite wastewater regulation, provided by the Tooele County Health Department.

3. Because the level of governmental services available within the City of Erda is lower than the services available in the County, Petitioner is better served by having the Property located within the unincorporated county of the County.
4. Land-use planning for the Property would be more harmonious with existing uses and planning in the unincorporated areas of the County that surround the Property.

Map of Property Proposed for Disconnection

A map of the Property is attached to this Petition as Exhibit B.

Designation of Person's Authorized to Act on Petitioners' Behalf in Proceedings Before the City Council

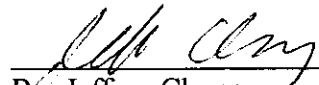
Petitioner identifies the following persons/entities as being authorized by Petitioner to act on Petitioner's behalf in all proceedings pertaining to this Petition, including but not limited to the City Council Meeting at which the Petition is considered by the Erda City Council.

James Ewing
The Ewing Group, LLC
15276 Collier Boulevard
201 406 Naples, FL 34119
James Ewing: 724-562-4614 james@ewinggroups.com

Petitioner requests that the City Council place the Petitioner's Request on the City Council Meeting agenda at the next available City Council meeting following the publication of notice of this Request as required by Utah Code Ann. § 10-2-501(3).

Respectfully submitted,

JCDC, LLC



By: Jeffery Chung
Its: Managing Member

EXHIBIT A

Erda Way & Sheep Lane – Proposed Industrial Park | Request for Utility Service Confirmation Meeting

Rachelle Custer <rcuster@erda.gov>

Sun, Feb 8, 2026 at 2:16 PM

To: "Hyatt, Devon" <dhyatt@arcodb.com>, "sbirch@erda.gov" <sbirch@erda.gov>, "lkimpel@erda.gov" <lkimpel@erda.gov>, Jennifer Poole <jpoole@erda.gov>, "john@bremslaw.com" <john@bremslaw.com>

Cc: Alexander Ewing <alexanderjewing22@gmail.com>, James Ewing <james.ewing@colliers.com>, "Hart, Reed" <rhart@arcodb.com>, "McKee, Mark" <mmckee@arcodb.com>

Devon,

Thank you for your correspondence and for providing the detailed Utilities Master Plan Demand Summary regarding the proposed industrial park at 2808 W Erda Way (Parcel 01-441-0-0001). We appreciate the thoroughness of your planning assumptions and the clarity of your request.

At this time, Erda City does not provide municipal water or sanitary sewer services.

Water service within Erda City is provided by a combination of private water companies, local improvement districts, and individual wells. Sanitary wastewater service is not provided municipally; all wastewater disposal within Erda City is currently accommodated through onsite septic systems.

Accordingly, the City is not in a position to issue will-serve letters for municipal water or sanitary sewer service for the proposed development. Any evaluation of water availability, fire flow capacity, or wastewater feasibility would need to be coordinated directly with the applicable private water provider or improvement district serving the area, and with the Tooele County Health Department regarding septic system requirements and capacity.

If your team would like to discuss land use considerations, zoning, or development process requirements within Erda City, we would be happy to coordinate a meeting with the appropriate staff and Council representatives.

We appreciate your outreach and your interest in development within Erda City.

Sincerely,
Rachelle Custer
Erda City Planner

From: Hyatt, Devon <dhyatt@arcodb.com>

Sent: Thursday, January 22, 2026 4:14 PM

To: sbirch@erda.gov <sbirch@erda.gov>; lkimpel@erda.gov <lkimpel@erda.gov>; Jennifer Poole <jpoole@erda.gov>; john@bremslaw.com <john@bremslaw.com>; Rachelle Custer <rcuster@erda.gov>

Cc: Alexander Ewing <alexanderjewing22@gmail.com>; James Ewing <james.ewing@colliers.com>; Hart, Reed <rhart@arcodb.com>; McKee, Mark <mmckee@arcodb.com>

Subject: Erda Way & Sheep Lane – Proposed Industrial Park | Request for Utility Service Confirmation Meeting

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EXHIBIT B

