

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**August 26, 2026
12:30 pm**

1. **Minutes:** August 19, 2026
2. **Administrative Items**
 - 2.1 DR 2026-04:** Request for design review approval for a two-story fire station located at approximately 6874 E 6675 N, Eden, UT, 84310 in the CVR-1 Zone.
Staff Presenter: Tammy Aydelotte, Planner
 - 2.2 DR 2026-07:** Request for design review approval for phase 2 of a regional park, consisting of a playground and sport courts. Project is located at approximately 4071 W 1800 S, Ogden, UT, 84401.
Staff Presenter: Tammy Aydelotte, Planner
 - 2.3 LVCP7080326:** Request for final approval of Creekside at JDC Ranch Phase 7, consisting of 43 residential lots in the R-1 Zone at approximately 2700 W 3025 N, Ogden, UT 84404.
Staff Presenter: Tammy Aydelotte, Planner

Adjourn

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

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

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

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

Minutes of August 19, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover; Planning Director; Felix Lleverino, Planner; Marta Borchert, Secretary

1. Minutes: July 22, 2026

The minutes of July 22, 2026, were approved.

2. Administrative Items

2.1 DR 2026-08: Request for approval of an amendment to DR2025-12, a proposal to construct one new building and make site improvements in parking and landscaping.

Planner Felix Lleverino presented the request for approval of a design review amendment to DR2025-12, which was previously approved in October 2025. He explained that the original approval included two new structures. Under the proposed amendment, the applicant would construct one new building rather than two and would increase the size of the remaining building.

Mr. Lleverino stated that the front of the building would be extended by an additional 12 feet along the full 259-foot length of the building. In essence, the amendment would remove the smaller building from the previously approved plans and increase the size of the one new building. He explained that the owner selected this approach because the cost of constructing the second, smaller building exceeded the project budget.

Mr. Lleverino stated that he recommended processing the change as a design review amendment to memorialize the revised proposal through the proper review process. All other elements would remain substantially the same as those approved in October 2025.

Staff recommended that the County grant approval of the Thiros Design Review application, DR2026-08, with the recommendation that the County Engineering and Fire comments carried over from the original review are satisfied.

Director Grover stated that no issues were identified with the request and recommended approval subject to the conditions and findings outlined in the staff report. DR2026-08 was approved subject to the conditions and findings outlined in the staff report.

Adjournment: 4:10 pm

**Respectfully Submitted,
Marta Borchert**



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	File Number: DR2026-04 – A Request for design review approval for a 7,000 square foot fire station for Weber Fire District, located at the Powder Mountain Resort at approximately 7000 Powder Mountain Rd, Eden, UT, 84310.
Meeting Date:	Wednesday, August 26, 2026
Type of Decision:	Administrative
Applicant:	Olga Mariasina
Owner:	Summit Mountain Holding Group

Property Information

Approximate Address:	7000 Powder Mountain Rd, Eden, UT, 84310
Project Area:	Approximately 0.85 acres
Zoning:	DRR-1
Existing Land Use:	Resort
Proposed Land Use:	Resort
Parcel ID:	___ (Cache County)
Township, Range, Section:	Township 8 North, Range 1 East, Section 36 SE

Adjacent Land Use

North:	Resort Use/Timberline Parking Lot	South:	Resort Use/Timberline Parking Lot
East:	Resort Property/Timberline Parking Lot	West:	Residential

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	RG

Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 - Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 16 – Ogden Valley Outdoor Lighting
- Weber County LUC Title 108, Chapter 2 – Ogden Valley Signs

Summary and Background

The applicant is requesting design review approval to construct a fire station for Weber Fire District. Construction of this new station meets a requirement in the recorded development agreement (pg. 65 of the recorded development agreement, see entry # 2717835 recorded 1/14/2015).

The location of this proposed fire station is located in Cache County. An interlocal agreement has been signed by both Cache County and Weber County (see resolution no. 15-2026 dated 4/7/2026 (See Exhibit C), granting Weber County land Use Authority over this project.

The applicant has provided a detailed narrative, outlining hours of operation (24 hours a day, 7 days a week), staffing (4 fire fighters/EMTs, with crews serving a 48-hour shifts) traffic circulation around the site, elevations, signage details, building materials, and lighting detail (see Exhibit B). A fire station is categorized as a public, quasi-public, or institutional use.

Analysis

Design Review: The DRR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. This review will address the following standards outlined in LUC 108-1-4:

- **Considerations relating to traffic safety and traffic congestion.**
 - The applicant is proposing a loop road within the Timberline Parking area. The proposed station will be located on the west side of the parking lot. The station will be situated so that the drive-thru bays for the trucks will be parallel with the portion of the ring road that runs along the west side of the parking lot. Applicant has not proposed any parking stalls for staffing purposes. This should be addressed prior to a written approval of this application.
- **Considerations relating to outdoor advertising.** Applicant is proposing identification signage (POWDER MOUNTAIN FIRE STATION), along with addressing.
- **Considerations relating to landscaping.**
 - Applicant is not proposing landscaping, outside of revegetation for disturbed area with a layer of topsoil and a native seed mix. Included is a temporary erosion control blanket, tracking straw perpendicular to slopes and hydroseed. On the west side of the project site is natural landscaping. The remainder of the project site is surrounded by the Timberline Parking lot.
- **Considerations relating to buildings and site layout.**
 - Proposed elevations are compliant with Weber County Land Use Ordinance, 108-2 (Architectural Standards), with use of timber (knotty pine), concrete, and with a standing seam metal roof. Proposed colors are natural, muted earth tones.
- **Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.**
 - This proposal does not conflict with the recorded development agreement. Pg. 65 of the recorded document indicates the need for on-site staff for the Fire District.
- **Considerations relating to utility easements, drainage, and other engineering questions.**
 - Provision within the development shall be made to provide for adequate storm water and surface water drainage, retention facilities, and for utilities to and through the property. **Applicant shall work with Engineering.**
- **Other considerations:**

Applicant is proposing Dark Sky compliant lighting on the exterior of the structure.

The Weber Fire District has approved of this project with their own review comments and requirements.

Weber Fire District and Weber County Engineering have approved of this project with their own review comments and requirements.

Conformance to the General Plan

Page 37, Transportation and Mobility: The Ogden Valley General Plan supports direct access to the more remote Powder Mountain resort area, for Weber Fire District. Pg 43 addresses utilities and public services, and the need to

Staff Recommendation

The Planning Division recommends approval of the Powder Mountain Fire Station, located at approximately 7000 Powder Mountain Rd, Eden, UT, 84310. Approval of file# DR 2026-04 is subject to all review agency requirements, and the following conditions:

1. A design review amendment is necessary for all site expansions and additions.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project complies with the applicable Zoning Development Agreement and approved Powder Mountain/Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.

Exhibits

- A. Narrative & Parking Plan
- B. Interlocal Agreement between Weber and Cache Counties
- C. Site Plan & Elevations

Area Map

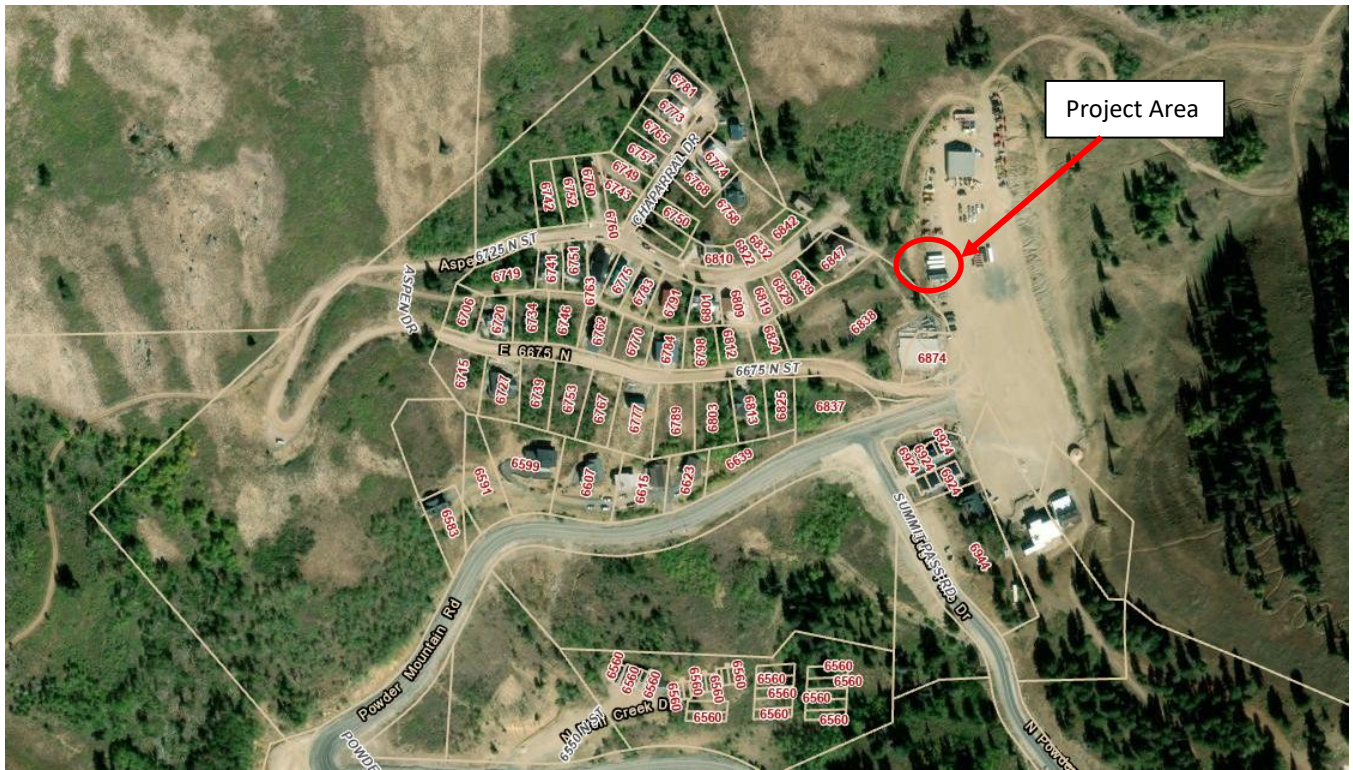


Exhibit A – Narrative & Parking Plan

POWDER MOUNTAIN FIRE STATION NARRATIVE

PUBLIC SAFETY

- The proposed fire station is needed to improve emergency response times around the Powder Mountain Resort.

HOURS OF OPERATION

- The station will be in continual operation 24 hours a day, 7 days a week.

STAFFING

- The station is designed to house a crew of 4 fire fighters / EMTs. Typically, there will be 3 crews assigned to this station with each crew serving a 48-hour shift. They will work, live, eat, and sleep at this station during their shifts.
- The entry vestibule will also serve as a small landing spot for the sheriff to have a place to fill out reports, etc.

TRAFFIC, ACCESS, & SITE LAYOUT

- Access to and from the fire station is through the road that rings the parking lot. The station is located on the west side of this looped road, nested into the hillside, apart from the actual parking lot.
- The station is designed with two drive-through apparatus bays. The apparatus bay parallels the road with bay doors on both the north and south ends of the building. The main direction of response will be through the south doors with the driveway apron merging onto the parking lot loop heading towards the main resort entrance. In some cases, 2 smaller pieces of fire apparatus may be located back-to-back in the apparatus bay with the primary response vehicle exiting the south bay doors and the secondary response out the north doors.

BUILDING MATERIALS

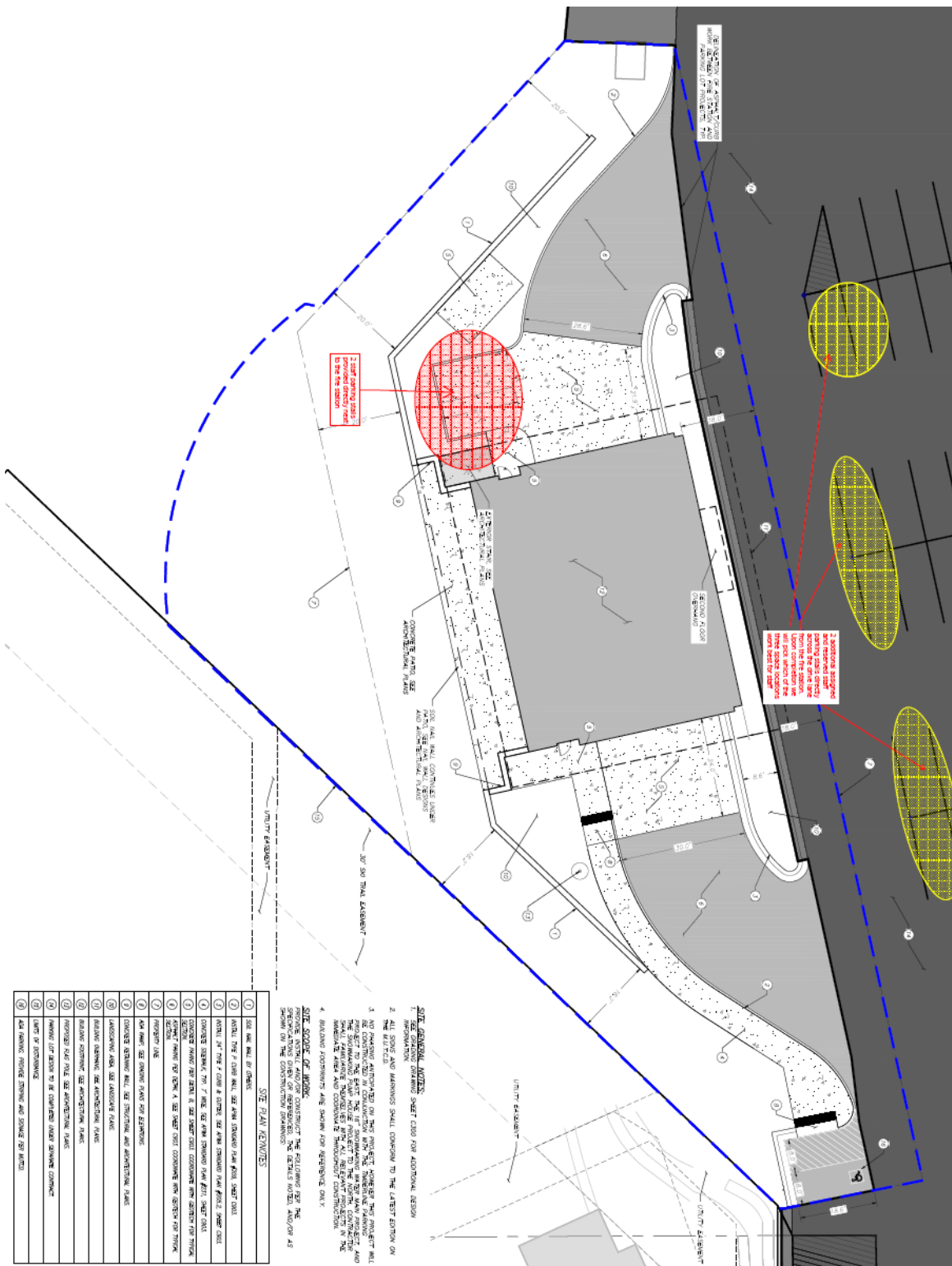
- WALLS - The building will be constructed of concrete walls. Most of the walls will be clad with fire-resistant, WUI compliant thermally-treated knotty pine to match the nearby maintenance building and other resort sidings. The lower portions of the concrete walls that are more exposed to drifting snow and moisture will be nicely formed architectural concrete.
- ROOF - The roof structure consists of large 36" deep steel beams to withstand the heavy snow loads with smaller rectangular steel purlins framing perpendicular to the large beams. The roof structure has generous, protective overhangs with a single slope to the west so that snow and water shed away from the main road. The generous overhangs and roof slope mimic the adjacent maintenance building. The exposed steel structure will be painted gray. The roofing material will be gray standing seam metal roofing.

SIGNAGE

- The building will be identified as a fire station with 12" high black-painted metal cast letters "POWDER MOUNTAIN FIRE STATION" over the apparatus bay doors on both the north and south side of the building.
- Additionally, a fire station number, yet to be determined, in 24" black painted cast metal will be located over the main entrance door.
- Building address numbers will be 12" black painted cast metal letters located on the northeast corner of the building.

LIGHTING

- LIGHTING THE BAY ENTRANCES - Night sky compliant wall-mounted down-lights will be located on each side of the apparatus bay doors and over the entry doors. This will light the immediate area around the entrances to provide visibility and safety during emergency calls and returning to the station at night.
- The east face of the station facing the parking lot will be lite by down-lights nested up between the roof beams in the roof overhang.
- Night sky compliant wall-mounted down-lights will be located on each side of the west exterior kitchen doors on the west side of the building.



2. Add parking stalls to the existing stalls

3. Additional parking stalls to be added to the existing stalls

1. SEE PLAN FOR EXISTENCE

2. ALL SIZES AND DIMENSIONS SHALL CONFORM TO THE LATEST EDITION OF THE A.S.P.E. STANDARD

3. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

4. EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

5. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

6. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

7. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

8. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

9. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

10. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

11. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

12. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

13. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

14. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

15. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

16. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

17. THE EXISTING PAVING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING PAVING

POWDER MOUNTAIN RESORT
POWDER MOUNTAIN FIRE STATION
SITE PLAN

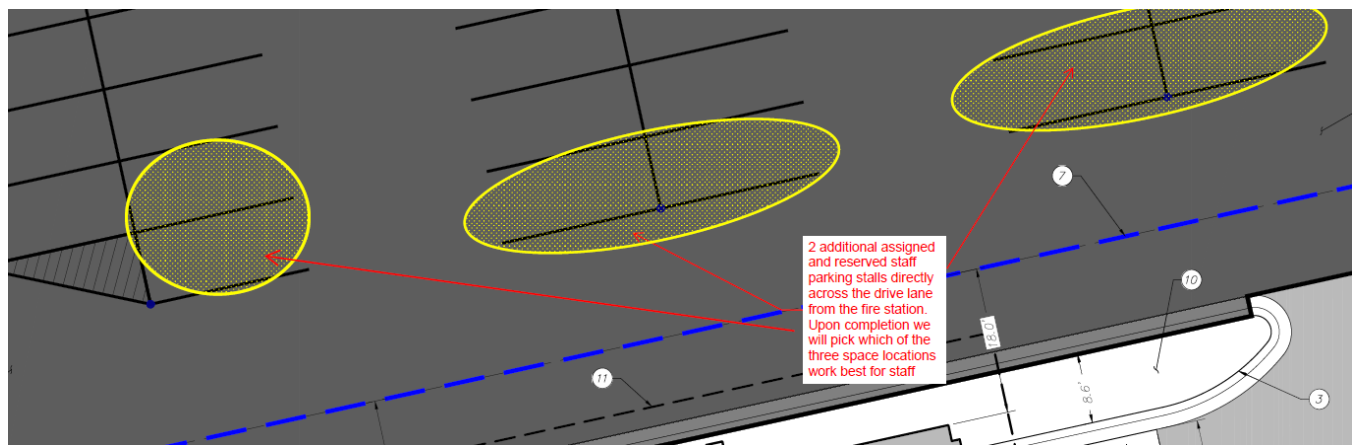
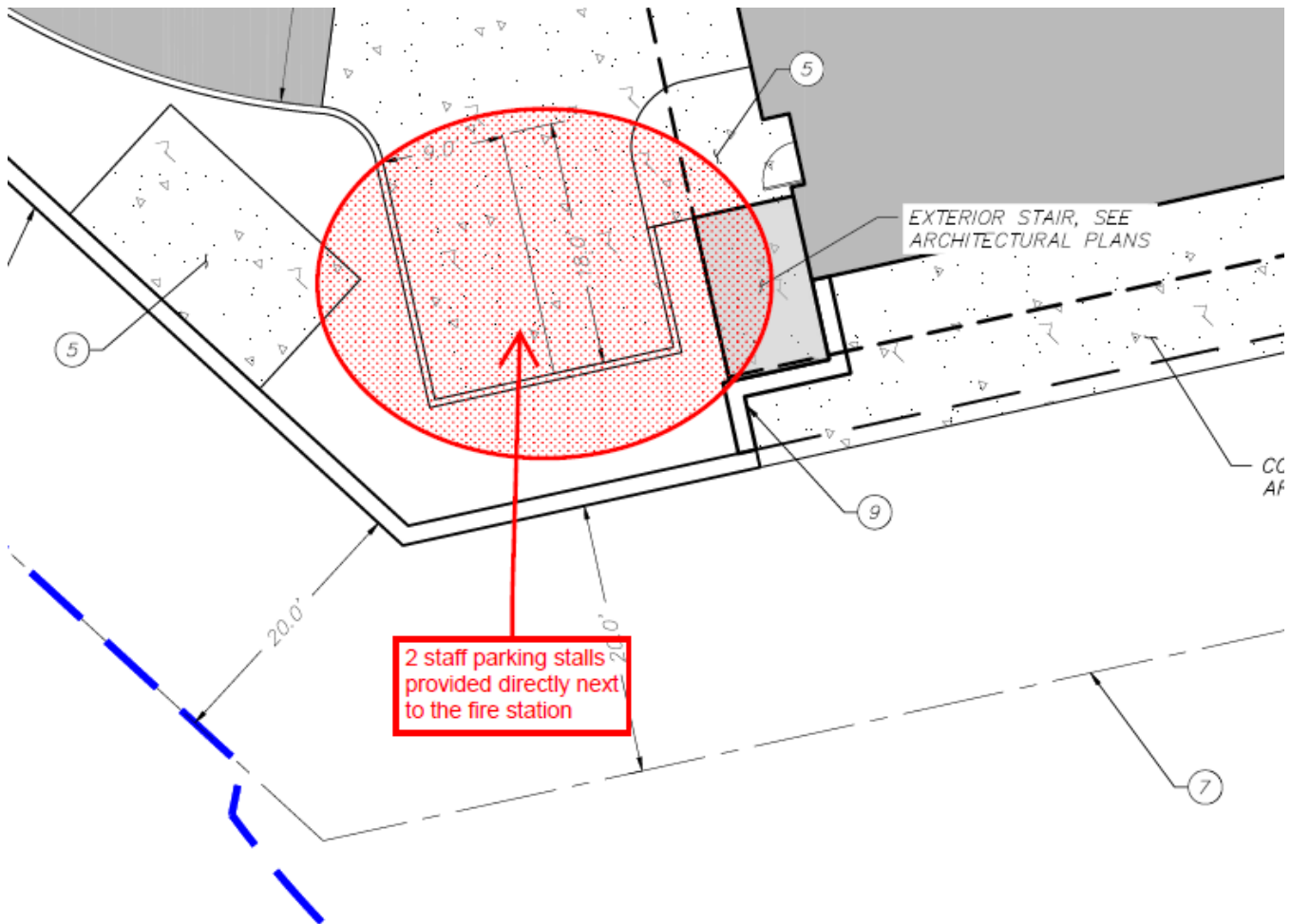
TCC JOB NUMBER: 26-220-30

DATE: 06.19.2026

POWDER MOUNTAIN RESORT
POWDER MOUNTAIN FIRE STATION
SITE PLAN

TCC JOB NUMBER: 26-220-30

DATE: 06.19.2026



RESOLUTION NO. 15-2026

**A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT
BETWEEN WEBER COUNTY AND CACHE COUNTY FOR LIMITED LAND USE,
SUBDIVISION, AND BUILDING PERMIT AUTHORITY AT POWDER MOUNTAIN**

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources; and

WHEREAS, Weber County and Cache County have negotiated an agreement under which Cache County delegates to Weber County the authority to exercise land use, subdivision, and building permit authority over a project that involves the construction of a fire station and a parking and transit facility partially located in an unincorporated portion of Cache County;

NOW THEREFORE, the Board of County Commissioners of Weber County hereby resolves to enter into the attached interlocal agreement with Cache County for the purposes authorized in the interlocal agreement, and the interlocal agreement is hereby approved.

The Chair of the Board of County Commissioners of Weber County is authorized and directed to execute the interlocal agreement for and on behalf of Weber County.

The interlocal agreement shall become effective upon (a) its approval and execution by each party; and (b) the filing of an executed copy of the agreement with the keeper of records of each party.

DATED this 7th day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By Coyce
Gage Froerer, Chair

Commissioner Bolos voted
Commissioner Froerer voted
Commissioner Harvey voted

Aye
Aye
Aye

ATTEST:

Ricky Hatch
Ricky Hatch, CPA
Weber County Clerk/Auditor

INTERLOCAL AGREEMENT

This Interlocal Agreement (the "Agreement") is entered into by and between Cache County, a political subdivision of the State of Utah, and Weber County, a political subdivision of the State of Utah.

RECITALS

WHEREAS, Utah Code Title 11, Section 13 permits local governments to make the most efficient use of their powers by enabling them to cooperate with other governmental units;

WHEREAS, Weber County is expected to receive an application for land use approvals from the owner of certain property which is part of the Powder Mountain Ski Resort and more particularly described below (the "Property"), to be used for the construction of a fire station and for parking and transit development (the "Project");

WHEREAS, The integrated design of this Project has a portion of the proposed development located in Cache County but will be solely accessed by virtue of Weber County and that because of this no services will be provided by Cache County;

WHEREAS, The proposed fire protection is expected to be provided by the Weber Fire District, and police protection is expected to be provided by the Weber County Sheriff's Office, and part of the development application is for the construction of a fire station for the Weber Fire District;

WHEREAS, It is in the best interest of Cache County to not be responsible for providing municipal type services including planning, subdivision, and building inspection services for this Project;

WHEREAS, The owner of the Property is desirous to commence at once with construction of this Project in both counties;

WHEREAS The purpose of this interlocal agreement is for Cache County to delegate to Weber County the authority to exercise land use, subdivision and building permit authority over the Project for the construction of the fire station and the transit facilities partially located in an unincorporated portion of Cache County.

NOW THEREFORE, the Parties find and agree as follows:

AGREEMENT

1. The Property. The Property and the Project are more particularly described and depicted in Exhibit A, Exhibit B, and Exhibit C.
2. Authorization for the delegation of all land use authority. Cache County authorizes Weber County to act as the land use authority for the Project, including but not limited to subdivision, site plan approval, and any other land use oversight or permitting required. Weber County will conduct the land use process in adherence to all applicable state laws and Weber County ordinances, except as follows:
 - a. Upon written confirmation from Cache County that construction may proceed on the Property without further subdivision under applicable Cache County ordinances, Weber County will allow construction to proceed without going through a subdivision process. However, the Property must be subdivided before any portion of it may be conveyed to any other person. If conveyance occurs in violation of this provision, Weber County may withhold and revoke all permits related to all parts of the Property, to the extent allowed by law.
3. Authorization to issue building permit. Cache County authorizes Weber County to review all plans, issue building permits and conduct inspections regarding the Project in adherence to applicable state laws and Weber County ordinances.
4. Authorization to collect fees. Cache County authorizes Weber County to apply its own fee schedule and collect and retain all development fees associated with subdivision of land, site plan approval and building permit processes for the Project.
5. Notices. All notices, requests and other communications pursuant to this Agreement shall be made in writing and delivered by facsimile transmission, email, certified mail, return receipt requested, or by hand delivery.
6. Severability. Each section, paragraph, clause, phrase, term, condition, covenant or agreement herein shall have independent and severable status. If the invalidation of any term materially alters this Agreement, then the parties shall negotiate in good faith to modify the Agreement to match, as closely as possible, the original intent of the parties.
7. Entire Agreement; Counterparts. This Agreement shall constitute the entire agreement and understanding of the parties with respect to the subject matter hereof. The Agreement may be executed in multiple counterparts, all of which together shall constitute a single instrument.

8. Conflict Resolution. In the event of a dispute between the parties they shall meet as soon as practicable to discuss and attempt to resolve such dispute.

9. Cooperative Undertaking. This agreement does not establish an interlocal entity to conduct the cooperative undertaking described in this agreement.

10. Administration. Weber County designates the Weber County Planning Director as its representative to assist in the management of this agreement. Cache County designates the Cache County Community Development Director as its representative. To the extent that any joint administration of this Agreement becomes necessary, the parties' administrators named above, or their designees or successors, shall constitute a joint board for this purpose, and each party shall have an equal vote in any decision. However, unless otherwise specified in this Agreement, each party shall have full authority to act on its own, without coordination with the other party, in fulfilling its own independent obligations under this Agreement.

11. Laws of the State of Utah. This agreement shall be governed by the laws of the State of Utah.

12. Amendment. If, after this Agreement is fully executed, Weber County and Cache County enter into a subsequent interlocal agreement that addresses general rights and responsibilities associated with development in the Powder Mountain area, and if the Property is included in the area covered by that subsequent agreement, then the terms of that subsequent agreement shall supersede the terms of this Agreement, and this Agreement shall be considered amended to conform to the terms of that subsequent agreement, except for the provisions of sections 2 (including 2.a) and 3 above.

13. Termination. This Agreement shall continue in effect until the occurrence of one of the following events: (1) the Project is formally abandoned or withdrawn; or (2) 10 years have passed since this Agreement took effect.

14. Liability. Neither party waives any protection it may have under the Governmental Immunity Act of Utah.

15. Interlocal Cooperation Act Provisions.

a. Each party will be responsible for maintaining its own financial budget for its participation in this Agreement. There will be no joint budget.

b. This Agreement shall become effective upon (a) its approval and execution by each party; and (b) the filing of an executed copy of this Agreement with the keeper of records of each party.

- c. This Agreement shall be reviewed by a duly authorized attorney on behalf of each party, in accordance with section 11-13-202.5(3) of the Act.
- d. A duly executed copy of this Agreement shall be filed promptly with the keeper of records of each party, pursuant to section 11-13-209 of the Act.
- e. Promptly after execution of this Agreement by the parties, each party shall publish notice regarding this Agreement pursuant to section 11-13-219 of the Act.
- f. There shall be no joint acquisition or joint ownership of property, real or otherwise.

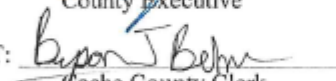
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

SIGNATURES

CACHE COUNTY

By: 
County Executive

Date: 5/6/2006

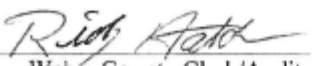
ATTEST: 
Cache County Clerk

Approved: 
County Attorney

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By: 
Chair

Date: 04/07/2006

ATTEST: 
Weber County Clerk/Auditor

Approved: 
Deputy County Attorney

Exhibit A – Fire Station Property and Project Description

Basis of bearings for this description is North 89°55'51" West along the line between the Northeast corner of Section 1, Township 7 North, Range 1 East, Salt Lake Base and Meridian and the monument at the intersection of the Weber/Cache County Line. Beginning at a point being the Northeast corner of Section 1, Township 7 North, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°46'35" West, 1377.45 feet; thence North 26°39'20" West, 7.88 feet; thence North 46°17'14" West, 255.37 feet; thence South 43°42'40" West, 15.17 feet; thence North 46°17'38" West, 94.21 feet; thence North 43°42'22" East, 15.18 feet; thence North 46°17'14" West, 1300.15 feet; thence North 2°09'48" East 167.65 feet; thence North 89°49'08" East, 2624.88 feet; thence South 2°30'39" West, 1318.81 feet; located in the Southeast Quarter of Section 36, Township 8 North, Range 1 East Salt Lake Base and Meridian. Less and excepting therefrom: Basis of bearings for this description is North 89°55'51" West along the line between the Northeast corner of Section 1, Township 7 North, Range 1 East, Salt Lake Base and Meridian and the monument at the intersection of the Weber/Cache County line. Beginning at a point being North 89°55'51" West, 1252.87 feet along the Section line and North 0°13'41" West 435.27 feet from the found Southeast corner of Section 36, Township 8 North, Range 1 East, Salt Lake Base and Meridian. And running thence West 195.75 feet; thence North 219.67 feet; thence East 195.75 feet; thence South 219.67 feet to the point of beginning; located in the Southeast Quarter of Section 36, Township 8 North, Range 1 East, Salt Lake Base and Meridian.

Exhibit B – Transit Property and Project Description

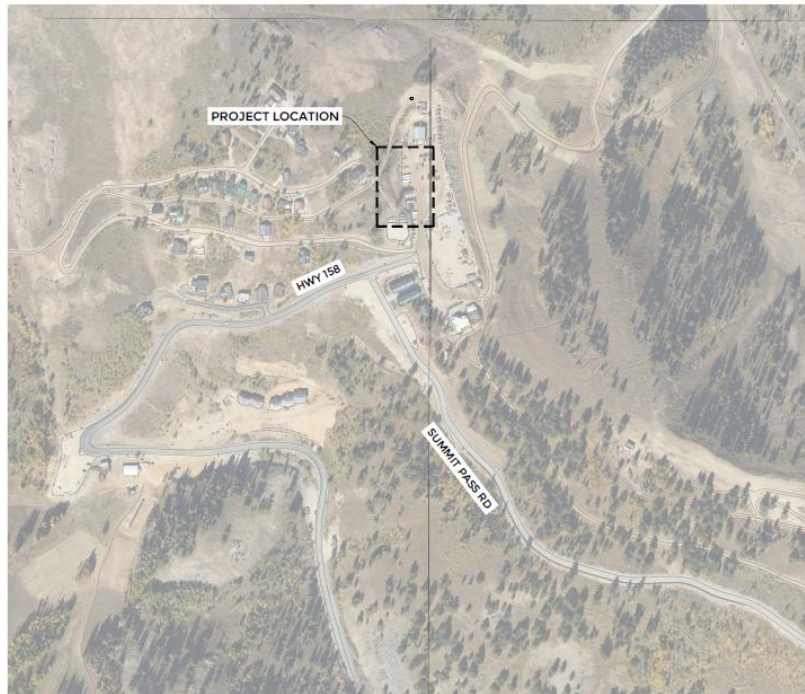
That Part of Section 1, Township 7 North, Range 1 East, Lying in Cache County, Less and excepting the following: A Parcel of land that lies in the Northeast Quarter of Section 1, Township 7 North, Range 1 East, Weber County, Salt Lake Base and Meridian further described as follows: Beginning at a point that lies South 89°39'28" West 1376.08 feet along the North line of said Section 1 and South 26°39'41" East 456.90 feet and South 36°45'41" East 15.33 feet along the Weber/Cache County line from the Northeast Corner of Section 1, Township 7 North, Range 1 East, Salt Lake Base and Meridian,, US Survey; thence North 62°55'07" East 126.81 feet; thence South 36°45'01" East 337.81 feet; thence South 53°14'19" West 125.00 feet; thence North 36°45'41" West 359.14 feet to the point of beginning

Exhibit C – Property and Project Exhibit



TIMBERLINE FIRE STATION POWDER MOUNTAIN RESORT

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36
TOWNSHIP 8 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH**

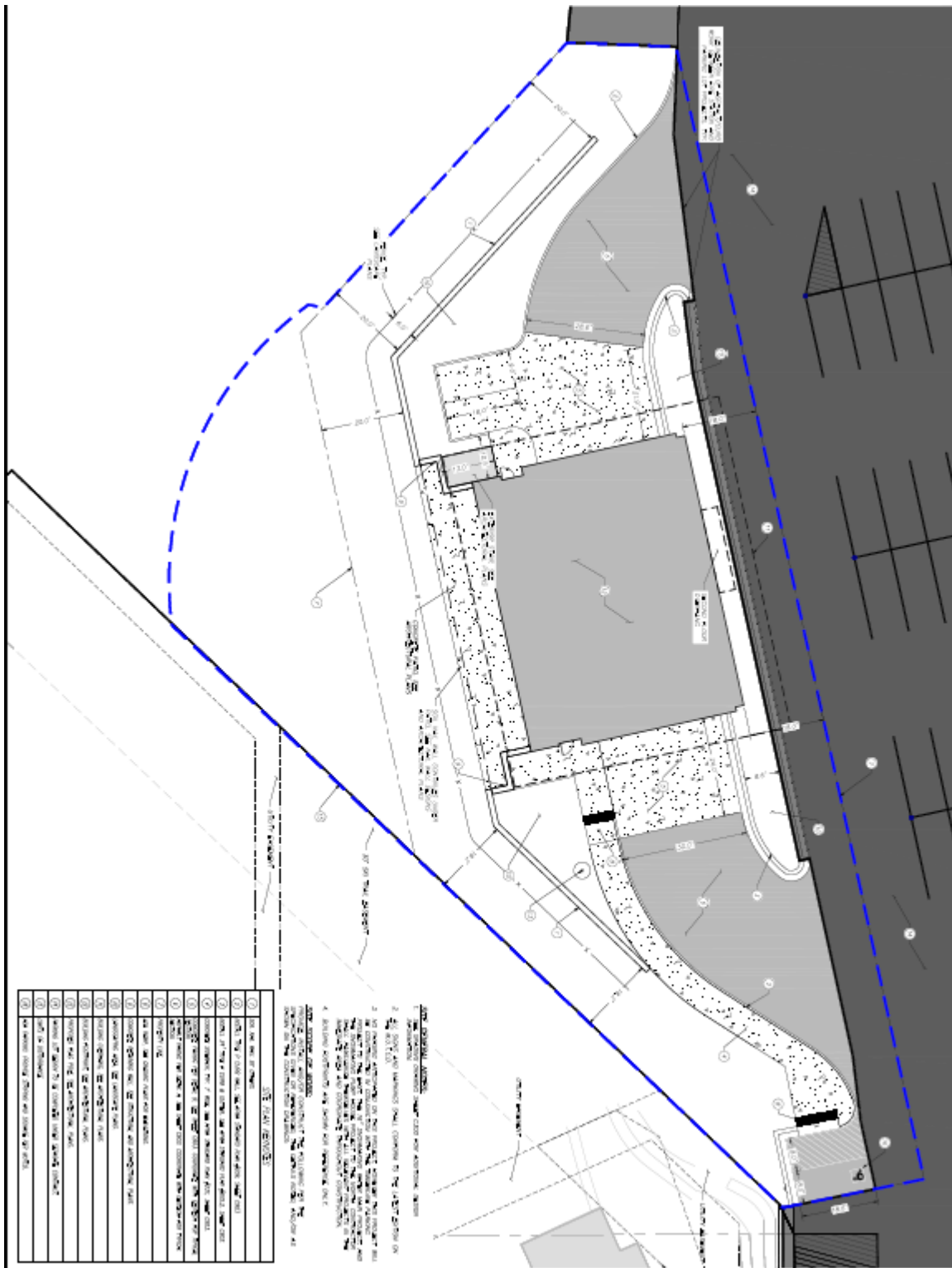


SHEET INDEX	
NUMBER	TITLE
0200	CONVEY SHEET
0301	GENERAL NOTES
0200	SITE PLAN
0300	GRADING PLAN
0400	UTILITY PLAN
0500	EROSION AND SEDIMENT CONTROL PLAN
0900	DETAILS
0901	DETAILS
0902	DETAILS
0903	DETAILS



LOCATION





- NOTES:**
1. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 2. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 3. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 4. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 5. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 6. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 7. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 8. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 9. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 10. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 11. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 12. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 13. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 14. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
 15. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.

1	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
2	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
3	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
4	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
5	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
6	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
7	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
8	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
9	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
10	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
11	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
12	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
13	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
14	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.
15	SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAY.

POWDER MOUNTAIN
TIMBERLINE FIRE STATION
SITE PLAN

DATE: 06.12.2026

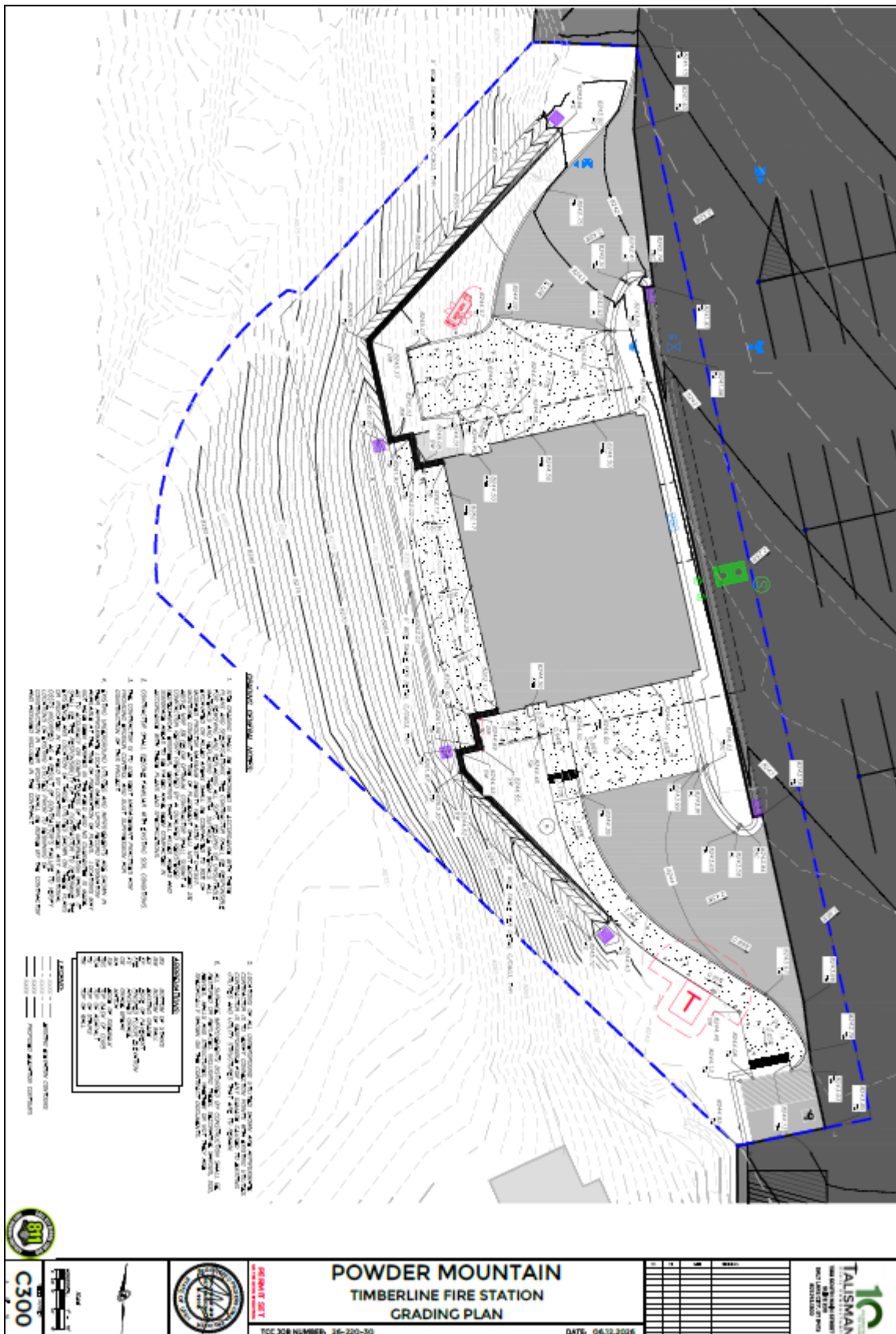
TCC JOB NUMBER: 26-220-30

PROJECT SET

10' SCALE

C200

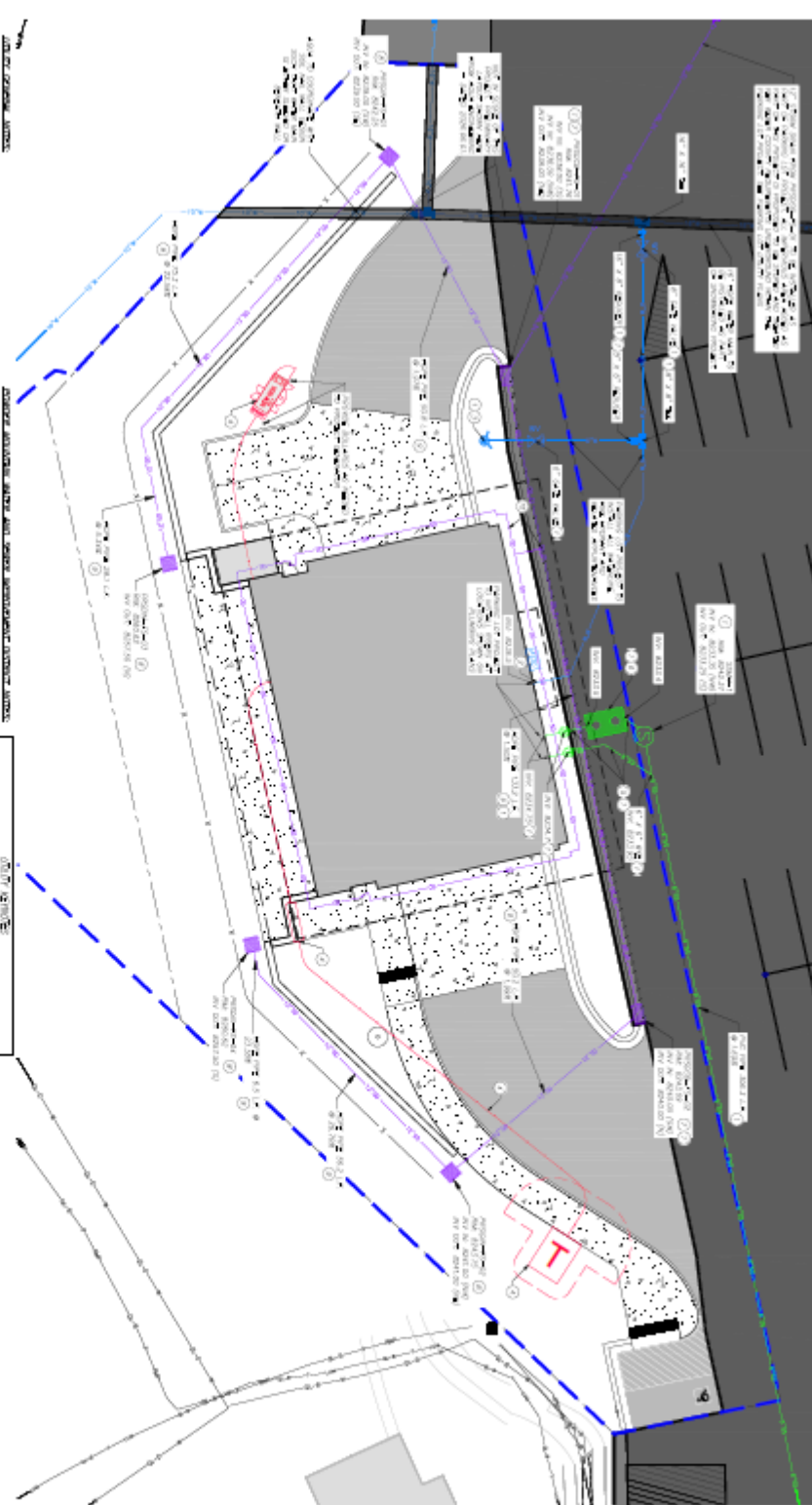
TALISMAN



NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 4. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 5. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 6. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 7. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 8. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 9. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 10. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.

NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 4. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 5. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 6. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 7. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 8. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 9. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 10. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.

NO.	DESCRIPTION
1	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
4	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
5	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
6	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
7	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
8	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
9	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
10	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.



C400



POWDER MOUNTAIN
 TIMBERLINE FIRE STATION
 UTILITY PLAN

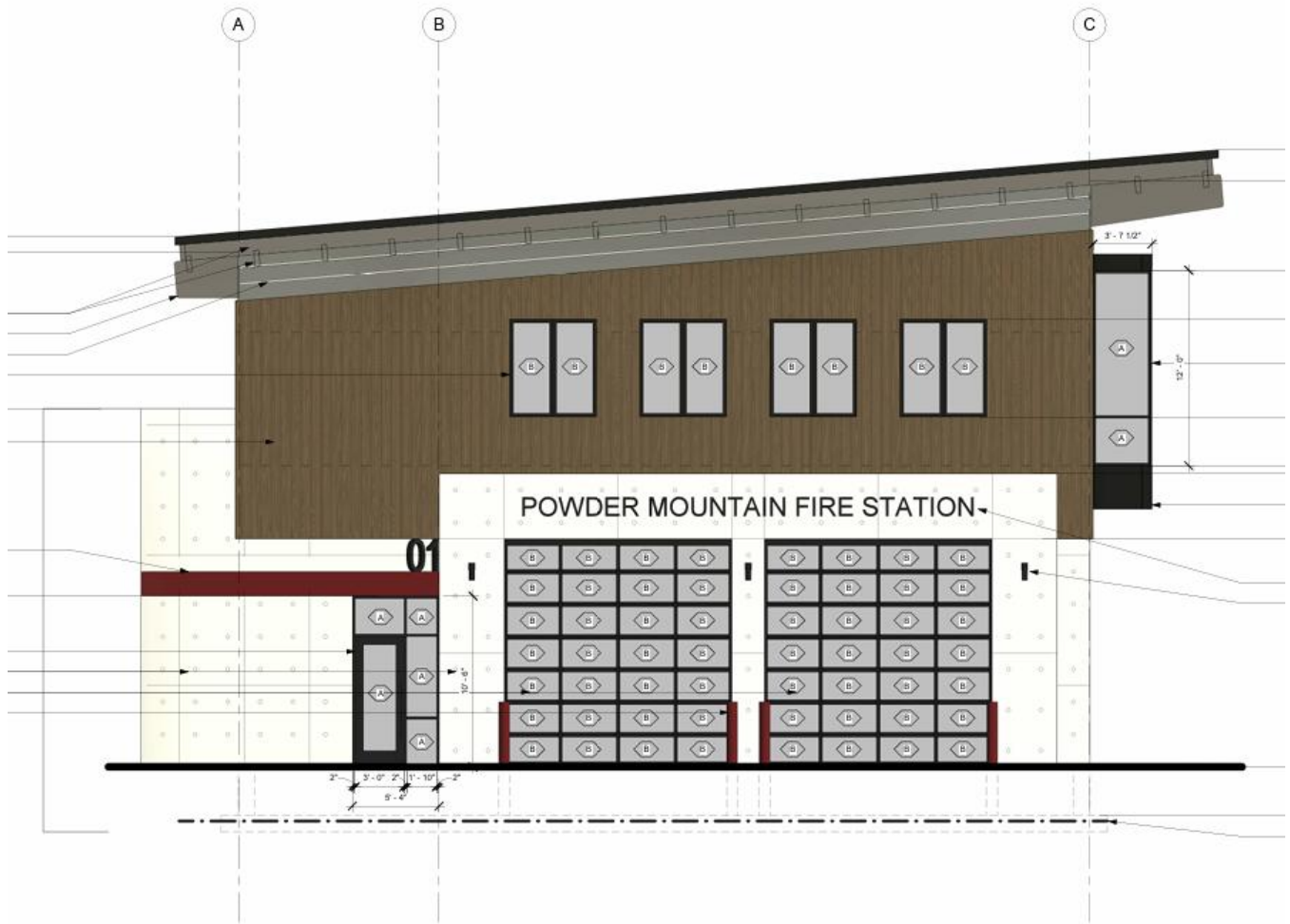
TCC JOB NUMBER: 26-220-30 DATE: 06.12.2026

NO.	DESCRIPTION
1	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
4	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
5	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
6	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
7	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
8	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
9	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
10	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.

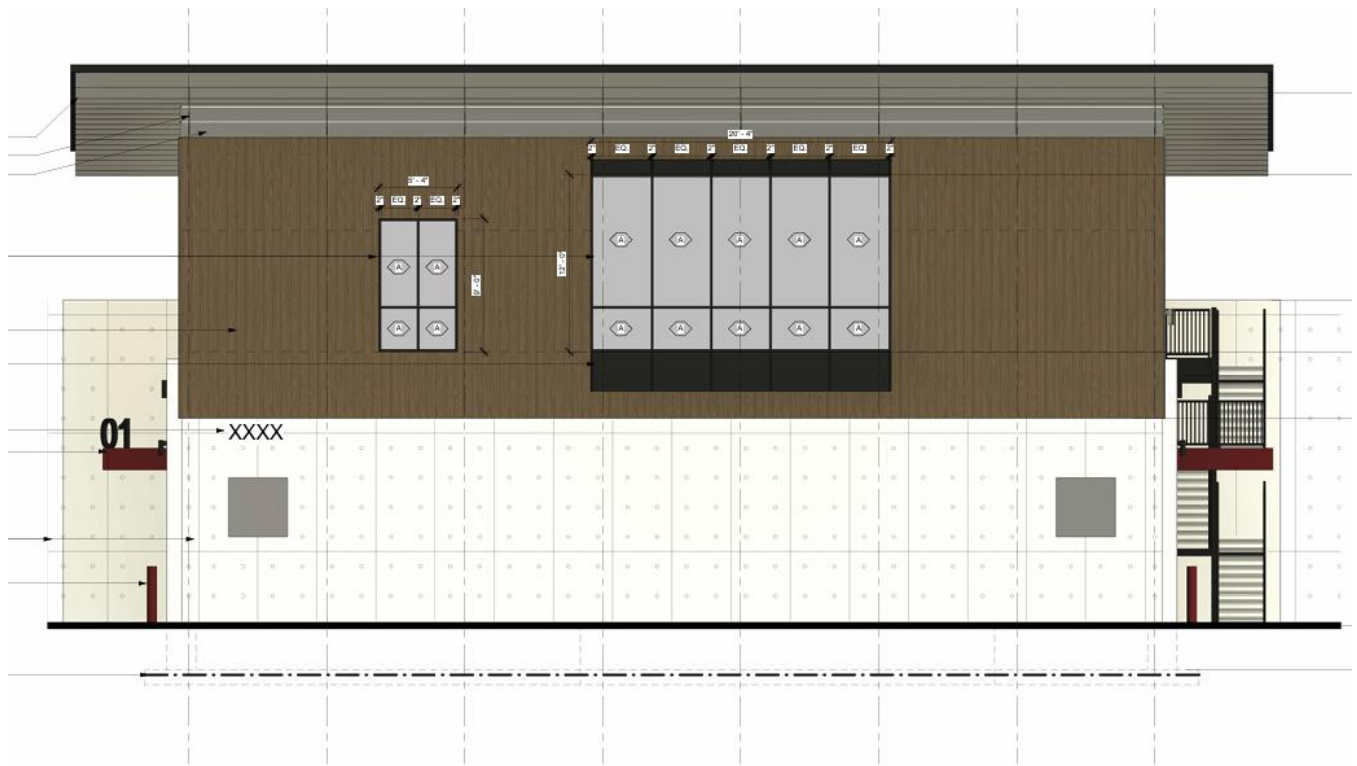


PERSPECTIVE ELEVATION

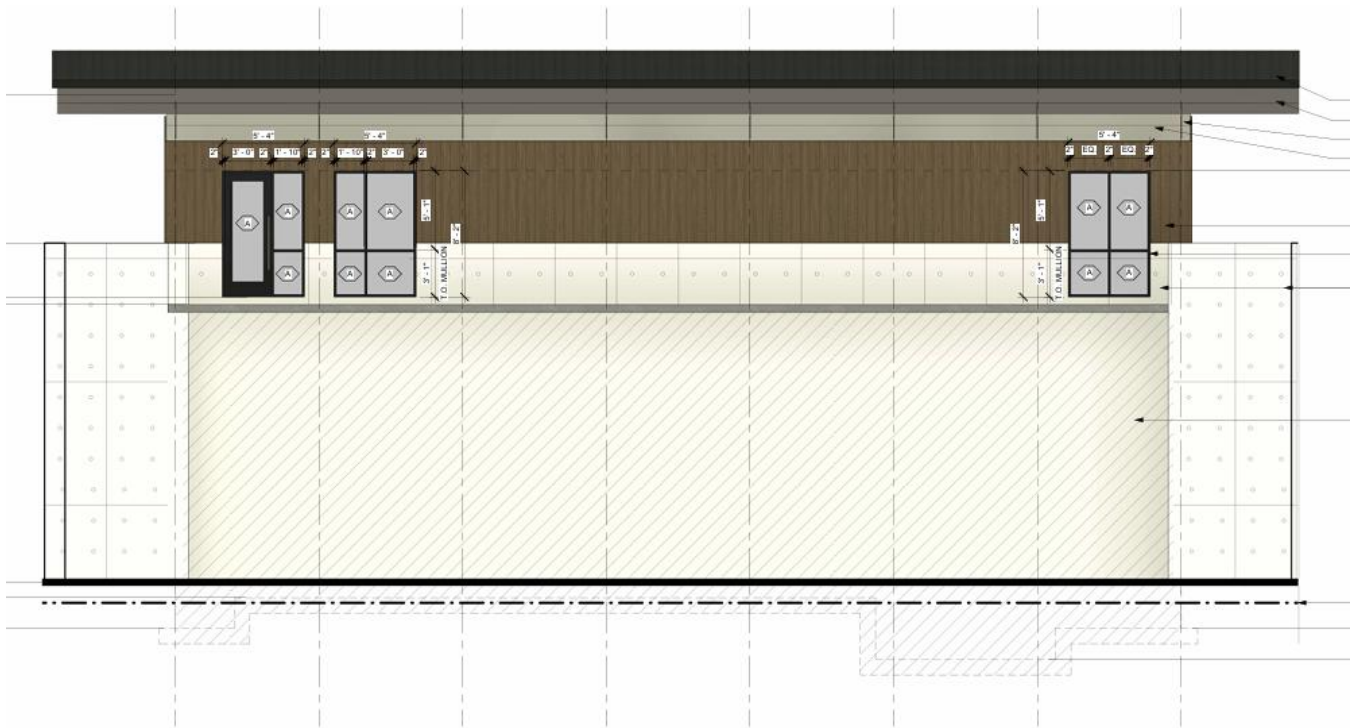




1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

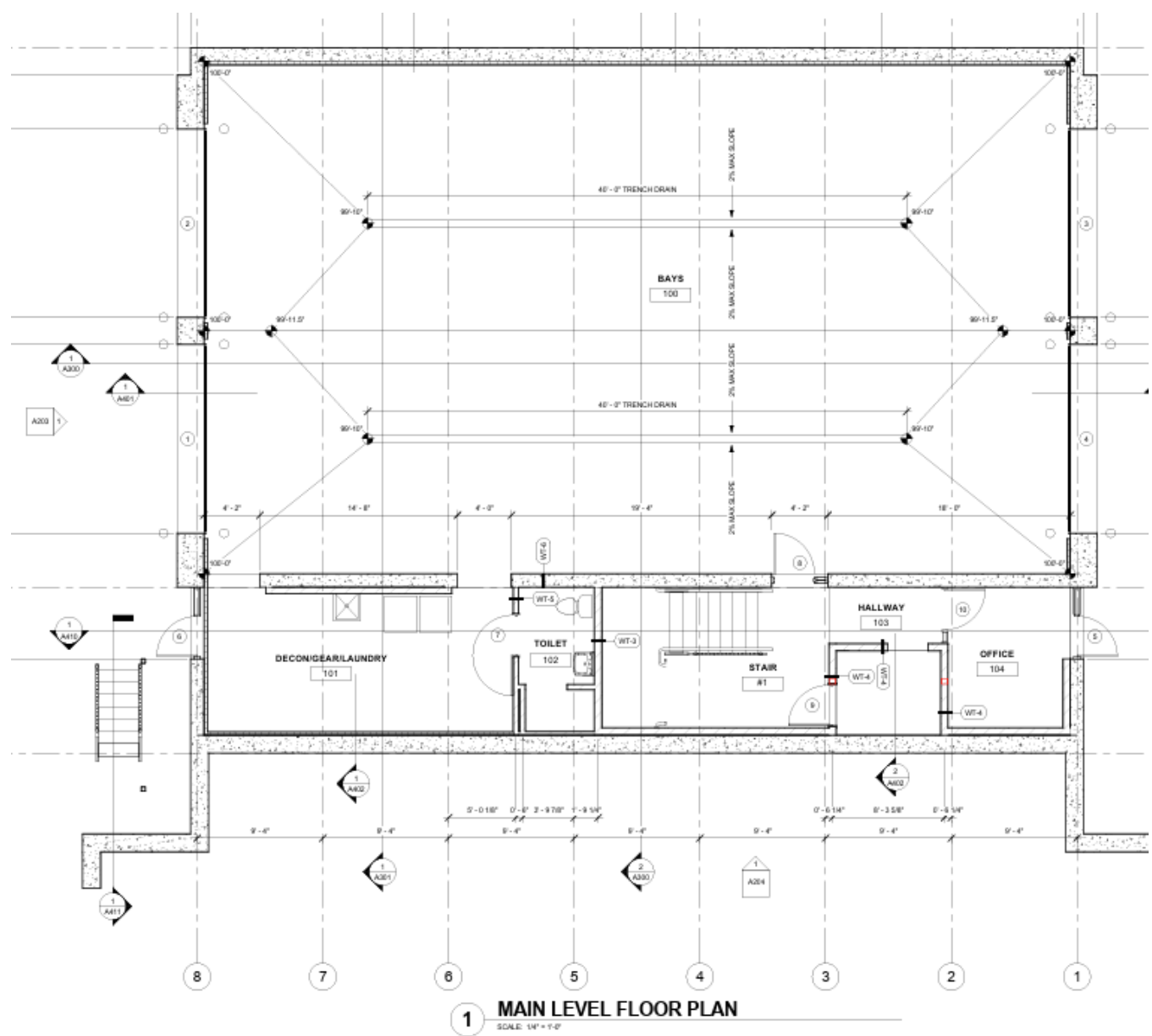


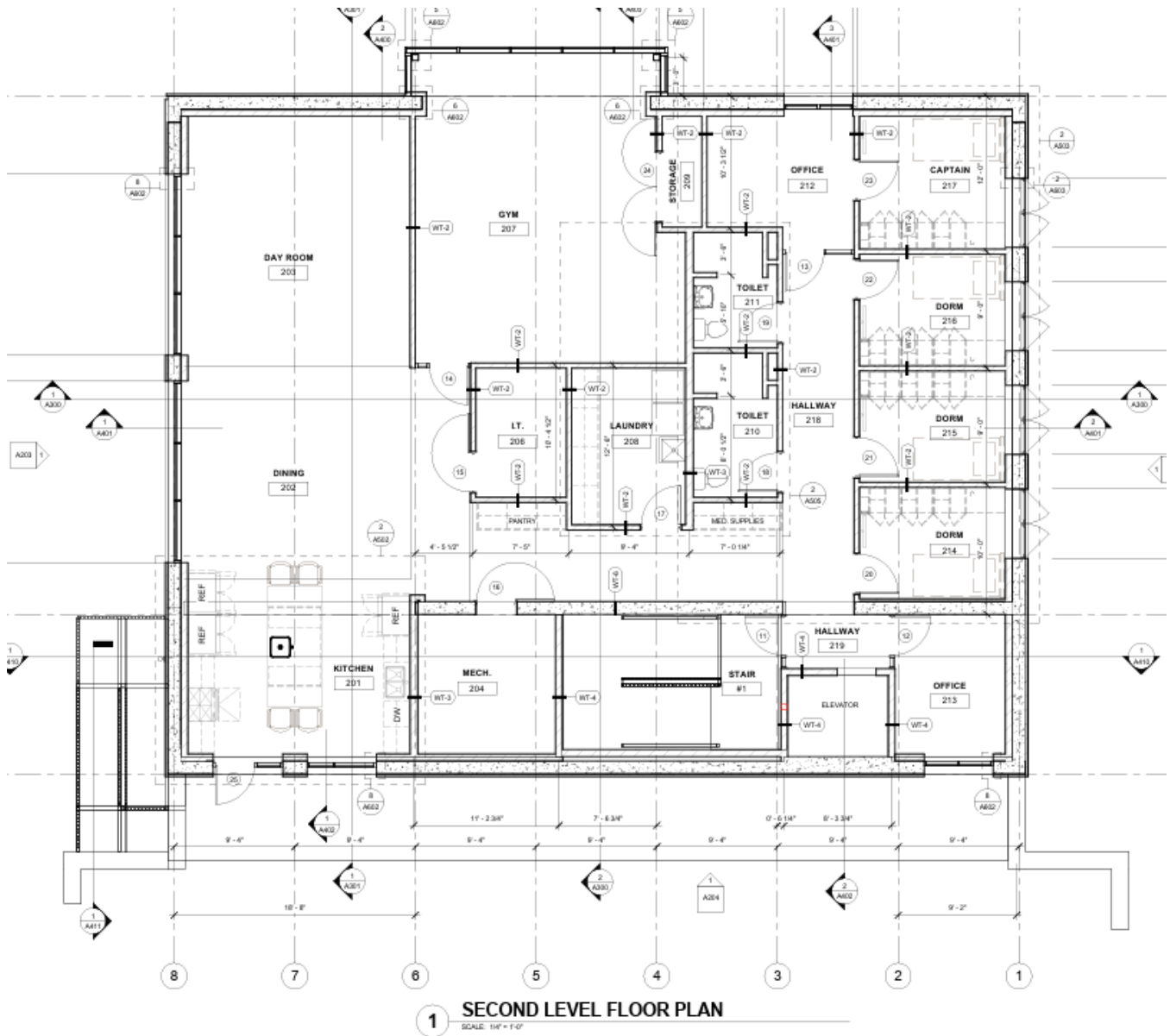
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Exhibit C – Floor Plans





Complete plans on file with Weber County.



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for approval on a design review application for a pavilion for a future Western Weber Park.
Agenda Date: Wednesday, August 26, 2026
Applicant: Braden Felix, Authorized Representative
File Number: DR 2026-07

Property Information

Approximate Address: 4050 W 1800 S, Ogden, UT 84401
Project Area: Approximately 0.75 acre
Zoning: Agricultural Zone (A-1)
Existing Land Use: Vacant – Owned by Taylor West Weber Parks District
Proposed Land Use: Walker Creek Playground and Sports Courts
Parcel ID: 15-798-0029
Township, Range, Section: T6N, R2W Section 28 Quarter Section NW

Adjacent Land Use

North:	1800 South St	South:	Residential
East:	Vacant Land	West:	Residential

Staff Information

Report Presenter: **Tammy Aydelotte**
taydelotte@webercountyutah.gov
801-399-8794
Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 2 (A-1 Zone)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 7 (Parking Lot Design and Maintenance)

Summary and Background

6/26/2024 – Design Review Approval for Phase 1.

4/30/2025 – Design Review Approval for Phase 2.

The applicant is requesting approval of a design review for Phase 3 of a regional park owned by the Western Weber Parks District, to improve approximately 0.75 acres into sports courts and a playground. The previously approved Phases 1 and 2 have already been built and consist of a parking lot and pavilion. Phase A (previously approved) includes the parking lot along 1800 South Street, consisting of approximately 1.00 acres, and 90 parking stalls. Phase B includes the southern parking lot consisting of approximately 1.00 acres and 89 stalls. Phase C includes a pavilion (see **Exhibit B**).

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for design reviews that consist of 1 acre or less.

Analysis

General Plan: The proposal conforms to the Weber County Land Use Code, as public parks are a permitted use in the A-1 zone.

Zoning: The subject property is located within the Agriculture (A-1) Zone. Parking is considered an accessory use in the A-1 zone. The purpose of the A-1 Zone can be further described in LUC §104-22-1 as follows:

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

Public Parks are a permitted use in the A-1 zone.

Design Review: The A-1 zone and the proposed use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, consideration of applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: The proposal includes a site plan that identifies three phases of parking improvements, as well as a drainage basin. The traffic circulation is limited to the existing parking lot. Applicant is proposing a sidewalk that meanders around and between the pickleball courts, basketball court, playground, and pavilion. The sidewalk connects to the existing sidewalk around the perimeter of the parking lot.

Access to the proposed addition area will not change from the current access off of 1800 South Street (see exhibit B). Staff feels that the existing parking is adequate for the proposed future park.

Considerations relating to landscaping.

...

(2) Ground cover. The planting of ground cover or other surfacing, such as bark or colored/natural gravel, as described in subsection (c)(7) of this section, to prevent dust and erosion and provide a visual break from the monotony of building materials, concrete and asphalt.

(3) Drought tolerant plants. A minimum landscape space of ten percent of the project area shall be provided with consideration of drought resistant and water conserving landscape materials, or as required in Title 108, Chapter 2. Submitted site plan shows compliance with this requirement.

Watering. All landscaped areas containing living plant material shall be provided with an automatic watering system except as authorized by the land use authority. An automatic watering system shall provide unique watering stations, each with their own valve, whereon vegetation with similar watering needs are grouped. Low emitting watering devices shall not be located on the same station as sprinkler heads. This requirement applies.

Per LUC §108-7-12:

- (a) **Landscape standards.** The following water-wise landscaping standards apply to all new development in the Western Weber Planning Area:
- (1) In single-family residential developments, no more than 35 percent of the front and side yard of a lot or parcel, or no more than 3,000 square feet of the entire lot or parcel, may be irrigated turf grass, whichever is greater; and – This does not apply.
 - (2) In commercial, industrial, institutional, and multi-family developments, no more than 15 percent of the total landscaped area may be irrigated turf grass. This provision shall not apply to active recreational areas that meet the design and landscape standards of Weber Basin Water Conservancy District; and – Applicant is proposing approximately 34 Shade Trees – Maple, Honeylocust, Cottonless Cottonwood. Applicant is also proposing approximately 60 small shrubs around the perimeter of these three phases.
 - (3) Irrigated turf grass in a parkstrip, and any other yard area with a width of less than eight feet, is prohibited. Applicant is proposing shade trees only in the park strips in the parking lot

Considerations relating to buildings and site layout. Applicant is not proposing any buildings, only a play structure.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding retention ponds and a SWPP.

Review Agencies: To date, the design review has been reviewed, but not yet approved, Weber County Engineering. Weber Fire District may have comments on this application, but they have not yet uploaded a review into Frontier. All review agency requirements must be addressed and completed prior to the written approval of the design review being issued.

Staff Recommendation

Staff recommends approval of DR2026-07. This application is for Phase 3/C of the proposed development, only. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. Written approval of the design shall not be issued until all review agency requirements have been met (Engineering).
2. An irrigation plan is required for the landscaping plan submitted with this application.
3. Any additions/changes to existing signage, or additions/changes to existing exterior lighting must be approved by the Planning Department.

This recommendation is based on the following findings:

1. Public Parks are a permitted use within the A-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

Exhibits

- A. Application
- B. Site Plan
- C. Landscaping Plan

Map 1

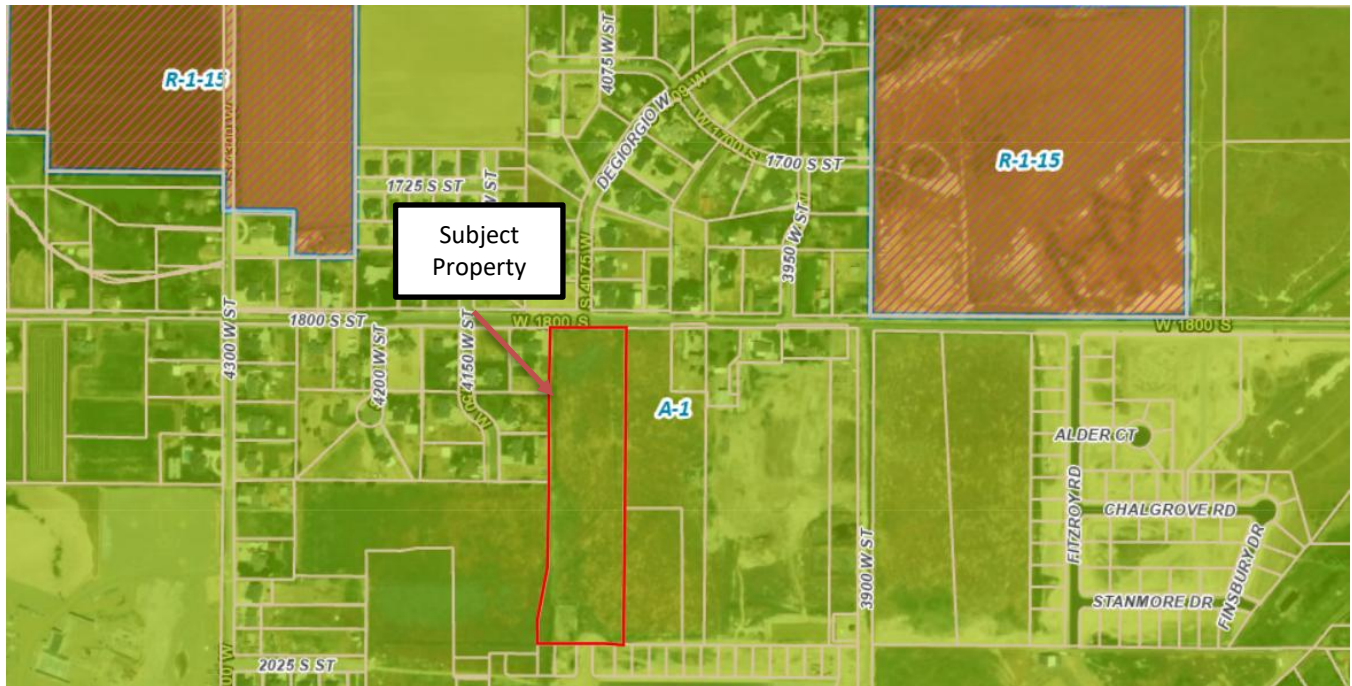


Exhibit A – Application

Walker Creek Playground and Sports Courts-Design Reviews

[+ Add Follower](#)[✎ Change Status](#)[✎ Change Review Due Date](#)[✎ Edit Project](#)

Address: 4071 W 1800 S, Taylor, UT, 84401
Maps: [Google Maps](#)
Project Type: Design Reviews
Sub Type: Design Reviews
Created By: [Braden Felix](#)
Created On: 7/22/2026

Project Status: Accepted
Status Date: 7/31/2026
File Number: DR 2026-07
Project Manager: [Tammy Aydelotte](#)

[📁 Application](#)[📄 Documents 6](#)[💬 Comments 1](#)[🔊 Reviews 1](#)[👤 Followers 14](#)[⚙️ History](#)[🔔 Reminder 0](#)[💰 Payments 1](#)[💬 Internal 0](#)

Application

[Show Contact Details](#)[+ Add Building](#)[+ Add Parcel](#)[✎ Edit Application](#)[+ Add a Contractor](#)[🖨️ Print](#)[📄 Building Permit](#)

Project Description

Walker Creek Playground and Sports Courts

Property Address 4071 W 1800 S
Taylor, UT, 84401

Property Owner Taylor West Weber Park District

Representative Braden Felix

Accessory Dwelling Unit False

Current Zoning O-1

Subdivision Name Taylor Landing

Number of new lots being created 0

Lot Number 157980029

Lot Size 32 acres

Frontage 317

Culinary Water Authority Taylor-West Weber Water District

Secondary Water Provider Not Applicable

Sanitary Sewer Authority Central Weber Sewer

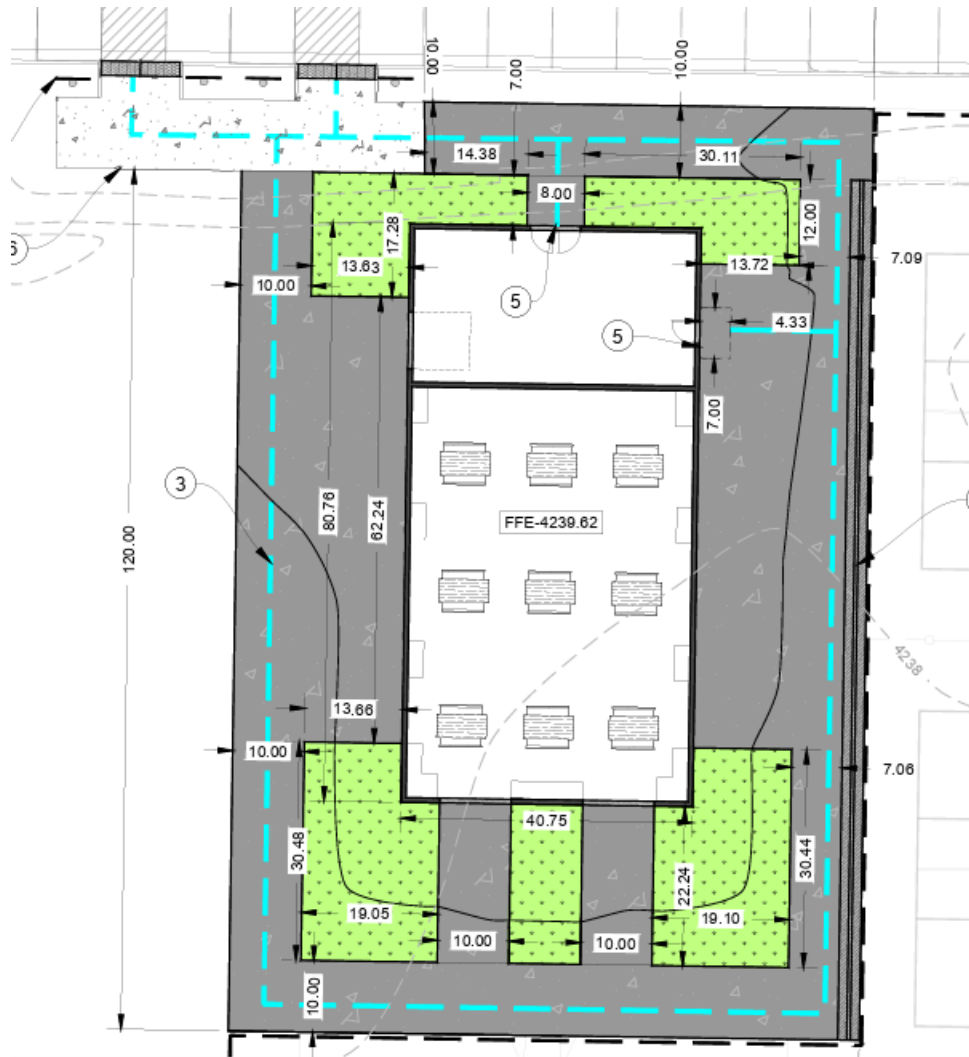
Nearest Hydrant Address 4032 W 1800 S

Signed By Representative, Braden Felix

Parcel Number

[✖ Remove](#) 157980029

Exhibit B – Site Plan



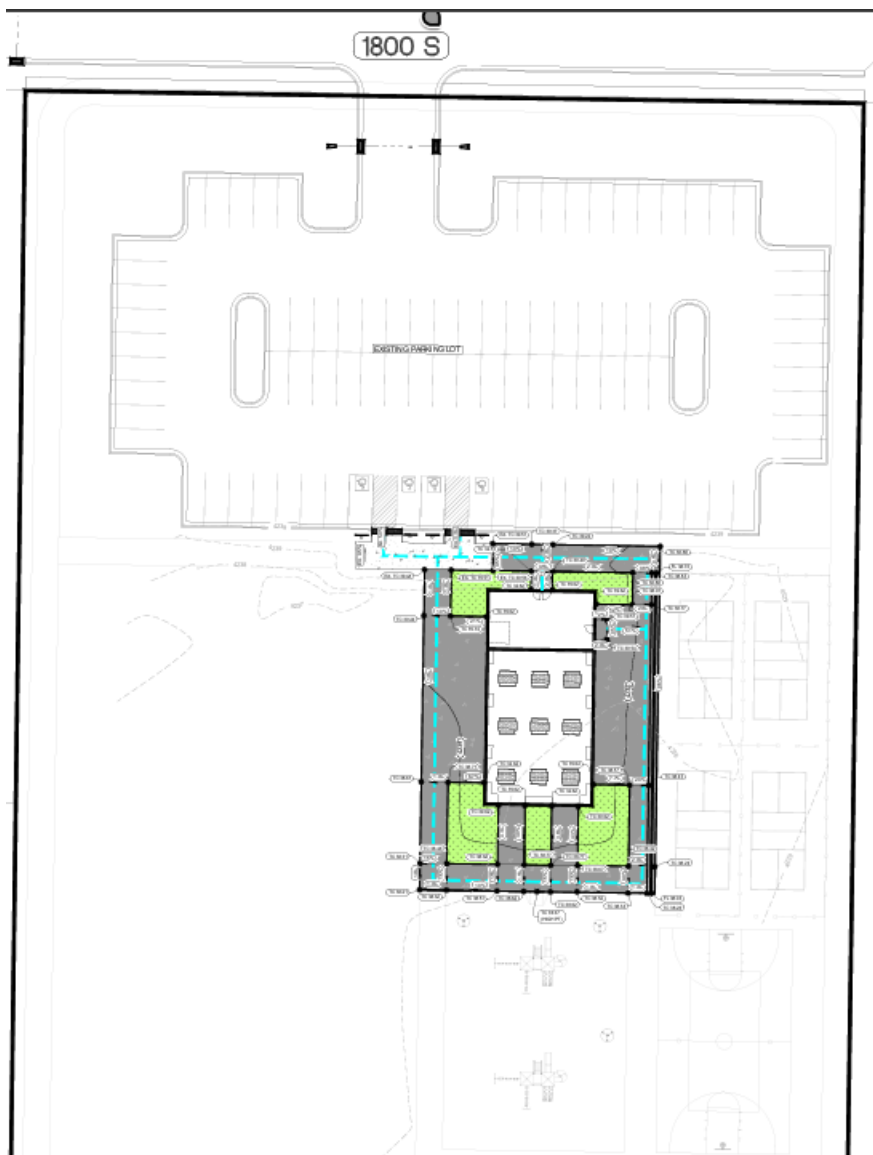
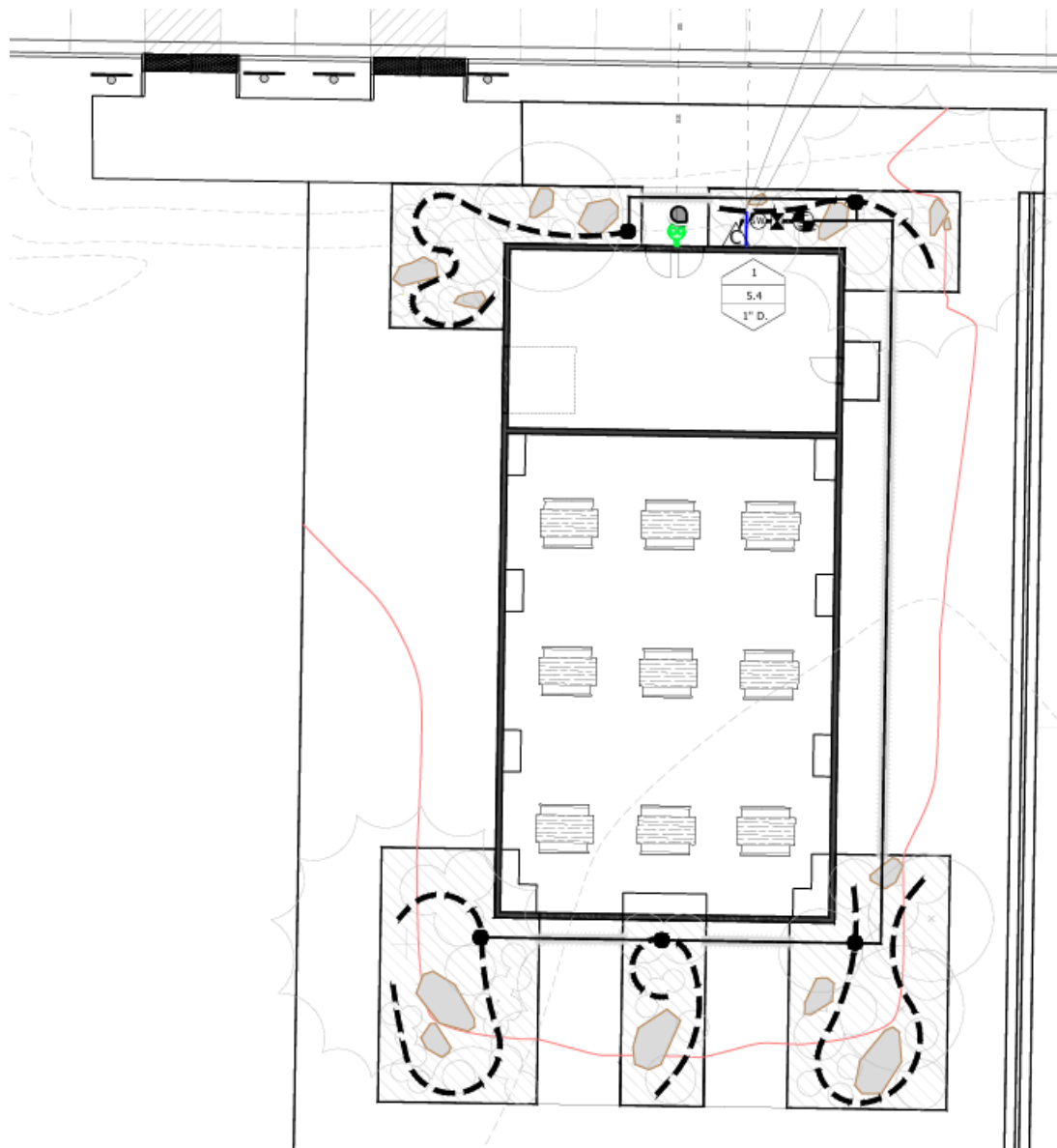
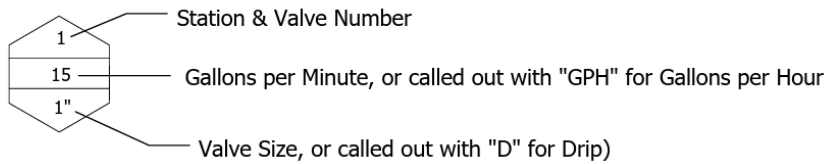


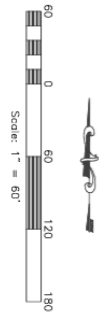
Exhibit C- Landscaping Plan





SYMBOL	DESCRIPTION	MANUFACTURER	SIZE/SPECIFICATION
	Stop & Waste Valve	Mueller or Equal	.75" Brass
	Back Flow Preventer	Wilkins or Equal	1" Pressure Vacuum Breaker
	Automatic Control Valve	Rainbird	1" 100-DVF (Drip Valves require PR/Filter)
	Automatic Controller	HydroRain	B-Hyve Indoor/Outdoor WiFi Controller 6-Station
	Main Line	--	1" Sch. 40 Pvc
	Lateral Line	--	1" Sch. 40 Pvc or min. 160psi HDPE
	Sleeve Under Paved Areas	--	3" Sch. 40 Pvc
	Drip Distribution Tubing Solid	Rainbird	1/2"
	1" Stub-up Drip Connection	--	--





SITE DATA



Staff Report to the Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVC03172026. Consideration and action on a request for final subdivision approval of Creekside at JDC Ranch Subdivision Phase 7 consisting of 43 units. This project is in the R1-10 Zone in the JDC Ranch Development.

Agenda Date: Wednesday, August 26, 2026

Application Type: Subdivision, administrative

Applicant: Lacy Richards

File Number: LVCP7080326

Property Information

Approximate Address: 3100 Galloway Lane, Ogden, UT, 84404

Project Area: 8.725 acres

Zoning: R1_10

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 19-019-0039

Adjacent Land Use

North: Plain City, The Grove Ph 1, Ag **South:** Open Space, Phases 4-6

East: Vacant **West:** Creekside Phases

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)

Background and Summary

Creekside at JDC Ranch Phase 7 includes 43 detached single-family lots with 0.389 acres of publicly-dedicated open space along the east side of the development, consisting primarily of an irrigation pipeline easement and a 10' wide meandering pathway.

So far, the Master Developer received approval for 416 out of the recently approved 1000 units allowed under the development agreement. With the addition of these 43 units, the developer will have approvals for 459 out of the 1000 units entitled through the recorded master development agreement (see entry no. 3359009, recorded 2/25/2025), leaving 541 residential units left to plat in other phases of development.

The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

Analysis

General Plan: The Western Weber General Plan anticipates a mixed-use commercial and mixed-use residential village in this location. The proposal is for the mixed-use residential portion of this planned village.

Zoning: The subject property is located in the R1-10 zone. The following is the purpose and intent of the R-1 (R1-10) Zone:

"The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at four different low-to-medium density levels. The R1 zone includes the R1-15, R1-12, R1-10, and R1-5 zones."

Lot area, frontage/width and yard regulations: Creekside at JDC Phase 7 is located in the R1-10 Zone. R1-10 allows single-family lots that have a minimum lot area of 4,000 square feet and 40' of minimum lot width.

Master Plan and Development Agreement: Creekside Phase 7 is located in the Northeast Village of the JDC Ranch Master Plan, as shown in the development agreement.

Common and Open Space: The final plan includes 0.389 acres of open space, some of which will be maintained by the HOA, and the remainder (stormwater detention area) will be maintained by Weber County. The proposed open space with this project is part of the public open space that is required to be dedicated to the public with a proposed class 1 trail (10' wide asphalt – see page 91 of the recorded MDA). The proposed landscape to surrounding this trail is xeriscape or natural landscaping as a buffer for the neighborhoods to the east. There is also a 10' private storm drain easement that is located along the rear of the northern lots in this proposed subdivision.

Culinary water and sanitary sewage disposal: Availability letters have been provided by Bona Vista Water Improvement District for culinary water, acknowledgement from Pineview Water for secondary purposes, and a capacity assessment letter from Central Weber Sewer for sanitary sewer service. Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

Public street infrastructure: The proposal includes 60 ft wide public streets connecting to the north, south, and west. TO the east, a proposed alley that will be 20' wide.

Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase. There is one public trail planned through this project, other than sidewalks or within the public streets.

Review Agencies: This proposed final plan has been approved by Engineering and the Weber Fire District. The County Surveyor is currently reviewing the final plat.

Planning Division Recommendation

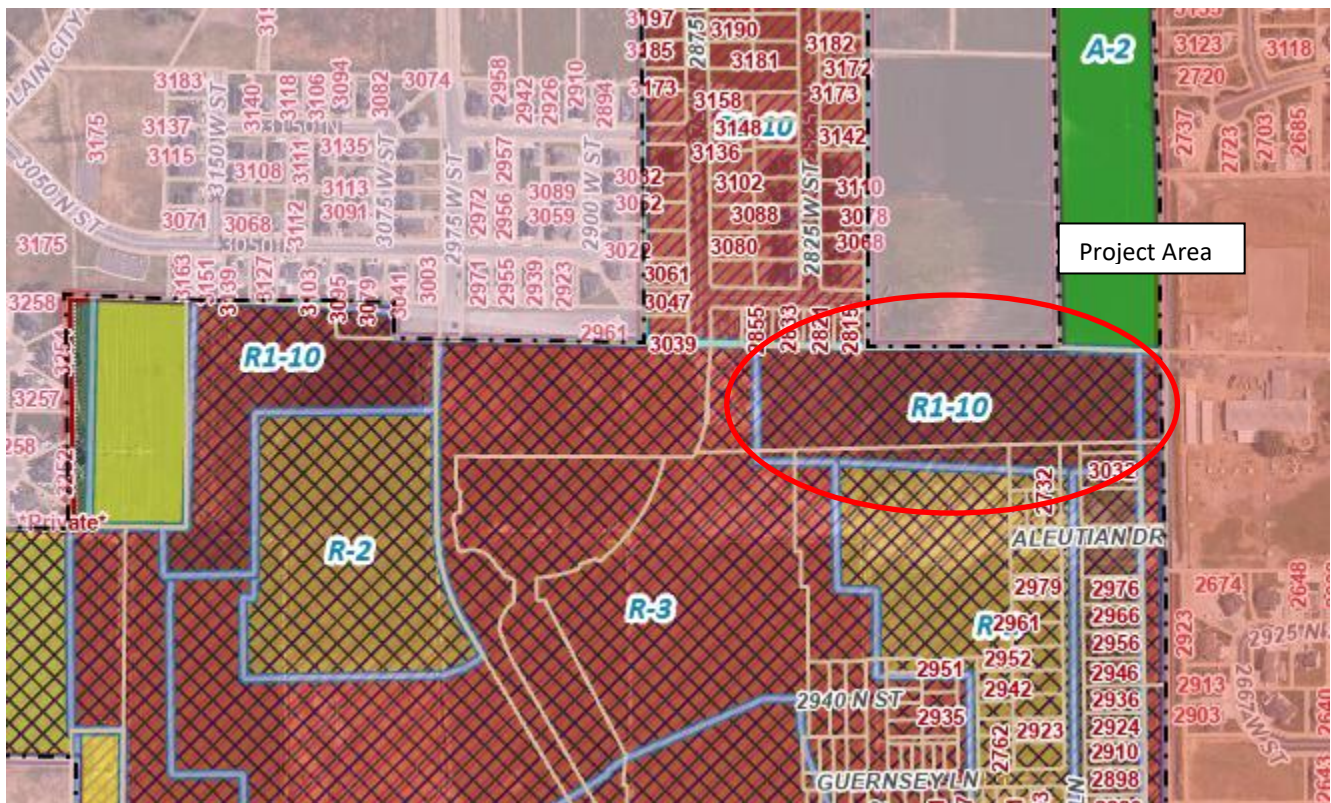
The Planning Division recommends final approval of Creekside at JDC Ranch Phase 7, located at 2850 W 2600 N, consisting of 43 single-family lots. This recommendation for approval is subject to all review agency requirements and based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

Exhibits

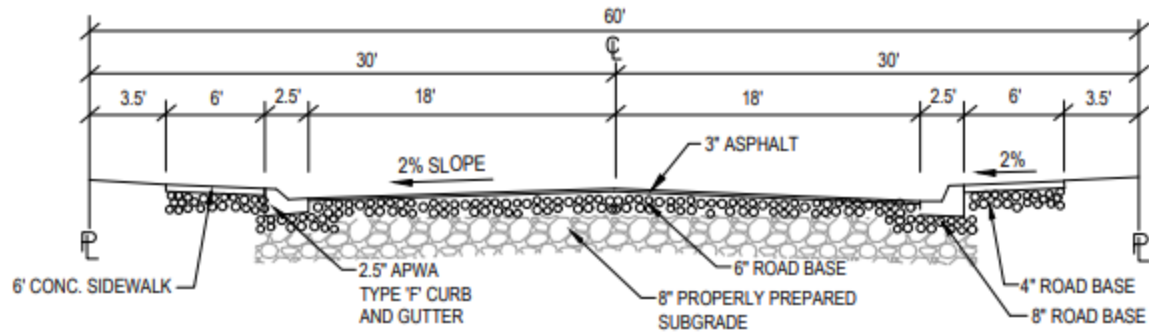
- A. Proposed Final Plat
- B. Capacity Assessment Letters

Location map



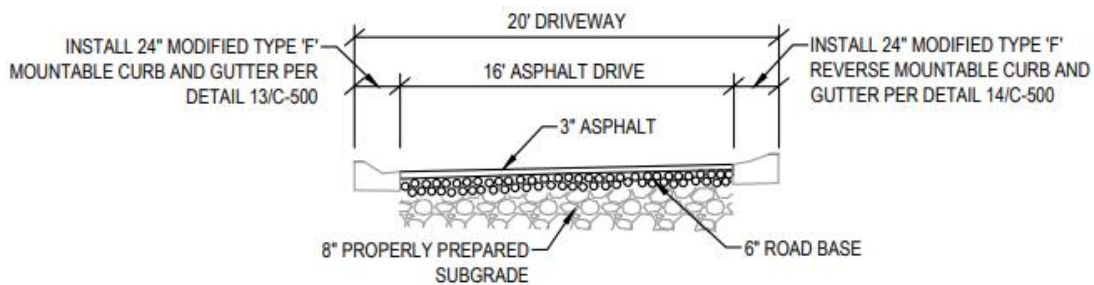
[illegible]





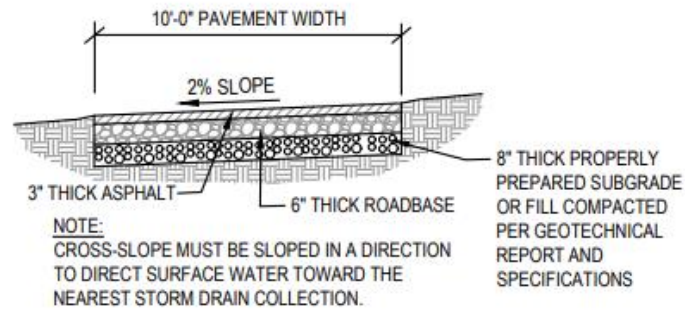
8 TYPICAL 60' STREET CROSS SECTION

SCALE: NONE



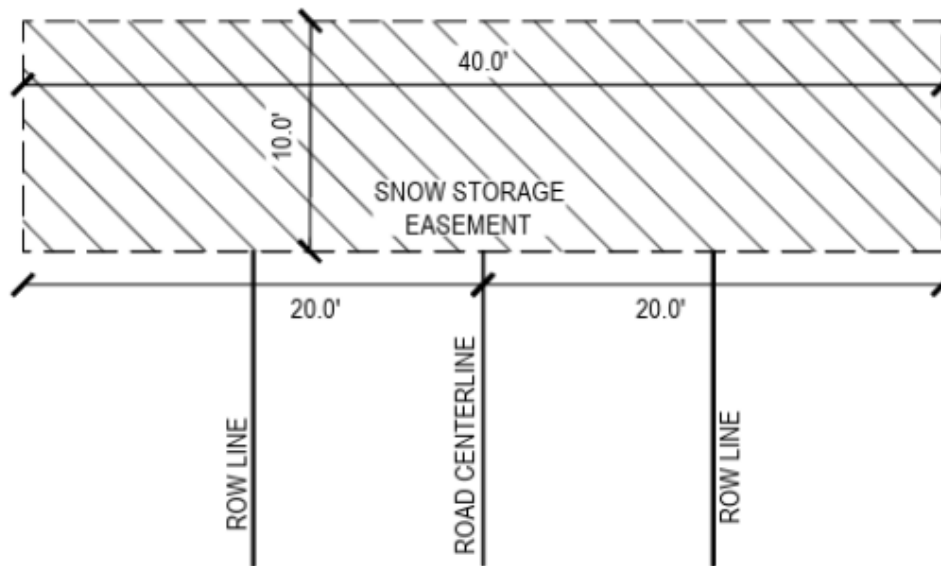
9 20.0' ALLEY SECTION

SCALE: NONE



10 CLASS 1 TRAIL SECTION

SCALE: NONE



1 SNOW STORAGE EASEMENT TYPICAL DETAIL

SCALE: NONE



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

4/30/2025

Weber County Planning Commission
2380 Washington Blvd. #240
Ogden UT. 84401

RE: **AVAILABILITY LETTER** –Creskide at JDC Ph. 7

The development is located at 2700 W 3025 N approximately and consists of 43 lots.

This letter is **ONLY** to state that the above-named project is in the boundaries of the Bona Vista Water Improvement District but water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- Review fees are paid to the District.
- The subdivision utility plan be reviewed and approved by the District.
- Proof of Secondary Water is provided to the District.

The non- refundable fee for this review of Residential is \$450 plus \$75 per lot. Commercial review fee is \$1,000 plus \$300 per acre. We consider this fee to be minimal and is only to cover the cost of review by the District administration and inspectors and the District Engineer. Only the phase in consideration is guaranteed service, and the Plan Review is good only for a period of one year from the date of the Will Serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are then responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the Development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision must have a secondary water system for all outside irrigation usage. Prior to the District accepting fees for individual connections, the owner or developer must furnish proof of secondary water.

Sincerely,

Kenny Heffelfinger
Assistant Manager

Board of Directors

Ronald Stratford – Chairman – Univ. Weber County
David Bolos – Vice Chairman – Farr West

Les Syme – Marriott/Slaterville
Phil Meyer – Plain City
Roger Shuman – Harrisville

Management

Matt Fox, Manager
Kenny Heffelfinger, Assistant Manager
Shauna Gilchrist, Administrative Manager



June 18, 2026

Plain City Planning
Re: Creekside at JDC Phase 7
Parcel #'s 19-019-0039

To Whom It May Concern:

We have received and reviewed the revised drawings for the Creekside at JDC Phase 7 Subdivision in Plain City, Utah. Based on our review, the project has met all requirements and standards set forth by our water district and is approved to proceed.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Jacee Bingham". The signature is written in a cursive, flowing style.

Jacee Bingham
jbingham@pineviewwater.com
Assessment Clerk
Pineview Water Systems
801-622-4355



Central Weber Sewer Improvement District

February 5, 2026

Tamara Aydelotte
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Creekside at JDC Ranch Phase 7
Sanitary Sewer Service
Will Serve Letter

Tamara:

We have reviewed the request of Joseph Herring to provide sanitary sewer treatment services to the subdivision called Creekside at JDC Ranch Phase 7 of 43 residential units located at approximate address 2600 N. 2800 W. We offer the following comments regarding Central Weber Sewer Improvement District ("the District") providing sanitary sewer service.

1. At this time, the District has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into the District's facilities the connection must be constructed in accordance with District standards and must be inspected by the District while the work is being done. A minimum of 48-hour notice for inspection shall be given to the District prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. The connection to the sewer system must be through a retail provider, which we understand to be Weber County. The District will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the District's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,


Clayton Marriott
Project Manager

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer
Joseph Herring