



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

December 15, 2025

11:00 am

1. Administrative Items

- 1.1 UVE102825:** Consideration and action on a request for final approval of Eden Crossing Subdivision Phase 1, consisting of 2 lots, common area, and dedicated roadways (public and private) located at 2490 N Highway 162, Eden, UT, 84310.

Staff Presenter: Tammy Aydelotte

- 1.2 UVS080625:** Request for final subdivision approval of Sundown Condominiums Phase 2A, located in the FR-3 Zone at approximately 6550 N Powder Mountain Rd, Eden, UT, 84310. This request consists of private roadways, public pathways, and open space (common area).

Staff Presenter: Tammy Aydelotte

- 1.3 UVSB080625:** Request for final subdivision approval of Sundown Condominiums Phase 2B, located in the FR-3 Zone at approximately 6550 N Powder Mountain Rd, Eden, UT, 84310. This request consists of private roadways, public pathways, and open space (common area).

Staff Presenter: Tammy Aydelotte

- 1.4 UVS3080625:** Request for final approval of Sundown Townhomes, a 22-unit development with private roads, in the DRR-1 zone. Located at approximately 6570 Powder Mountain Road, Eden, UT, 84310.

Presenter: Tammy Aydelotte

- 1.5 UVT120425:** Request for final approval to re-subdivide lot 69 of the Reserve at Crimson Ridge Cluster Subdivision Phase 1 Amended (previously lots 11 and 12 on the original subdivision dedication plat. No new infrastructure is proposed, or additional lots are proposed. Applicant is proposing to return the existing lot (lot 69) to the original lot dimensions of lots 11 and 12.

Presenter: Tammy Aydelotte

- 1.6 UVP4A112125 & UVP4B112125:** Consideration and action on a request for final approval of Parkside Phases 4A & 4B consisting of 11 lots, located at approximately 4160 Howe Drive, Eden, UT, 84310.

Staff Presenter - Tammy Aydelotte

Adjourn

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

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

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

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

A.



Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Agenda Item: Consideration and action on a request for final approval of Eden Crossing Subdivision Phase 1, consisting of 2 lots, common area, and dedicated roadways (public and private) located at 2490 N Highway 162, Eden, UT, 84310.

Agenda Date: Monday, December 15, 2025

Application Type: Subdivision, administrative

Applicant: Rick Everson

File Number: UVE102825

Property Information

Approximate Address: 2490 N Highway 162, Eden, UT, 84310.

Project Area: 2.094 acres

Zoning: Form Based (FB) Zone

Existing Land Use: Agricultural

Proposed Land Use: Commercial

Parcel ID: 224060002

Adjacent Land Use

North: Agricultural/Open Space	South: Hwy 162 (2500 North St)
East: Residential/Agricultural	West: Residential/Agricultural

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 22, Form-Based Zone
- Title 106 (Subdivisions)

Background and Summary

The application was accepted for review on October 28, 2025. The applicant is requesting final approval of Eden Crossing Subdivision Phase 1, consisting of 2 lots, open space and dedicated roadways. The proposal complies with the county land use code, the approved development agreement (approved 12/2/2025) and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.

Analysis

General Plan: The Ogden Valley General Plan shows this area within a future village area (see Map 6: Commercial Locations/Village Areas). The Eden Area Street Regulating Plan map for Ogden Valley shows this property being utilized for mixed use commercial. This request fits within Commercial Development Goals 1-2 which addresses locations and design of commercial development, being consistent with the character of Ogden Valley (pg. 21 of the General Plan document).

Zoning: The subject property is located in the FB Zone. Chapter 104-22 gives the following purpose and intent of the FB zone:

“The purpose and intent of the Form-Based Zone is to provide a form-based regulatory tool that focuses on the public street design and the buildings that frame the public street. This deemphasizes separation of land uses as is typically found elsewhere in this Land Use Code. Form-based regulations help enable a mixture of allowed uses, multimodal active transportation, and enhanced building design. Additionally:

- (a) **Implements the general plan.** The Form-Based Zone regulations are intended to carry out the objectives of the 2016 Ogden Valley General Plan through the implementation of form-based small area zoning and transferable development rights.*
- (b) **Creates street regulating plans.** Each area affected by the Form-Based Zone shall be governed by a Street Regulating Plan. The purpose of the Street Regulating Plan is to address specific design and functionality of streets and building facades along these streets. The intent is to stimulate the creation of buildings and streets that frame the public rights-of-way with architectural and design elements that are unified under a common design theme whilst enabling unique building facades.”*

Lot area, frontage/width and yard regulations: Application is for a 2 lot Subdivision, that includes Mixed Use Commercial (MUC) and Multi-Family Residential (MFR) roadways from the Eden Area Street Regulating Plan. Lot standards along these street types are as follows:

Minimum lot area: none

Minimum lot width and street frontage: 10’

1st floor level commercial has no minimum front lot line or street right-of-way setbacks

All other building facades have a minimum 60’ street right-of-way setback along MUC street types and minimum of 5’ with a maximum of 10’ along a MFR street type.

Per the recorded development agreement, the community plaza (Common Area A o the proposed final plat), which includes a portion of the ROW in the exhibit of the development agreement, shall be no less than 1.0 acre.

Common and Open Space: Common Area is proposed within this project (approximately 1.13 acres).

Culinary water and sanitary sewage has to do with the location, design, and disposal: A will-serve letter has been provided by Ogden Valley Mutual Water Company, a newly-formed public water system. Per Weber County LUC 106-4-2.010, a letter from the Utah State Department of Environmental Quality has issued approval of the proposed delivery system for culinary water. The approval from the State of Utah indicates a total of 414 possible residential connections, for indoor use. Applicant has 24 unit committed so far with this will-serve letter from the Cobabe Ranch Development as of the date of this staff report. Applicant has not indicated how much secondary water will be allotted for landscaping purposes. Applicant is proposing Eden Irrigation water shares for secondary water purposes.

Public street infrastructure: Per the Eden Area Street Regulating Plan and the recorded development agreement, 5210 East is slated to be a 100' public Mixed-Use Commercial ROW. 5230 East Street is a Multi-Family Residential ROW and is also proposed to be 100' wide private ROW to accommodate the transition back to the MUC street type as it heads north, and to allow for street parking and per the recorded development agreement. The engineered plans shall have bulb-outs, and per the development agreement.

Review Agencies: This subdivision is being reviewed by review agencies including the County Engineering Division, County Surveyors, and the Fire District. The applicant will be required to comply with review agency comments. All agencies have recommended approval.

Planning Division Recommendation

The Planning Division recommends approval of Eden Crossing Phase 1 Subdivision, consisting of 2 lots, common area, and public and private roadways, located in the FB Zone at approximately 2490 N Highway 162, Eden, UT, 84310. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Improvements shall be escrowed for prior to recording the final plat.
2. CC&R's shall be recorded with the final plat, indicating ownership and maintenance of common area within this development.

These recommendations based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with applicable County ordinance.

Exhibits

- B. Application
- C. Will serve letters
- D. Proposed final plat

Location map



Exhibit A - Application

Eden Crossing Phase 1 Subdivision

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

Address: 2490 N Highway 162, Eden, UT, 84310
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Small Subdivision
Created By: [Rick Everson](#)
Created On: 10/16/2025

Project Status: Accepted
Status Date: 10/28/2025
File Number: UVE102825
Project Manager: [Tammy Aydelotte](#)

[Application](#)[Documents](#) 24[Comments](#) 2[Reviews](#) 10[Followers](#) 15[History](#)[Reminder](#) 0[Payments](#) 1[Area Fees](#)[Internal](#) 0

Application

[+ Add Building](#)[+ Add Parcel](#)[✎ Edit Application](#)[+ Add a Contractor](#)[Print](#)[Building Permit](#)

Project Description

Eden Crossing Phase 1 Subdivision

Property Address 2490 N Highway 162
Eden, UT, 84310

Property Owner Eden Crossing LLC Lewis
801-389-0040
eric@thg-cs.com

Representative Rick Everson
801-897-4880
reverson@evoutah.com

Accessory Dwelling Unit False

Current Zoning FB

Subdivision Name Eden Crossing Phase 1

Number of new lots being created 2

Number of lots affected 0

Number of lots approved 0

Lot Number N/A

Lot Size N/A

Frontage N/A

Culinary Water Authority Not Applicable

Secondary Water Provider Not Applicable

Sanitary Sewer Authority Wolfcreek Sewer Improvement District

Nearest Hydrant Address 2480 N Hwy 162

Signed By Representative, Rick Everson

Parcel Number

[✕ Remove](#) 224060002 - [County Map](#)



October 9, 2025

Weber County Planning
2380 Washington Blvd
Ogden, Utah 84401

To Whom It May Concern:

Re: Eden Crossing Subdivision – Statement of Culinary & Secondary Water Feasibility,
Commercial Phase 1 – Buildings 1 & 2

This letter serves as notice that the Ogden Valley Mutual Water Company (the "**Company**") has reviewed the plans for the above-described project (the "**Project**") to be built by Eden Valley Opportunity LLC ("**Owner**"). The Company has found the plans to be in compliance with Company standards for construction. Therefore, subject to the conditions set forth below, the Company confirms, consistent with Weber County Code § 106-1-4(b)(4), that it has the capacity to provide culinary and secondary water to the Project (the "**Water Services**"), and Owner owns Class D (Development) shares in the Company that may be converted to Class A (Connection) and Class C (Irrigation) shares to serve the Project as provided in the governing documents of the Company.

Subject to interruptions to the provision of the Water Services that may occur as a result of scheduled maintenance and construction, power failures, natural disasters, force majeure events and other circumstances beyond the control of the Company, the Water Services will be provided to the Project in accordance with the Company's policies and procedures (as adopted and modified from time to time) and in accordance with applicable federal, state, and local statutes, laws, rules, regulations, ordinances and standards. Moreover, this approval is expressly conditioned upon and subject to the following:

1. Recordation of a subdivision plat by Weber County that includes the Project and has been approved by all applicable governmental and quasi-governmental entities with jurisdiction.
2. Compliance by the Owner with the Company's policies and procedures, articles, and bylaws, as such governing documents may change from time to time, including, but not limited to, provision by the Owner (at such Owner's sole cost and expense) of all necessary easements, rights and interests for, and installation of all off-site and on-site lines, piping, equipment, connections and facilities necessary for such Water Services in accordance with plans approved by the Company and in compliance with the Company's standards and specifications.

3718 N. Wolf Creek Drive • Eden, Utah • 84310

3. This letter shall be null and void upon any changes or modifications to the plans for the Project as submitted to and reviewed by the Company without written consent from the Company.
4. All infrastructure shown on the plans shall be (a) built in accordance with the Company's specifications, (b) inspected and approved by the Company, and (c) properly transferred to the Company.
5. The timely payment of all applicable fees, costs and expenses pursuant to the Company's policies and procedures as such policies and procedures may change from time to time, including, but not limited to, hook-up costs, connection fees, review and inspection fees, impact fees, and standard billings assessed in connection with the Water Services (failure to timely pay such costs, fees and expenses will result in temporary suspension and/or permanent cessation of the Water Services).
6. The proposed system expansion X will require / will not require state review and approval prior to issuing final approval for the Project and prior to this Company guaranteeing service to the Project.
7. Natural fluctuations in water supplies.
8. Subsequent decisions and regulation by governmental and quasi-governmental entities with jurisdiction, including, but not limited to Weber County, the Utah State Engineer, Utah Division of Water Resources, Public Service Commission, the United States Department of the Interior, and all other applicable governmental or quasi-governmental entities with jurisdiction.

The Company shall not be in default in the performance of its obligations under this letter unless and until the Company fails to cure any alleged default within thirty (30) days after the Owner delivers to the Company written notice of such default (or fails to commence and diligently prosecute such cure within such thirty (30) day period if such default is of a type that cannot reasonably be cured within such thirty (30) day period). Any such notice shall specify in detail any asserted default and the steps which if taken will cure such default.

In no event shall the Company be deemed to be in default hereunder if the failure does not result in the failure to provide Water Services to the Project.

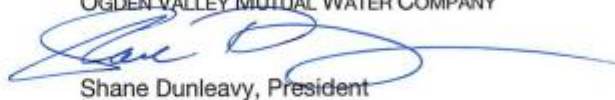
The Company is a Public Water System ("**PWS**") recognized by the Utah Division of Drinking Water ("**DDW**") as system number 29132. DDW has acknowledged receipt of the Project Notification Form (attached as **Exhibit A**) and assigned it file #23867 and begun its review. Fire and Culinary storage requirements for the Project will be provided from the

Company's planned 0.5 million gallon storage tank, which has been approved by DDW. See **Exhibit B**. The Company will use 2 wells and a transmission system that has been

approved for construction by DDW. See **Exhibit C**. The culinary water rights for this project are secured under contract #18317 with the Weber Basin Water Conservancy District and approved under Exchange Application No. E6685. Irrigation water will be provided utilizing 22.03 shares owned by the Company from Eden Irrigation's water distribution system.

As recipient of the Water Services, please acknowledge by signing this letter in the location provided below your agreement with the foregoing and that you agree to the above terms and to the terms set forth in the Company's policies and procedures (as those policies may change from time to time).

Sincerely,
OGDEN VALLEY MUTUAL WATER COMPANY



Shane Dunleavy, President

ACKNOWLEDGEMENT AND AGREEMENT:

THE UNDERSIGNED AGREES TO THE ABOVE TERMS AND CONDITIONS AND TO THE TERMS SET FORTH IN THE COMPANY'S POLICIES AND PROCEDURES, ARTICLES, AND BYLAWS (AS SUCH DOCUMENTS MAY CHANGE FROM TIME TO TIME).

John Lewis

By: 
Name: John Lewis
Its: Managing Member.

Exhibit A

PROJECT NOTIFICATION FORM (PNF) Utah Division of Drinking Water (DDW)

Please provide the following information for a proposed Public Drinking Water Project.

For a new public water system (PWS) also complete a New PWS Application Form (see DDW website).

Submit (preferably by email) the completed PNF with plans and specifications to DDW.

Email completed form & documents to ddw@utah.gov or mail to:

Utah Division of Drinking Water

P.O. Box 144830, Salt Lake City, Utah 84114-4830, (801) 536-4700

DDW - Plan Review File No.:

DDW - Date Received:

1. Public Water System (PWS) Information

System Name: Ogden Valley Mutual Water Co. (Eden Crossing)

System Number: 29132

Address: 3718 Wolf Creek Dr.

City, State, Zip: Eden, UT

Present No. of ERCs system is obligated to serve: 0

Population Served: Est. 94 based on 29 ERCs (3.2 Persons per ERC)

No. of ERCs this project will add: 412 ERCs (At Build Out)

2. Name and Address for Official Correspondence (Mayor, Public Works Director, Administrative Contact, etc.)

Name: Shane Dunleavy

Title: Administrative Contact

Address: 3718 Wolf Creek Dr.

City, State, Zip: Eden, UT

Phone No.: 801-679-7889

E-mail Address: shane@leavay-mountain.com

3. Professional Engineer (PE) Responsible for System Oversight (if applicable)

Name:

Company:

Address:

City, State, Zip:

Phone No.:

E-mail Address:

4. Professional Engineer (PE) Responsible for Design of this Project

Name: Ryan Bradley, P.E.

Company: Ensign Engineering and Land Surveying

Address: 45 West Sego Lily Drive, Suite 500

City, State, Zip: Sandy, UT 84070

Phone No.: 801-355-0529

E-mail Address: rrousseau@ensignutah.com

5. Local Fire Code Official & Required Fire Flow for Proposed Project

Name: David Reed, Fire Marshall

City, State, Zip: Ferr West, UT 84404

Phone No.: 801-782-3580 ext. 205

E-mail Address: dreed@weberfd.com

Req'd flow (gpm): 2,000

Duration (hrs): 2

6. Project Description (provide a unique facility name, location, and sufficient details to specifically identify the project):

Eden Crossing is developing a Well House and Booster Station to support a proposed 0.5 million gallon (MG) drinking water storage tank (Project Notification Form submitted separately).

The Well House will equip and connect wells EC1 and EC2. Constructed with concrete masonry units (CMU), it will house metering equipment, sampling taps, and all necessary electrical controls.

The Booster Station will increase pressure from wells EC1 and EC2 to the drinking water storage tank. Also built with CMU, it will include water filtration for secondary aesthetic standards and a booster pump. The design incorporates additional space to accommodate future upgrades for pumping from well EC3.

The water transmission/supply pipeline is being designed by Gardner Engineering, while Ensign Engineering has designed the drinking water storage tank. These components will be submitted and constructed under separate contracts.

Checklists for use in preparing plans for review by DDW are available at: <https://ddw.utah.gov/drinking-water/forms-drinking-water>

7. Anticipated Construction Schedule (if applicable):

Advertise for Bids: Aug-25

Bid Opening: Aug-25

Begin Construction: Aug-25

Complete Construction: Dec-25

8a. Is the project exempt from the Hydraulic Model Report requirement? (see R309-511-401(a)(1) through (v)) ☐ Yes ☐ No

8b. If YES, specify rule reference below (R309-511-401(a)(1) through (v))

9. State or Federal Agency Funding:

☐ Drinking Water Board (SRF or PSRF) Loan #

☐ Community Impact Board (CIB)

☐ Other (Specify)

☐ None

ERC = Equivalent Residential Connection; SRF = State Revolving Fund

Exhibit B



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of Environmental Quality

Ten Davis
Executive Director

DIVISION OF DRINKING WATER
Nathan Lunsford, Ph.D., P.E.
Director

August 7, 2025

Sent via Email Only

Shane Dunleavy
Eden Crossing
3718 Wolf Creek Drive
Eden, Utah 84318
shane@legacy-mountain.com

Subject: **Plan Approval**, Cobabe Ranch 0.5 MG Tank (ST001);
Eden Crossing, System #29132, File #23570

Dear Shane Dunleavy:

The Division of Drinking Water (the Division) received the plans and specifications for the proposed Cobabe Ranch 0.5 MG Tank from your consultant, Robert Rousselle, P.E., with Ensign Engineering on July 10, 2025. Written review comments were provided to your consultant on August 4, 2025. The Division received the revised plans and specifications on August 4, 2025.

Our understanding of the project is as follows:

- The proposed Cobabe Ranch 0.5 MG Tank will be a buried concrete tank with a capacity of 500,000 gallons. The project will also include a new valve vault which will house valves for the tank inlet, outlet, and drain/overflow lines, as well as a smooth nosed sampling tap.
- The tank will be filled by three proposed wells (not included as part of this project).
- The proposed tank will serve the proposed Eden Crossing water system, which will consist of 414 equivalent residential connections (ERCs). The tank is sized to provide water for indoor use and sufficient storage for a fire flow of 2000 gallons per minute (gpm) for 2 hours.
- The proposed tank is included in the master report and hydraulic model submitted by Ensign Engineering for review with a proposed well house and pump station (File #23867).
- The Cobabe Ranch 0.5 MG Tank is identified as ST001 in the Division's database.

195 North 1950 West • Salt Lake City, UT
Mailing Address: P.O. Box 144830 • Salt Lake City, UT 84114-4830
Telephone (801) 536-4200 • Fax (801) 536-4211 • TDD (801) 536-4414
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Shane Dunleavy
Page 2 of 2
August 7, 2025

We have completed our review of the plans and specifications, stamped and signed by Robert J. Rousselle, P.E., and dated July 9, 2025, and find they basically comply with the applicable portions of Utah's Administrative Rules for Public Drinking Water Systems in R309. On this basis, **the plans for Cobabe Ranch 0.5 MG Tank are hereby approved.**

This approval pertains to construction only. **An Operating Permit must be obtained from the Director before Cobabe Ranch 0.5 MG Tank may be put in service.** A checklist outlining the items required for operating permit issuance is enclosed for your information.

Approvals or permits from the local authority or the county may be necessary before beginning construction of this project. As the project proceeds, notice of any changes in the approved design, as well as any change affecting the quantity or quality of the delivered water, must be submitted to the Division. We may also conduct interim and final inspections of this project. Please notify us when actual construction begins so that these inspections can be scheduled.

This approval must be renewed if construction has not begun or if substantial equipment has not been ordered within one year of the date of this letter.

If you have any questions regarding this approval, please contact Hunter Payne, P.E., of this office, at (385) 278-9837, me at (385) 515-1464.

Sincerely,



Michael Newberry, P.E.
Permitting and Engineering Support Manager

HP/mm/mb

Enclosure — Operating Permit Checklist

cc: Scott Braeden, Weber-Morgan Health Department, sbraeden@webercountyutah.gov
Ryan Klinge, Weber-Morgan Health Department, rklinge@webercountyutah.gov
Robert Rousselle, P.E., Ensign Engineering, rrousselle@ensignutah.com
Shane Dunleavy, Eden Crossing, shane@legacy-mountain.com
Hunter Payne, P.E., Division of Drinking Water, hpayne@utah.gov
Ted Black, Office of the State Fire Marshal, tblack@utah.gov

DOW-2025-007237

Exhibit C



Department of Environmental Quality

Tim Davis
Executive Director

DIVISION OF DRINKING WATER
Nathan Lamm, Ph.D., P.E.
Director

September 3, 2025

Sent via Email Only

Shane Dunleavy
Eden Crossing
3718 Wolf Creek Drive
Eden, Utah 84318
shane@legacy-mountain.com

Subject: **Plan Approval**, Well Equipping Wells 1 & 2, Booster Pump Station (WS001, WS002, PF001); Eden Crossing, System #29132, File #23867

Dear Shane Dunleavy:

The Division of Drinking Water (the Division) received the plans and specifications for the proposed Well Equipping of Wells 1 & 2, Booster Pump Station and Filtration from your consultant, Grayson Gavin with Ensign Engineering on July 25, 2025. The Division issued Plan Approval for drilling Wells 1 & 2 on May 4, 2022, under file #13102. Multiple communications were sent and received clarifying the project design through the month of August 2025.

Our understanding of the project is the equipping of Well 1 and Well 2, construction of a well house and construction of a booster pump and filtration station. Due to the concerning water quality results for both Wells 1 and 2, which are detailed at the end of this letter, **the filtration portion of the plans are not included in the plan approval of this letter. Revised plans, along with a basis of design for treatment requirements and technologies selected, will need to be submitted for review and plan approval prior to construction of the treatment portion of the project.** Please note, installation of any type of filtration will require installation of chlorination. Please contact Sarah Page, Ph.D., at sepage@utah.gov to discuss treatment related questions.

Well 1 will be equipped with a Grundfos 25S50-26 5 HP submersible pump with a calculated pumping rate of 24 gpm. Well 2 will be equipped with a Grundfos 35S50-19 5 HP submersible pump with a calculated pumping rate of 35 gpm. Both wells will utilize MAASS model 10J4 Pitless Adapters. A pump control well house will be constructed to house the electrical equipment and valve controls. Well 1 and Well 2 are identified as WS001 and WS002 respectively in the Division's database.

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Shane Dunleavy
Page 2 of 5
September 3, 2025

The booster and filtration station will be constructed on a different site. The booster pump skid will be a Tigerflow Duplex Booster skid containing dual 7.5 HP booster pumps rated at 50 gallons per minute (gpm) each. The booster pump is identified as PF001 in the Division's database.

The equipped well pump capacity of Well 1 is 24 gpm. The safe yield of Well 1 is rated at 33 gpm, which is calculated based on two-thirds of the constant-rate aquifer drawdown test results at 50 gpm. The safe yield of 33 gpm is the basis for determining the maximum number of connections that Well 1 can serve.

The equipped well pump capacity of Well 2 is 35 gpm. The safe yield of Well 2 is rated at 40 gpm, which is calculated based on two-thirds of the constant-rate aquifer drawdown test results at 60 gpm. The safe yield of 40 gpm is the basis for determining the maximum number of connections that Well 2 can serve.

It is noted that the booster and filtration station includes room for future booster expansion and chlorination that is not being installed at this time.

We have received the following information for Well Equipping Wells 1 & 2, Booster, and Filtration:

1. Certification of well seal.
2. Well driller's report (well log).
3. Aquifer drawdown test results (step drawdown test and constant-rate test).
4. New Source Chemical Analysis of the well water.
5. Plans and specifications for equipping the well.
 - a. Pump specifications
 - b. Well house design and pitless adapter specifications
6. Plans and specifications for the booster pumps.
7. Plans and specifications for the filtration system.

We have completed our review of the plans and specifications, stamped and signed by Ryan Bradley, P. E., and dated July 22, 2025, and find they basically comply with the applicable portions of *Utah's Administrative Rules for Public Drinking Water Systems in R309*. On this basis, **the plans for equipping Well Equipping Wells 1 & 2, and Booster are approved.**

As previously mentioned, **the filtration portion of the plans are not included in the plan approval of this letter. Revised plans, along with a basis of design for treatment requirements and technologies selected, will need to be submitted for review and plan approval prior to construction of the treatment portion of the project.**

This approval pertains to construction only. **An Operating Permit must be obtained from the Director before Well Equipping Wells 1 & 2, and Booster may be put into service.** A checklist outlining the well approval process, including the items required for issuing an operating permit for this well is enclosed for your information. Enclosed please also find an Operating permit Checklist for other components of this project. **If the water quality of Wells 1 & 2 requires treatment, Wells 1 & 2 may not be put into service until appropriate treatment has been installed and an operating permit has been obtained.**

Approvals or permits from the local authority or county may be necessary before beginning construction of this project. As the project proceeds, notice of any changes in the approved design, as well as any change affecting the quantity or quality of the delivered water, must be submitted to the Division. We may also conduct interim and final inspections of this project. Please notify us when actual construction begins so that these inspections can be scheduled.

This approval must be renewed if construction has not begun or if substantial equipment has not been ordered within one year of the date of this letter.

New Source Chemical Analysis Discussion

The new source chemical analysis for Well 1 (WS001) and Well 2 (WS002) demonstrate exceedances of several secondary and primary maximum contaminant levels (MCL). Sample results which exceed standards for both wells are presented below.

New Source Chemical Analysis Exceedances			
Contaminant	Standard (mg/L)	Well 1 (WS001)	Well 2 (WS002)
Fluoride	2*	2.6	1.3
Toluene	1	0.001	0.00123
PFOS	0.000004	0.000014	No Data
Turbidity	5 (NTU)	0.44	20 (1/16/24); 0.1 (8/12/2025)
Iron	0.3*	0.12	1.1 (1/16/24); 0.06 (8/12/2025)
Manganese	0.05*	0.01	0.06 (1/16/24); 0.011 (8/12/2025)
Gross Alpha	15 (pCi/L)	ND	28 (1/16/24); 3 (6/2/2025)
*Secondary Maximum Contaminant Level (SMCL)			

The supplier should be advised that should future monitoring confirm the observed levels of turbidity, PFOS and gross alpha particle activity these sources will be designated as Low Quality Groundwater Sources. Low quality ground water sources shall be treated to assure that all chemical and biological contaminants are reduced to the levels which are reliably and consistently below MCL's prescribed in R309-200 (R309-515-7(2)).

Compliance with the toluene, and gross alpha MCL are based on a running annual average (RAA) in which a minimum of four quarters of sample data is considered. If the RAA exceeds MCLs for any of these contaminants, water quality violations shall be issued and public notice will be required (R309-205 and R309-220).

Routine monitoring schedules for PFAS will begin in 2027 based on the results of initial monitoring that must be completed by April 26, 2027. Compliance with the PFOS MCL will be based on a RAA of the routine monitoring in which the most recent four quarters of sample data is considered. If the RAA of PFOS exceeds the MCL on or after April 26, 2029, the agency with primacy may issue water quality violations and require public notice (89 FR 49101).

Well 2 (WS002) initially demonstrated SMCL exceedances for iron and manganese. While SMCL exceedances for iron and manganese do not trigger regulatory action, the supplier should be aware that exceeding these standards may result in customer complaints. Iron and manganese at concentrations

above 0.3 mg/L and 0.05 mg/L respectively have been documented to produce the following effects: rusty/black/brown discoloration, bitter/metallic taste, and reddish/orange or black staining.

Required actions following a Fluoride SMCL exceedance

The new source chemical analysis for Well 1 (WS001) demonstrates an exceedance of the SMCL for Fluoride. Fluoride at levels above the SMCL of 2 mg/L is known to cause dental fluorosis. Per R309-220-11(3), anytime fluoride is measured above the SMCL, the supplier must provide annual public notice. The notice must contain the following language, including the language necessary to fill in the blanks:

This is an alert about your drinking water and a cosmetic dental problem that might affect children under nine years of age. At low levels, fluoride can help prevent cavities, but children drinking water containing more than 2 milligrams per liter (mg/l) of fluoride may develop cosmetic discoloration of their permanent teeth (dental fluorosis). The drinking water provided by your community water system (name) has a fluoride concentration of (insert value) mg/l.

Dental fluorosis, in its moderate or severe forms, may result in a brown staining and/or pitting of the permanent teeth. This problem occurs only in developing teeth, before they erupt from the gums. Children under nine should be provided with alternative sources of drinking water or water that has been treated to remove the fluoride to avoid the possibility of staining and pitting of their permanent teeth. You may also want to contact your dentist about proper use by young children of fluoride-containing products. Older children and adults may safely drink the water.

Drinking water containing more than 4 mg/l of fluoride (the U.S. Environmental Protection Agency's drinking water standard) can increase your risk of developing bone disease. Your drinking water does not contain more than 4 mg/l of fluoride, but we're required to notify you when we discover that the fluoride levels in your drinking water exceed 2 mg/l because of this cosmetic dental problem.

For more information, please call (name of water system contact) of (name of community water system) at (phone number). Some home water treatment units are also available to remove fluoride from drinking water. To learn more about available home water treatment units, you may call NSF International at 1-877-8-NSF-HELP.

Future Monitoring Requirements

Should Eden Crossing become designated as a public community water system, quarterly monitoring for Volatile Organic Compounds (VOCs) and radionuclides will be required. Monitoring for PFAS compounds, inorganics and metals, nitrate, sodium sulfate TDS, and pesticides will be required at varying but less frequent frequencies.

Please contact David Kruse at dkruse@utah.gov or 385-566-7789 with any questions related to the source chemical monitoring requirements for this system.

PFAS Information and Resources

The sample results for Well 1 show PFOS levels at 14 parts per trillion (ppt) which is above the Maximum Contaminant Level (MCL) of 4 ppt. Per the PFAS rule, all community and non-transient non-community water systems must not exceed this MCL by April 26, 2029.

Shane Dunleavy
Page 5 of 5
September 3, 2025

We strongly recommend that Eden Crossing continue monitoring for PFAS as soon as possible to determine the extent of the PFAS contamination and in doing so complete initial monitoring for PFAS that is due by April 26, 2027.

The Division of Drinking Water offers free PFAS sampling for community water systems, and Eden Crossing is eligible to participate.

Additionally, we strongly recommend that Eden Crossing begin evaluating treatment options for PFAS to ensure compliance with the new MCLs.

For more information, please contact John Steffan at jsteffan@utah.gov or visit our website at ddw-pfas.utah.gov

If you have any questions regarding this approval, please contact Cameron Draney, P.E., of this office, at (385) 271-7039, or me at (385) 515-1464.

Sincerely,



Michael Newberry, P.E.
Permitting and Engineering Support Manager

CLD/mrn/mb

Enclosures — Well Approval Checklist, Operating Permit Checklist

cc: Ryan Klinge, Weber-Moegas Health Department, rklinge@webercountyutah.org
Grayson Gavin, Ensign Engineering, ggavin@ensignutah.com
Ryan Bradley, Ensign Engineering, rbradley@ensignutah.com
Shane Dunleavy, Eden Crossing, shane@legacy-mountain.com
Cameron Draney, P.E., Division of Drinking Water, cdraney@utah.gov
Sarah Page, Ph.D., Division of Drinking Water, spage@utah.gov
David Kruse, Division of Drinking Water, dkruse@utah.gov
John Steffan, Division of Drinking Water, jsteffan@utah.gov
Sarah Romero, P.E., Division of Drinking Water, sarhromero@utah.gov

DDW-2025-008275

Rick Everson

From: Rob Thomas <rthomas@wcwsid.com>
Sent: Wednesday, September 17, 2025 1:13 PM
To: Rick Everson
Cc: eric; John Lewis; Aydelotte, Tamara
Subject: Re: Cobabe Ranch- sewer will serve
Attachments: Sewer Will Serve_20220624.pdf

Rick,

The attached letter remains in affect for the 200 units listed within, if you have any further questions, please let me know.

Thanks, Rob

Robert Thomas
General Manager
WCWSID
801-430-4647

From: Rick Everson <reverson@evoutah.com>
Sent: Wednesday, September 17, 2025 9:34 AM
To: Rob Thomas <rthomas@wcwsid.com>
Cc: eric <eric@thg-cs.com>; John Lewis <jlewis@evoutah.com>
Subject: Cobabe Ranch- sewer will serve

Rob-

As discussed, could you please confirm in writing that the attached sewer commitment letter for Cobabe is still good? The letter references 104 units, we are now only doing 101 units at Cobabe, which I suppose doesn't matter. I think Tammy would be fine with an email confirmation, or if you don't mind writing a couple sentences in a memo that references the attached letter confirming it is still valid. Whatever is easiest for you.

If you write an email, please copy Tammy. If you prepare a memo, you can just send it to me and I'll upload it to Frontier.

Thank you!

RICK EVERSON
REVERSON@EVOUTAH.COM
C: 801-897-4880



June 24, 2022

Weber County

RE: Wolf Creek Water and Sewer Improvement District Sewer services to Osprey Ranch 61 units, Cobabe Ranch 104 units and Eden Crossing 35 units - 200 Units Total

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its sewage treatment facilities, and determined it will provide sewer services to the above referenced developments. This Can and Will Serve commitment applies to the above developments only and is non-transferable. This can and will serve letter applies only to sewer services and no other services of District. It is offered subject to the terms of the Eden Sewer Service Area Agreement dated June 24, 2022 between the District and Osprey Ranch LLC, Cobabe Ranch LLC, Eden Crossing LLC, Wolf Creek Resort Holdings, LLC & Watts Enterprises, Inc.

- Sewer services are delivered through connection to the main sewer lines of the District, leading to the Willow Brook Lane MBR Wastewater Treatment Plant and disposal system. Point of connection to be approved by the District.
- Service is subject to scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances.
- Sewer services will be provided in accordance with applicable federal, state, and local statutes, laws, rules, regulations, ordinances, and standards.

Sewer services are subject to and contingent on the following:

1. Compliance with the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies and procedures may change from time to time.
2. Subsequent decisions and regulation by local government, the Utah State Engineer, Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency.
3. Payment of hook up costs and standard billings for service. Failure to pay these costs and billings will result in lien on the properties.

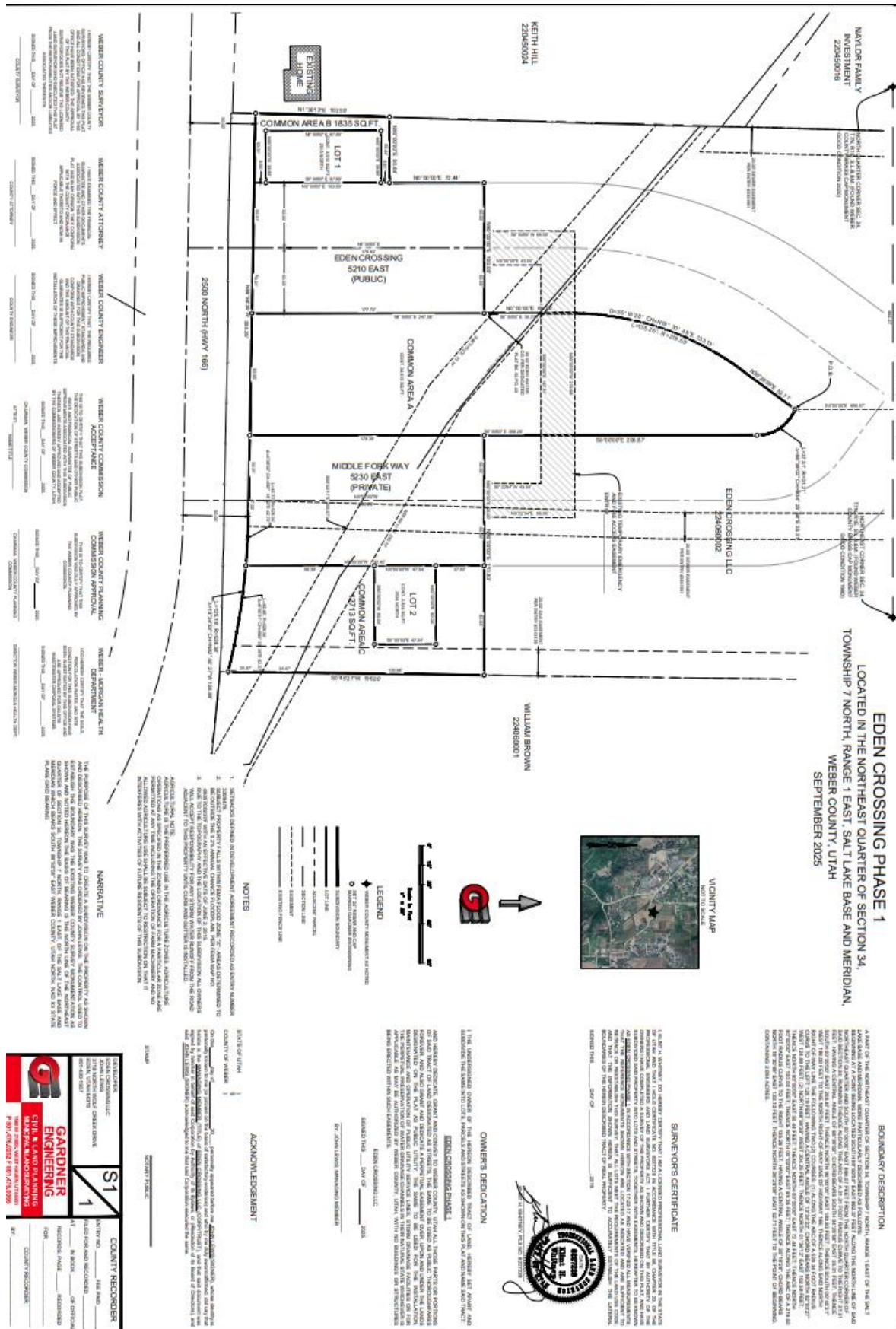
As recipient of said service, you agree to the above terms and to the terms set forth in the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies may change from time to time.

If you have any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Wolf Creek Water and Sewer Improvement District

E. Miranda Menzies
E. Miranda Menzies, Chair of Board of Trustees

Date: 6/24/22





Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final subdivision approval of Sundown Condominiums Phase 2A, located in the FR-3 Zone at approximately 6550 N Powder Mountain Rd, Eden, UT, 84310. This request consists of private roadways, public pathways, and open space (common area).

Type of Decision: Administrative

Agenda Date: Monday, December 15, 2025

Applicant: Guy Williams, Authorized Representative

Owner: Mike Brenny

File Number: UVS080625

Property Information

Approximate Address: 6550 N Powder Mountain Road, Eden, UT, 84310

Project Area: 2.681 acres

Zoning: FR-3

Existing Land Use: Vacant

Proposed Land Use: Residential PRUD

Parcel ID: 22-001-0014

Township, Range, Section: T7N, R1E, Section 01 Qtr NE

Adjacent Land Use

North:	Powder Mountain Road	South:	Sundown Condominiums Phase 1
East:	Vacant/Summit Pass Road	West:	Future Phase 2B

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 17 Forest Residential Zone (FR-3)
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts, Important Wildlife Habitat Areas
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 18 Drinking Water Source Protection

Summary and Background

8/31/1983 – Weber County Commission approved a conditional use permit for Sundown PRUD, consisting of 80 units, and an associated bond for some of the improvements. The PRUD consists of a landscaping plan, open space, and private roadways, in two phases.

4/27/1984 – Sundown Condominiums Phase 1, consisting of 20 units was recorded.

1/12/2022 - The Planning Division received an application to plat phase 2 of Sundown Condominiums PRUD Subdivision, consisting of 60 units. The existing conditional use approval for the PRUD is still valid and staff recommends preliminary approval of Phase 2, subject to the conditions outlined in the PRUD approval.

2/15/2022 – Preliminary approval granted with conditions.

1/11/2024 – Preliminary approval, with amended street layout, granted with conditions.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The Purpose and Intent of the Forest Residential Zone is included below:

LUC §104-17-1 *“The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.”*

Lot area, frontage/width and yard regulations: Sundown Condominiums Phase 2A will offer 1 twelve-unit model. Lot sizes within Sundown Condominiums are proposed to be between 1079 and 1623 square feet, and widths are proposed to be 28.5 feet.

Ogden Valley Sensitive Lands Overlay Districts: This proposal does not lie within a sensitive lands overlay district.

Common Area: Sundown Condominiums Phase 2A will preserve 1.891 acres, which amounts to 71% of the total parcel area that the developer will preserve as landscaped and open space common area. The open space will also feature a an 8' wide pathway, made from compacted road base, for residents and visitors to Sundown Condominiums.

Prior to recording the final plat, the applicant will need to provide CC&R's that comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance, and ownership of the common area. The developer will escrow for all public improvements and improvements within the common area. The final plat will need to include language for the common area located within the subdivision in the form of an open space preservation easement.

Natural Hazards Overlay Zone: Sundown Condominiums is located in a Zone “D”. County Engineering may have comments on whether or not this flood zone needs to be outlined on the final plat.

A geologic study has been performed by CMT Engineering Laboratories, Dated December 9, 2021, and project No. 17355. All recommendations contained in the submitted report shall be followed.

Culinary water, irrigation water and sanitary sewage disposal: A capacity assessment letter for culinary water services, and sanitary sewer services, has been submitted from Powder Mountain Water and Sewer, as required for preliminary approval. Per Powder Mountain Water and Sewer Improvement district, building permits shall not be issued until final approval of the plans has been granted by Powder Mountain Water and Sewer District.

Review Agencies: Weber Fire District has issued approval, Weber County Engineering is finalizing escrow numbers (engineered plans and associated cost estimates are on file with Weber County), and the Weber County Surveyor's Office is currently reviewing this final plat. ALL review agency requirements shall be addressed/satisfied prior to recording the final plat.

Tax clearance: Proof pf payment of all delinquent property taxes shall be submitted prior to recording the final plat.

Staff Recommendation

Staff recommends preliminary approval of Sundown Condominiums Phase 2A, consisting of 12 units. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Prior to recording the final plat, the applicant will need to provide CC&R's that comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance, and ownership of the common area. The developer will escrow for all public improvements and improvements within the common area. The final plat will need to include language for the common area located within the subdivision in the form of an open space preservation easement.
2. ALL review agency requirements shall be addressed/satisfied prior to recording the final plat.
3. Proof of payment of all delinquent property taxes shall be submitted prior to recording the final plat.
4. Signature blocks for Weber-Morgan Health Department and Weber County Commission shall be removed prior to printing the mylar.

The following findings are the basis for planning staff's recommendation:

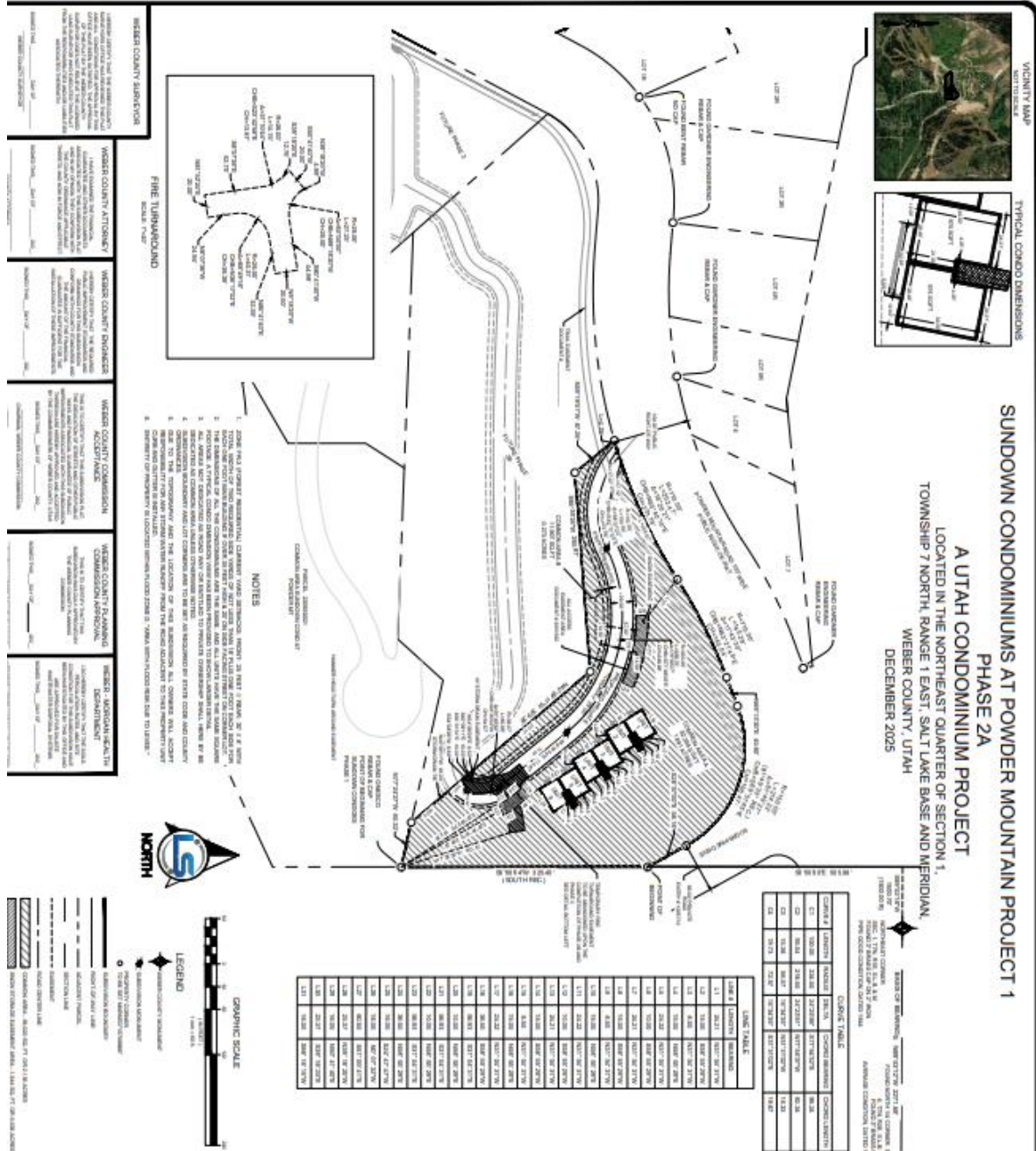
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

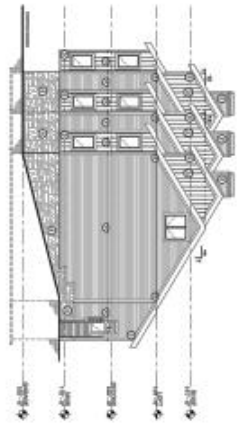
- A. Proposed Final Plat

Area Map

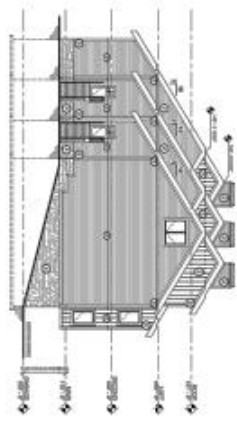
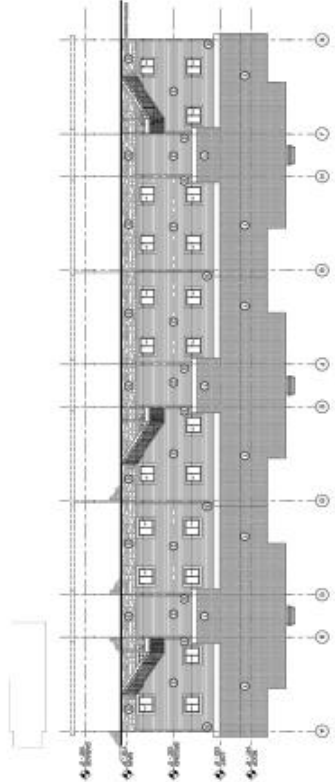


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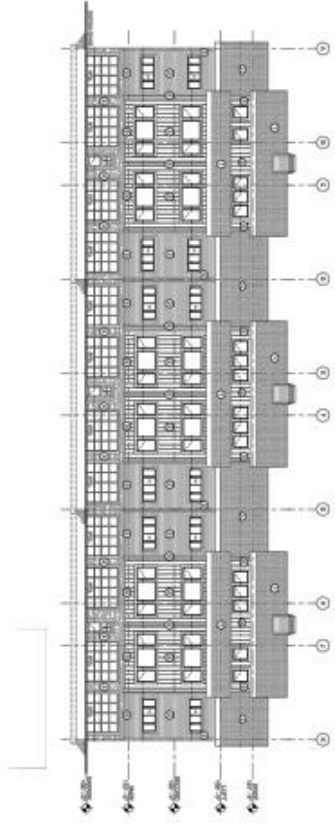
SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN PROJECT 1
PHASE 2A
A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH



RIGHT ELEVATION

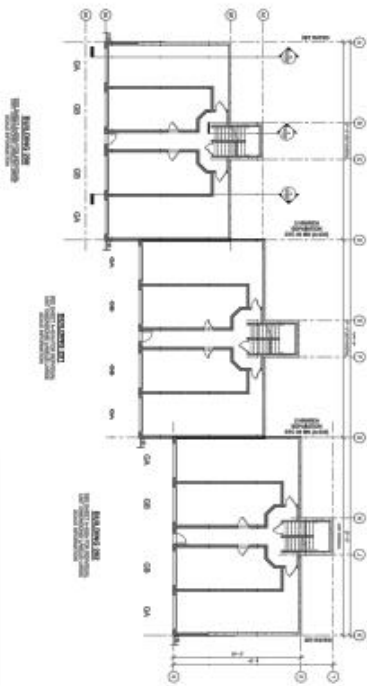


LEFT ELEVATION



<p> <small> LAYTON SURVEYS LLC 1000 WEST 1000 SOUTH, SUITE 100 SALT LAKE CITY, UT 84119 (801) 466-1111 www.laytonsurveys.com </small> </p>	<div style="font-size: 2em; font-weight: bold;">S2</div> <div style="font-size: 2em; font-weight: bold;">3</div>
<p>COUNTY RECORDER</p>	
<p> <small> I, _____, of the County of _____, State of Utah, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the records of the County Recorder. </small> </p>	
<p> <small> BY _____, County Recorder </small> </p>	

SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN PROJECT 1
PHASE 2A
A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH



 LAYTON SURVEYS LLC <small>1000 N. 1000 W. SALT LAKE CITY, UT 84116</small>	S3 3	COUNTY RECORDER COUNTY NO. _____ FILE NO. _____ FILE FOR AND RECORDS _____ BY _____ DATE _____ RECEIVED _____ COUNTY RECORDS
	LAYTON SURVEYS LLC 1000 N. 1000 W. SALT LAKE CITY, UT 84116	COUNTY NO. _____ FILE NO. _____ FILE FOR AND RECORDS _____ BY _____ DATE _____ RECEIVED _____ COUNTY RECORDS



Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final subdivision approval of Sundown Condominiums Phase 2B, located in the FR-3 Zone at approximately 6550 N Powder Mountain Rd, Eden, UT, 84310. This request consists of private roadways, public pathways, and open space (common area).

Type of Decision: Administrative

Agenda Date: Monday, December 15, 2025

Applicant: Guy Williams, Authorized Representative

Owner: Mike Brenny

File Number: UVSB080625

Property Information

Approximate Address: 6550 N Powder Mountain Road, Eden, UT, 84310

Project Area: 4.204 acres

Zoning: FR-3

Existing Land Use: Vacant

Proposed Land Use: Residential PRUD

Parcel ID: 22-001-0014

Township, Range, Section: T7N, R1E, Section 01 Qtr NE

Adjacent Land Use

North:	Powder Mountain Road	South:	Sundown Condominiums Phase 1
East:	Vacant	West:	Future Sundown Townhomes

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 17 Forest Residential Zone (FR-3)
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts, Important Wildlife Habitat Areas
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 18 Drinking Water Source Protection

Summary and Background

8/31/1983 – Weber County Commission approved a conditional use permit for Sundown PRUD, consisting of 80 units, and an associated bond for some of the improvements. The PRUD consists of a landscaping plan, open space, and private roadways, in two phases.

4/27/1984 – Sundown Condominiums Phase 1, consisting of 20 units was recorded.

1/12/2022 - The Planning Division received an application to plat phase 2 of Sundown Condominiums PRUD Subdivision, consisting of 60 units. The existing conditional use approval for the PRUD is still valid and staff recommends preliminary approval of Phase 2, subject to the conditions outlined in the PRUD approval.

2/15/2022 – Preliminary approval granted with conditions.

1/11/2024 – Preliminary approval, with amended street layout, granted with conditions.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The Purpose and Intent of the Forest Residential Zone is included below:

LUC §104-17-1 *“The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.”*

Lot area, frontage/width and yard regulations: Sundown Condominiums Phase 2B will offer 4 twelve-unit models. Lot sizes within Sundown Condominiums are proposed to be between 1079 and 1623 square feet, and widths are proposed to be 28.5 feet.

Ogden Valley Sensitive Lands Overlay Districts: This proposal does not lie within a sensitive lands overlay district.

Common Area: Sundown Condominiums Phase 2B will preserve 3.143 acres, which amounts to approximately 75% of the total parcel area that the developer will preserve as landscaped and open space common area. The open space will also feature an 8' wide pathway, made from compacted road base, for residents and visitors to Sundown Condominiums.

Prior to recording the final plat, the applicant will need to provide CC&R's that comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance, and ownership of the common area. The developer will escrow for all public improvements and improvements within the common area. The final plat will need to include language for the common area located within the subdivision in the form of an open space preservation easement.

Natural Hazards Overlay Zone: Sundown Condominiums is located in a Zone “D”. County Engineering may have comments on whether or not this flood zone needs to be outlined on the final plat.

A geologic study has been performed by CMT Engineering Laboratories, Dated December 9, 2021, and project No. 17355. All recommendations contained in the submitted report shall be followed.

Culinary water, irrigation water and sanitary sewage disposal: A capacity assessment letter for culinary water services, and sanitary sewer services, has been submitted from Powder Mountain Water and Sewer, as required for preliminary approval. Per Powder Mountain Water and Sewer Improvement district, building permits shall not be issued until final approval of the plans has been granted by Powder Mountain Water and Sewer District.

Review Agencies: Weber Fire District has issued approval, Weber County Engineering is finalizing escrow numbers (engineered plans and associated cost estimates are on file with Weber County), and the Weber County Surveyor's Office is currently reviewing this final plat. ALL review agency requirements shall be addressed/satisfied prior to recording the final plat.

Tax clearance: Proof of payment of all delinquent property taxes shall be submitted prior to recording the final plat.

Staff Recommendation

Staff recommends preliminary approval of Sundown Condominiums Phase 2B, consisting of 48 units. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Prior to recording the final plat, the applicant will need to provide CC&R's that comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance, and ownership of the common area. The developer will escrow for all public improvements and improvements within the common area. The final plat will need to include language for the common area located within the subdivision in the form of an open space preservation easement.
2. ALL review agency requirements shall be addressed/satisfied prior to recording the final plat.
3. Proof of payment of all delinquent property taxes shall be submitted prior to recording the final plat.
4. Signature blocks for Weber-Morgan Health Department and Weber County Commission shall be removed prior to printing the mylar.

The following findings are the basis for planning staff's recommendation:

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.

Exhibits

- A. Proposed Final Plat

Area Map

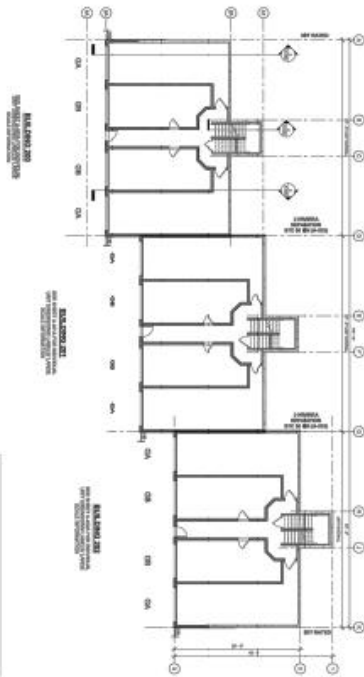


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LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH



<p>ES</p> <p>LAYTON SURVEYS LLC 10000 Highway 100, Suite 100 Denver, CO 80231 (303) 555-4457 • 303.555.4458 www.laytonsurveys.com</p>	<p>ES2</p> <p>3</p>	<p>COUNTY RECORDER</p> <p>ENTERED _____ FILED _____</p> <p>AT _____</p> <p>IN BOOK _____ OF OFFICIAL _____</p> <p>RECORDED PAGE _____ RECORDED _____</p> <p>BOOK _____</p> <p>COUNTY RECORDING _____</p> <p>BY _____</p>
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Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of Sundown Townhomes, a 22-unit development with private roads, in the DRR-1 zone. Located at approximately 6570 Powder Mountain Road, Eden, UT, 84310. This request consists of pathways and private roadways.

Type of Decision: Administrative

Agenda Date: Monday, December 15, 2025

Applicant: Guy Williams, Authorized Representative

Owner: Mike Brenny

File Number: UVS3080625

Property Information

Approximate Address: 6550 N Powder Mountain Road, Eden, UT, 84310

Project Area: 3.349 acres

Zoning: DRR-1

Existing Land Use: Vacant

Proposed Land Use: Residential PRUD

Parcel ID: 22-001-0045 & 22-001-0046

Township, Range, Section: T7N, R1E, Section 01 Qtr NE

Adjacent Land Use

North:	Powder Mountain Road	South:	Powder Mountain Road
East:	Sundown Condos Ph 1 & 2	West:	Powder Mountain Road

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 29 Forest Residential Zone (DRR-1)
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts, Important Wildlife Habitat Areas
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 18 Drinking Water Source Protection

Summary and Background

8/6/2025 – Application for final approval accepted by Weber County.

2/25/25- Preliminary approval granted by the Ogden Valley Planning Commission.

The applicant is seeking final approval for a 22-unit townhome development on approximately 3.35 acres in the DRR-1 zone, at approximately 6570 Powder Mountain Road, Eden, UT, 84310. Private roadways, pathways, snow storage areas, additional guest parking are all part of this application for final approval. Per the preliminary Notice of Decision, dated 2/27/2025, formal approval from UDOT for the access has been secured and documentation submitted with this application.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The Purpose and Intent of the Ogden Valley Destination and Recreation Resort Zone is included below:

LUC §104-29-1 *"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 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 Sundown Townhomes project is proposing 22 dwelling units. There are no minimum lot width or area requirements in the DRR-1 Zone. Proposed footprints are 1400 square feet, with approximately 3,000 total square feet of each unit.

Ogden Valley Sensitive Lands Overlay Districts: This proposal does not lie within a sensitive lands overlay district.

Common Area: Per the DRR-1 Zone, a minimum of 60% of the net developable acreage shall be designated as open space. Powder Mountain Resort has designated acreage that exceeds this amount in other areas of the resort. Sundown Townhomes Phase 2 will preserve common area with native landscaping, and public pathways that will connect to Sundown Condos Phase 2, to the northeast. The pathway connection to Sundown Condos Phase 2 is a condition of approval.

Prior to recording the final plat, the applicant will need to provide CC&R's that comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance, and ownership of the common area. The developer will escrow for all public improvements and improvements within the common area. The final plat will need to include language for the common area located within the subdivision in the form of an open space preservation easement.

Natural Hazards Overlay Zone: Sundown Townhomes is located in a Zone "D". County Engineering may have comments on whether or not this flood zone needs to be outlined on the final plat.

A geologic study has been performed by CMT Engineering Laboratories, Dated December 9, 2021, and project No. 17355. All recommendations contained in the submitted report shall be followed.

Street Configuration and Circulation: The developer is proposing private roadways throughout. These roadways will connect to Powder Mountain Road to the south, and Summit Pass Road to the north, through Sundown Condos Phase 2. The developer has addressed concerns and requirements from Weber County Engineering, Weber Fire District, and Weber County Planning.

Culinary water, irrigation water and sanitary sewage disposal: Proof of annexation into Powder Mountain Water and Sewer District shall be submitted prior to recording the final plat. Powder Mountain shall approve of the improvement plans prior to recording the final plat.

Review Agencies: The Weber County Surveyor's Office will continue to review this final plat, County Engineering is still in the process of reviewing this final plat and associated improvement/engineered plans and the submitted cost estimate for all required improvements that have not yet been installed. Weber Fire District has issued approval conditioned upon 'No Parking' signs being installed along the private roadways, and sprinkler systems being installed with the structures. Per the Weber Fire District, the hammerhead along the southern boundary of the project shall be installed prior to vertical construction occurring.

This development is subject to a recorded development agreement, dated 1/14/2015. Per the Mid-Mountain Master Plan, these parcels are designated as multi-family with a potential of 80 units. The sales contract between the developer and Summit Mountain Holding Group allows for no more than 22 residential units on this corner (pg 38 of 113 in the recorded development agreement – See **Exhibit C**).

Tax clearance: The 2025 property taxes shall be paid prior to recording the final plat.

Staff Recommendation

Staff recommends final approval of Sundown Townhomes, consisting of 22 dwelling units. This recommendation for approval is subject to **all review agency requirements** and based on the following conditions:

1. Proof of annexation into Powder Mountain Water & Sewer District shall be submitted prior to recording the final plat.
2. Escrow for improvements not yet installed shall be submitted prior to recording the final plat.
3. A Natural Hazards Notice shall be recorded with the final plat.
4. CC&R's indicating maintenance of all open space areas, pathways, and private roadways shall be submitted to Planning prior to recording the final plat.

The following findings are the basis for the planning staff's recommendation:

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.

Exhibits

- A. Proposed Final Plat & Building Elevations

Area Map



5



Staff Report Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for final approval to re-subdivide lot 69 of the Reserve at Crimson Ridge Cluster Subdivision Phase 1 Amended (previously lots 11 and 12 on the original subdivision dedication plat. No new infrastructure is proposed, or additional lots are proposed. Applicant is proposing to return the existing lot (lot 69) to the original lot dimensions of lots 11 and 12. Located in the FV-3 zone at approximately 5074 Whispering Pines Ln, Eden, UT, 84310.
Type of Decision:	Administrative
Agenda Date:	Monday, December 15, 2025
Applicant:	KS Trust 1 -Shannon Smith, Owner
File Number:	UVT120425

Property Information

Approximate Address:	5074 Whispering Pines Ln, Eden, UT, 84310.
Project Area:	2.16 total acres
Zoning:	Forest Valley (FV-3) Zone
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	20-198-0001
Township, Range, Section:	T6N, R1E, Section 9

Adjacent Land Use

North:	Residential	South:	Whispering Pines Lane
East:	Residential	West:	Residential

Staff Information

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

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 14 Forest Valley Zone (FV-3)
- Title 106, Subdivisions, Chapter 1-8 as applicable

Summary and Background

9/4/2024 – First Amendment to The Reserve at Crimson Ridge Cluster Subdivision, combining lots 11 and 12, is recorded.

12/4/2025 – Application to re-subdivide the lots is accepted in for review.

As of the date of this staff report, 230 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015. With the combination of these lots, that number will be 227 recorded lots within the Powder Mountain Development.

Analysis

Culinary water and sanitary sewage disposal: A conditional will-serve letter from Pineview West Water Company has been submitted. Limited irrigation with this will-serve is permitted. A will-serve for Pineview West Sewer District has been submitted as part of this application.

Review Agencies: This application is currently under review with County review agencies. All review agency comments/requirements shall be addressed prior to recording the final plat.

Staff Recommendation

Staff recommends final approval of The Reserve at Crimson Ridge Cluster Subdivision Phase 1 Second Amendment. This recommendation for approval is subject to all review agency requirements and 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.

Exhibits

- A. Proposed Final Plat
- B. Original Subdivision Plat
- C. Will-serve letters

Location Map 1

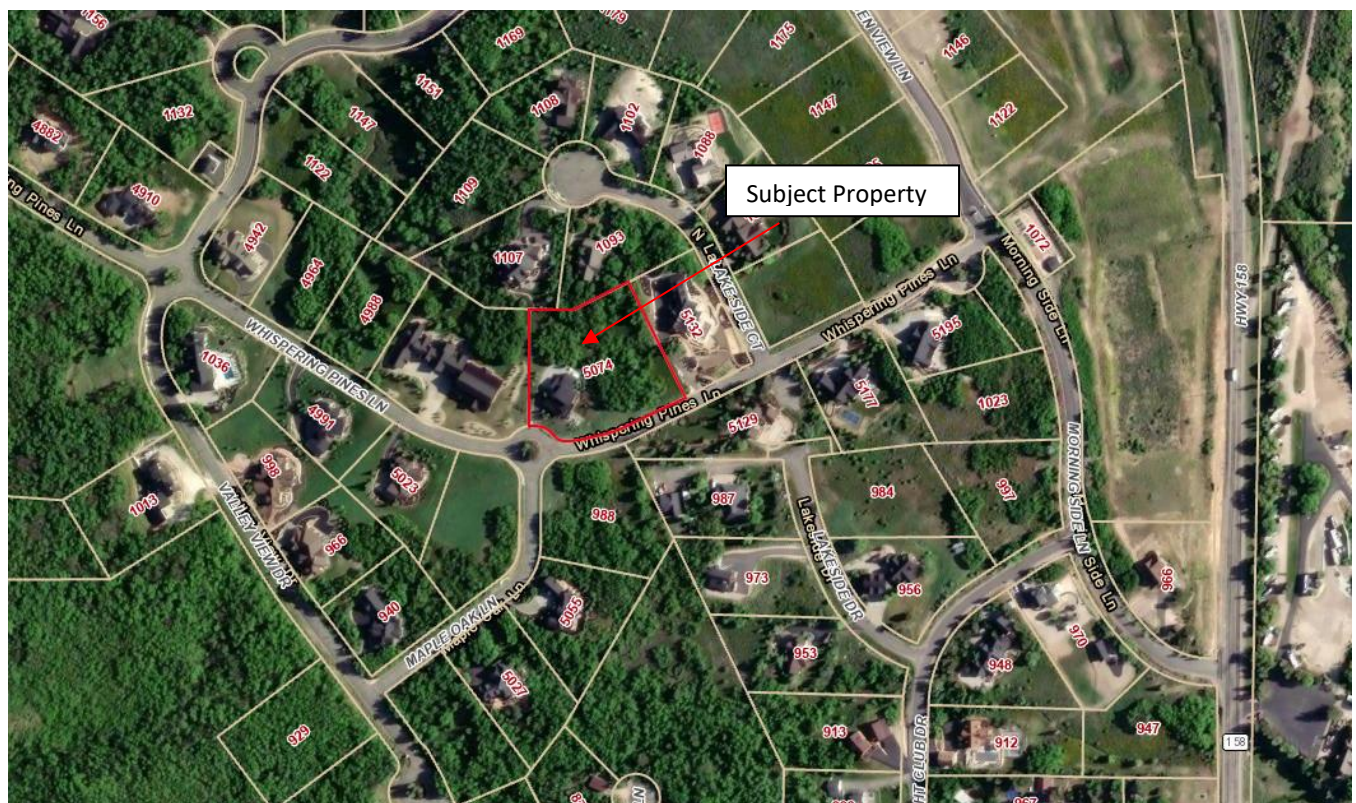
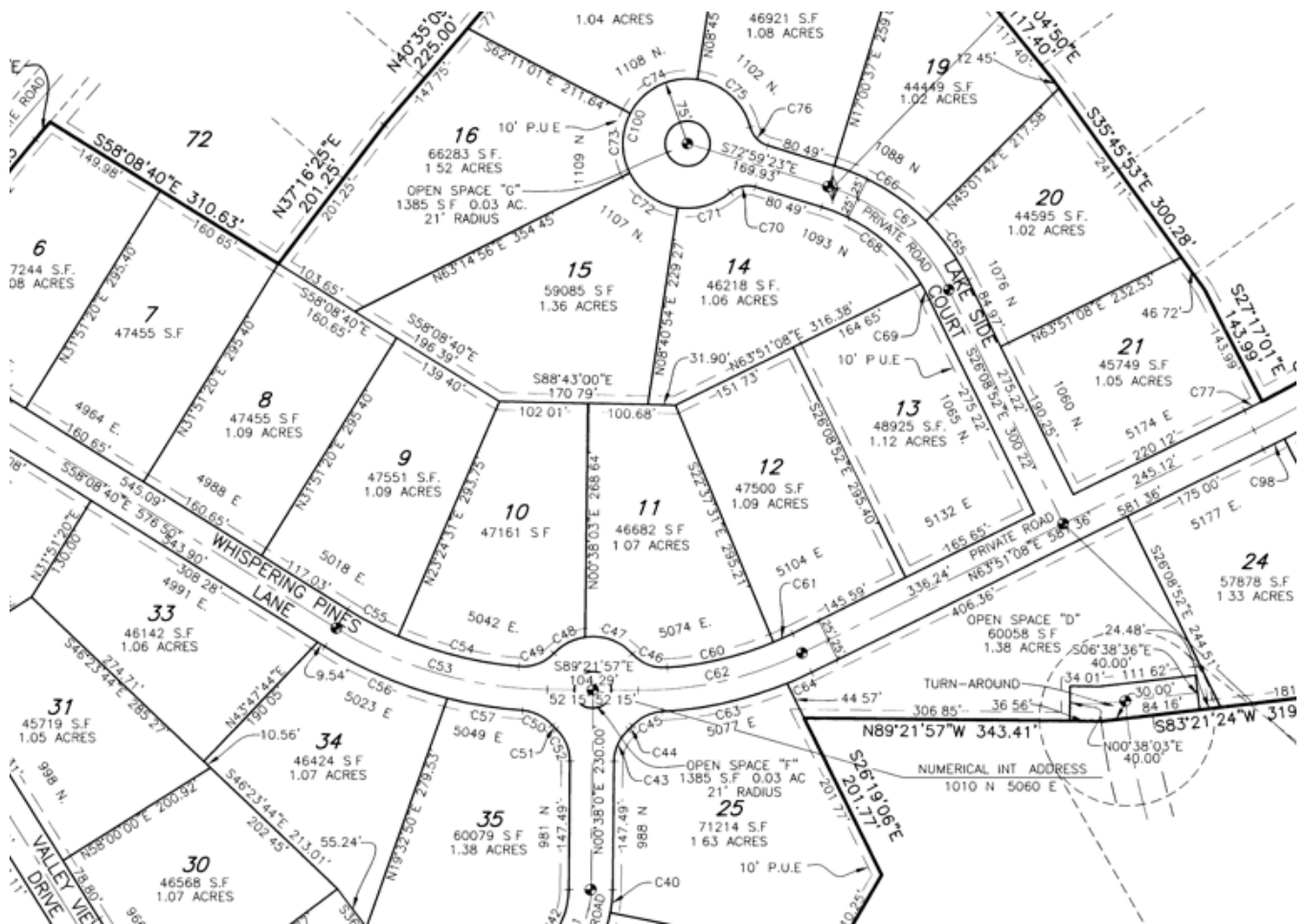


Exhibit B-Original Subdivision Plat



PINEVIEW WEST WATER COMPANY

Peter Turner, President

828 N Radford Ln, Eden, UT 84310-9821

October 13, 2025

To whom it may concern:

Re: Smith, Kevin and Shannon, aka KS Trust
5074 E Whispering Pines Lane
Eden, UT 84310

To Weber County,

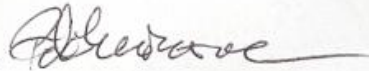
This letter will confirm that the Pineview West Water Company is an authorized culinary water provider in Weber County, Utah, and provides culinary water services to lots located in the Crimson Ridge subdivision in Eden, Utah. We will provide culinary water to former lot 12 of the Crimson Ridge subdivision, currently combined with former lot CR 11, now Parcel No. 20-198-0001, located at 5074 Whispering Pines Lane, Eden, Utah 84310. This Will Serve declaration is dependent upon legal lot split and filing with the Recorder's office, and upon payment of all connection fees and any past due standby fees.

Limited culinary water is allowed for irrigation purposes under the current Landscaping CCR's.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Peter Turner





PUBLIC WORKS /ENGINEERING
(801) 399-8374
FAX: (801) 399-8862
Gary Myers, P.E.
County Engineer

October 27, 2025

KS TRUST 1
5074 East Whispering Pines Ln
Eden UT 84310
Parcel 20-198-0001

RE: THE RESERVE AT CRIMSON RIDGE

The Pineview West Sewer District, whom the board of the district presently is the County Commissioners and the county maintains and operates this Large Underground Wastewater Disposal System. This system was designed to handle all the sewer for the development.

The Original development The Reserve at Crimson Ridge Cluster Subdivision Phase-1 had 32 lots plated Entry #2199115, Aug 07, 2006, this parcel 20-198-0001 was created on Sept. 24, 2024 where the two lots (Parcel 20-160-0009 & 20-160-0010) were combined together into one parcel Entry #3341002.

Where the original development accounted for both these lots we do not see any reason as to why we couldn't add this back into the system.

When a building permit is obtained the property owner will need to fill out an Application for sewer service and pay an inspection fee.

This system requires that the homeowner install and maintain a septic tank onsite. This is a special tank manufactured by Orenco and there will need to be a septic only permit from the Weber Morgan Health Department. Please contact me should you have any additional questions.

Should you have any questions or concerns please feel free to contact me at any time and I will see what I can do to help.

Sincerely,

CHAD MEYERHOFFER

Chad Meyerhoffer
Weber County Engineering Dept.
Phone: (801) 399-8004
e-mail: cmeyerho@webercountyutah.gov



Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Agenda Item: Consideration and action on a request for final approval of Parkside Phases 4A & 4B consisting of 11 lots, located at approximately 4160 Howe Drive, Eden, UT, 84310.

Agenda Date: Wednesday, December 10, 2025

Application Type: Subdivision, administrative

Applicant: Rick Everson

File Number: UVP4A1121251 & UVP4B112125

Property Information

Approximate Address: 4160 Howe Drive, Eden, UT, 84310

Project Area: 2.897 acres

Zoning: AV-3

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 220060045, 220170023, & 220060055

Adjacent Land Use

North: Vacant	South: Vacant
East: Parkside PRUD Ph 3A & 4	West: Vacant

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 2, Agricultural Zones
- Title 106 (Subdivisions)

Background and Summary

The application was accepted for review on November 21, 2025. The applicant is requesting final approval of Parkside PRUD Subdivision Phases 4A & 4B consisting of 11 lots. The proposal complies with the county land use code and the recorded development agreement (see entry# 3369203 recorded 5/14/2025). The following is an analysis of the proposal and how it complies with the applicable regulations.

Analysis

General Plan: The Land Use map for Ogden Valley shows this property being utilized for rural residential lots. This request fits within Land Use Goal 1(pg. 21 of the General Plan document).

Zoning: The subject property is located in an Master Planned Development (MPD) Overlay Zone in the RE-20 zone. Chapter 104-27 gives the following purpose and intent of the MPD Overlay zone:

***“Purpose of master planned development overlay zone.** A master planned development overlay (MPDOZ) zone is intended to allow a legislatively adopted overlay zone that provides an avenue for the creation of a master planned development. The zone is intended to promote the diversification in the relationship of various uses and structures to their sites, to permit more flexible applicability of traditional zoning standards to those sites, and to encourage new and innovative concepts in the design of neighborhood and housing projects. To this end, the development should be planned and entitled as one complete land development plan, otherwise known as a master planned development. Phasing of the complete land development plan may occur over time if approved by the county commission and if in compliance with the entitlements of the complete land development plan.”*

This development allows for short-term rentals in any/all of the units under this recorded development agreement.

Lot area, frontage/width and yard regulations: Application is for 2 phases that total 11 lots. The recorded development agreement outlines the lot development standards in this subdivision (see page 50 of the recorded development agreement). Minimum lot standards for single-family dwellings in this subdivision are 4,000 square feet in area. Both lots have the same dimensions of 4.61 acres in area and 657.065’ in width., no minimum lot width and the following setbacks:

Front – 15’

Rear – 20’

Side – 7.5’

Side facing street (corner lot) – 15’

Street Standards: The applicant is proposing public streets throughout this development. Applicant is proposing 60’ ROW’s with rolled curb, 4’ shoulders, and 26’ of asphalt. This is a standard for this subdivision permitted in the recorded development agreement. A cul-de-sac is permitted per Exhibit B (Master Plan). Sidewalks are not required along these roadways, per the development agreement.

Per Weber County LUC 106-2-2.040(b)(2) **“Number of Lots.** A secondary emergency egress and fire access road, as approved by the local fire authority, shall connect the temporarily terminal street to the greater interconnected street network before more than 30 residential lots are allowed to gain sole-access from the street. Additionally, at no time shall more than 30 residential lots be allowed to gain sole-access from the street between the street’s intersection with the nearest secondary emergency egress and the street’s terminus.” Applicant has provided an emergency egress easement (see **Exhibit E**), to address this requirement. Currently, there are approximately 67 residences who access this development off of one access (Seven Bridges Road). With the completion of Fairways Drive to the west, applicant is providing a second access down to Fairways Drive. If current ordinance applies in the future, a third emergency egress shall be required prior to the platting of future lots. Maximum number for two accesses has already been exceeded (60). The number of residences is less than the total number of lots platted so

far in this development (approximately 89 – this number will be brought to 100 platted lots once these final plats record).

Common and Open Space: Common area surrounds each of the lots are proposed within this project. CC&R's shall be recorded with the final plat, if necessary (CC&R's for The Bridges Project may already apply to these phases), to outline maintenance of these open spaces.

Culinary water and sanitary sewage disposal: A can and will serve letter has been provided by Wolf Creek Water and Sewer District for culinary, secondary, and wastewater services for all 11 lots proposed.

Natural Hazards: This development is located in a Geologic Hazards Study Area, per UGS. A geologic hazards study has been submitted with this subdivision (Report compiled by GSH Geotechnical, Inc. Job No. 1661-08N-16, dated July 25, 2016. A lot specific study shall be required with each building permit application. Figure 19 in this report outlines potential hazards, landslides among them. These hazards lie further north. The conclusion of the submitted report is that The East Phase site is located on a piedmont surface that is essentially the transition zone between the mountains and the valley bottom, where exposure to potential geologic and natural hazards may exist. Based upon our geological studies herein, we believe that the proposed Bridges at Wolf Creek East Phase site is suitable for development. This conclusion assumes that remedial measures will be made for improvements that may be exposed to the hazard areas identified on Figure 19 and discussed in Section 4.1 of this report. Remedial hazard risk reduction measures will need to be implemented where improvements will be exposed or potentially exposed to the hazard processes. These areas are shown on Figure 19, however more detailed and specific studies in-grading circumstances may find conditions different than presented on Figure 19. Hazard reduction measures may include site engineering measures to contain, deflect, drain or stabilize these processes, and/or include site development planning to avoid exposure to the hazards. The majority of the identified hazards lie in the eastern portion of this development, however, recommendations outlined in the submitted report shall be followed when it comes to grading, and infrastructure. A Natural Hazard Notice shall be recorded with the final plat.

Review Agencies: This subdivision is being reviewed by review agencies including the County Engineering Division, County Surveyor, and the Weber Fire District. The applicant will be required to comply with review agency comments prior to recording the final plat.

Planning Division Recommendation

The Planning Division recommends approval of Parkside PRUD Subdivision Phases 4A & 4B, consisting of 11 lots, located in the Master Planned Overlay Zone at approximately 4751 E Paddleford Drive, Eden, UT, 84310. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Recording of the final plat shall not occur until installation of or escrow for the required improvements shall be received by the County.
2. An easement for a second access to 4100 North Street shall be recorded prior to, or at recording of the final plat.
3. A Natural Hazard Notice shall be recorded with the final plat.

These recommendations based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.

2. The proposed subdivision complies with the recorded development agreement (see entry# 3369203 recorded 5/14/2025).
3. The proposed subdivision complies with applicable County ordinance.

Exhibits

- A. Application
- B. Will serve letters
- C. Proposed final plat
- D. Street Cross-Section
- E. Emergency Access Easement & Exhibit

Location map



Exhibit A - Application

Parkside PRUD Phase 4A Subdivision

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

Address: 4780 Howe Drive, Eden, UT, 84310
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Small Subdivision
Created By: [Rick Everson](#)
Created On: 10/30/2025

Project Status: Accepted
Status Date: 11/21/2025
File Number: UVP4A1121251
Project Manager: [Tammy Aydelotte](#)

[Application](#)[Documents](#) 14[Comments](#) 0[Reviews](#) 3[Followers](#) 18[History](#)[Reminder](#) 0[Payments](#) 1[Area Fees](#)[Internal](#) 0

Application

[+ Add Building](#)[+ Add Parcel](#)[✎ Edit Application](#)[+ Add a Contractor](#)[Print](#)[Building Permit](#)

Project Description

Parkside PRUD Phase 4A. Part of the Bridges Master Planned Community under a recorded development agreement

Property Address

4780 Howe Drive
Eden, UT, 84310

Property Owner

Bridges Holding Company Lewis
801-389-0040
eric@thg-cs.com

Representative

Rick Everson
801-897-4880
reverson@evoutah.com

Accessory Dwelling Unit

False

Current Zoning

RE-15

Subdivision Name

Parkside PRUD Phase 4A

Number of new lots being created

8

Number of lots affected

0

Number of lots approved

0

Lot Number

250-257

Lot Size

varies

Frontage

varies

Culinary Water Authority

Wolfcreek Water Company

Secondary Water Provider

Wolf Creek Irrigation Company

Sanitary Sewer Authority

Wolfcreek Sewer Improvement District

Nearest Hydrant Address

proposed

Signed By

Representative, Rick Everson

Parcel Number

[✖ Remove](#) 220080045 - [County Map](#)[✖ Remove](#) 220170023 - [County Map](#)[✖ Remove](#) 220080055 - [County Map](#)

Parkside PRUD Phase 4B Subdivision

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

Address: [4751 E Paddleford Drive, Eden, UT, 84310](#)
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Small Subdivision
Created By: [Rick Everson](#)
Created On: 10/30/2025

Project Status: Accepted
Status Date: 11/21/2025
File Number: UVP4B112125
Project Manager: [Tammy Aydelotte](#)

[Application](#)[Documents](#) 17[Comments](#) 0[Reviews](#) 9[Followers](#) 18[History](#)[Reminder](#) 0[Payments](#) 1[Area Fees](#)[Internal](#) 0

Application

[+ Add Building](#)[+ Add Parcel](#)[✎ Edit Application](#)[+ Add a Contractor](#)[Print](#)[Building Permit](#)

Project Description

Parkside PRUD Phase 4B, part of the Bridges Master Planned Community

Property Address 4751 E Paddleford Drive
Eden, UT, 84310

Property Owner Bridges Holding Company Lewis
801-388-0040
eric@thg-cs.com

Representative Rick Everson
801-897-4880
reverson@evoutah.com

Accessory Dwelling Unit False

Current Zoning RE-15

Subdivision Name Parkside PRUD Phase 4B

Number of new lots being created 3

Number of lots affected 0

Number of lots approved 0

Lot Number 258-280

Lot Size N/A

Frontage N/A

Culinary Water Authority Wolfcreek Water Company

Secondary Water Provider Wolf Creek Irrigation Company

Sanitary Sewer Authority Wolfcreek Sewer Improvement District

Nearest Hydrant Address proposed

Signed By Representative, Rick Everson

Parcel Number

[✖ Remove](#) 220080045 - [County Map](#)

Exhibit B – Will Serve Letters



October 28, 2025

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Bridges Subdivision

Parkside Phase 4A Lot #250

Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its resources, and determined it will provide culinary water, irrigation water and sewer services to the above-referenced address(s). This Can and Will Serve commitment applies to the above-referenced address only and is non-transferable.

Residential services to be provided:

- Culinary water will be provided under water right E6310, with associated underlying contracts from Weber Basin Conservancy District. Culinary water shall be used for culinary and fire suppression (fire hydrant) uses. The District prohibits the use of culinary water for outdoor uses.
- Secondary Water for landscape and outdoor uses will be provided under water right E5492, and the District's shares in Wolf Creek Irrigation Company. Secondary water is delivered by connection to the pressurized system.
- Sewer services are delivered through connection to the main sewer lines of the District, leading to the Willow Brook Lane MBR Wastewater Treatment Plant and disposal system.

Submission of the plans at the Weber County Building and Inspections Office shall be completed within 12 months from the date of this notice. If the plans have not been submitted and a building permit issued, this Can and Will Serve commitment is considered expired.

Service is subject to scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances.

Water and sewer services will be provided in accordance with applicable federal, state, and local statutes, laws, rules, regulations, ordinances, and standards.

Culinary water, Secondary water and Sewer services to the above address(s) are subject to and contingent on the following:

1. Compliance with the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies and procedures may change from time to time. This includes Landscape & Conservation Requirements.
2. Natural fluctuations in water supplies.
3. Subsequent decisions and regulations by local government, the Utah State Engineer, Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency.
4. Payment of hook-up costs and standard billings for service. Failure to pay these costs and billings will result in temporary suspension and/or permanent cessation of service.

As the recipient of said service, you agree to the above terms and to the terms set forth in the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies may change from time to time.

If you have any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Wolf Creek Water and Sewer Improvement District

Annette Ames, Controller

Date: Oct. 28, 2025



October 28, 2025

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Bridges Subdivision

Parkside Phase 4A Lot #251

Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its resources, and determined it will provide culinary water, irrigation water and sewer services to the above-referenced address(s). This Can and Will Serve commitment applies to the above-referenced address only and is non-transferable.

Residential services to be provided:

- Culinary water will be provided under water right E6310, with associated underlying contracts from Weber Basin Conservancy District. Culinary water shall be used for culinary and fire suppression (fire hydrant) uses. The District prohibits the use of culinary water for outdoor uses.
- Secondary Water for landscape and outdoor uses will be provided under water right E5492, and the District's shares in Wolf Creek Irrigation Company. Secondary water is delivered by connection to the pressurized system.
- Sewer services are delivered through connection to the main sewer lines of the District, leading to the Willow Brook Lane MBR Wastewater Treatment Plant and disposal system.

Submission of the plans at the Weber County Building and Inspections Office shall be completed within 12 months from the date of this notice. If the plans have not been submitted and a building permit issued, this Can and Will Serve commitment is considered expired.

Service is subject to scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances.

Water and sewer services will be provided in accordance with applicable federal, state, and local statutes, laws, rules, regulations, ordinances, and standards.

Culinary water, Secondary water and Sewer services to the above address(s) are subject to and contingent on the following:

1. Compliance with the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies and procedures may change from time to time. This includes Landscape & Conservation Requirements.
2. Natural fluctuations in water supplies.
3. Subsequent decisions and regulations by local government, the Utah State Engineer, Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency.
4. Payment of hook-up costs and standard billings for service. Failure to pay these costs and billings will result in temporary suspension and/or permanent cessation of service.

As the recipient of said service, you agree to the above terms and to the terms set forth in the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies may change from time to time.

If you have any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Wolf Creek Water and Sewer Improvement District


Annette Ames, Controller

Date: Oct 28, 2025



October 28, 2025

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Bridges Subdivision

Parkside Phase 4A Lot #252

Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its resources, and determined it will provide culinary water, irrigation water and sewer services to the above-referenced address(s). This Can and Will Serve commitment applies to the above-referenced address only and is non-transferable.

Residential services to be provided:

- Culinary water will be provided under water right E6310, with associated underlying contracts from Weber Basin Conservancy District. Culinary water shall be used for culinary and fire suppression (fire hydrant) uses. The District prohibits the use of culinary water for outdoor uses.
- Secondary Water for landscape and outdoor uses will be provided under water right E5492, and the District's shares in Wolf Creek Irrigation Company. Secondary water is delivered by connection to the pressurized system.
- Sewer services are delivered through connection to the main sewer lines of the District, leading to the Willow Brook Lane MBR Wastewater Treatment Plant and disposal system.

Submission of the plans at the Weber County Building and Inspections Office shall be completed within 12 months from the date of this notice. If the plans have not been submitted and a building permit issued, this Can and Will Serve commitment is considered expired.

Service is subject to scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances.

Water and sewer services will be provided in accordance with applicable federal, state, and local statutes, laws, rules, regulations, ordinances, and standards.

Culinary water, Secondary water and Sewer services to the above address(s) are subject to and contingent on the following:

1. Compliance with the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies and procedures may change from time to time. This includes Landscape & Conservation Requirements.
2. Natural fluctuations in water supplies.
3. Subsequent decisions and regulations by local government, the Utah State Engineer, Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency.
4. Payment of hook-up costs and standard billings for service. Failure to pay these costs and billings will result in temporary suspension and/or permanent cessation of service.

As the recipient of said service, you agree to the above terms and to the terms set forth in the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies may change from time to time.

If you have any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Wolf Creek Water and Sewer Improvement District


Annette Ames, Controller

Date: Oct 28, 2025



October 28, 2025

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Bridges Subdivision

Parkside Phase 4A Lot #253

Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its resources, and determined it will provide culinary water, irrigation water and sewer services to the above-referenced address(s). This Can and Will Serve commitment applies to the above-referenced address only and is non-transferable.

Residential services to be provided:

- Culinary water will be provided under water right E6310, with associated underlying contracts from Weber Basin Conservancy District. Culinary water shall be used for culinary and fire suppression (fire hydrant) uses. The District prohibits the use of culinary water for outdoor uses.
- Secondary Water for landscape and outdoor uses will be provided under water right E5492, and the District's shares in Wolf Creek Irrigation Company. Secondary water is delivered by connection to the pressurized system.
- Sewer services are delivered through connection to the main sewer lines of the District, leading to the Willow Brook Lane MBR Wastewater Treatment Plant and disposal system.

Submission of the plans at the Weber County Building and Inspections Office shall be completed within 12 months from the date of this notice. If the plans have not been submitted and a building permit issued, this Can and Will Serve commitment is considered expired.

Service is subject to scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances.

Water and sewer services will be provided in accordance with applicable federal, state, and local statutes, laws, rules, regulations, ordinances, and standards.

Culinary water, Secondary water and Sewer services to the above address(s) are subject to and contingent on the following:

1. Compliance with the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies and procedures may change from time to time. This includes Landscape & Conservation Requirements.
2. Natural fluctuations in water supplies.
3. Subsequent decisions and regulations by local government, the Utah State Engineer, Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency.
4. Payment of hook-up costs and standard billings for service. Failure to pay these costs and billings will result in temporary suspension and/or permanent cessation of service.

As the recipient of said service, you agree to the above terms and to the terms set forth in the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies may change from time to time.

If you have any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Wolf Creek Water and Sewer Improvement District


Annette Ames, Controller

Date: Oct 28, 2025



October 28, 2025

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Bridges Subdivision

Parkside Phase 4A Lot #254

Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its resources, and determined it will provide culinary water, irrigation water and sewer services to the above-referenced address(s). This Can and Will Serve commitment applies to the above-referenced address only and is non-transferable.

Residential services to be provided:

- Culinary water will be provided under water right E6310, with associated underlying contracts from Weber Basin Conservancy District. Culinary water shall be used for culinary and fire suppression (fire hydrant) uses. The District prohibits the use of culinary water for outdoor uses.
- Secondary Water for landscape and outdoor uses will be provided under water right E5492, and the District's shares in Wolf Creek Irrigation Company. Secondary water is delivered by connection to the pressurized system.
- Sewer services are delivered through connection to the main sewer lines of the District, leading to the Willow Brook Lane MBR Wastewater Treatment Plant and disposal system.

Submission of the plans at the Weber County Building and Inspections Office shall be completed within 12 months from the date of this notice. If the plans have not been submitted and a building permit issued, this Can and Will Serve commitment is considered expired.

Service is subject to scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances.

Water and sewer services will be provided in accordance with applicable federal, state, and local statutes, laws, rules, regulations, ordinances, and standards.

Culinary water, Secondary water and Sewer services to the above address(s) are subject to and contingent on the following:

1. Compliance with the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies and procedures may change from time to time. This includes Landscape & Conservation Requirements.
2. Natural fluctuations in water supplies.
3. Subsequent decisions and regulations by local government, the Utah State Engineer, Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency.
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Wolf Creek Water and Sewer Improvement District

Annette Ames, Controller

Date:

Oct 28, 2025



October 28, 2025

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Bridges Subdivision

Parkside Phase 4A Lot #255

Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its resources, and determined it will provide culinary water, irrigation water and sewer services to the above-referenced address(s). This Can and Will Serve commitment applies to the above-referenced address only and is non-transferable.

Residential services to be provided:

- Culinary water will be provided under water right E6310, with associated underlying contracts from Weber Basin Conservancy District. Culinary water shall be used for culinary and fire suppression (fire hydrant) uses. The District prohibits the use of culinary water for outdoor uses.
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If you have any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Wolf Creek Water and Sewer Improvement District


Annette Ames, Controller

Date: Oct 28, 2025



October 28, 2025

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Bridges Subdivision

Parkside Phase 4A Lot #256

Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its resources, and determined it will provide culinary water, irrigation water and sewer services to the above-referenced address(s). This Can and Will Serve commitment applies to the above-referenced address only and is non-transferable.

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As the recipient of said service, you agree to the above terms and to the terms set forth in the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies may change from time to time.

If you have any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Wolf Creek Water and Sewer Improvement District


Annette Ames, Controller

Date: Oct 28, 2025



October 28, 2025

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Bridges Subdivision

Parkside Phase 4A Lot #257

Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its resources, and determined it will provide culinary water, irrigation water and sewer services to the above-referenced address(s). This Can and Will Serve commitment applies to the above-referenced address only and is non-transferable.

Residential services to be provided:

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If you have any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Wolf Creek Water and Sewer Improvement District


Annette Amos, Controller

Date: Oct 28, 2025

2580 N. Highway 162, Suite A, P.O. Box 658 Eden, Utah 801-745-3435 Fax 801-745-3454



October 28, 2025

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Bridges Subdivision

Parkside Phase 4B Lot #258

Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its resources, and determined it will provide culinary water, irrigation water and sewer services to the above-referenced address(s). This Can and Will Serve commitment applies to the above-referenced address only and is non-transferable.

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If you have any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Wolf Creek Water and Sewer Improvement District


Annette Ames, Controller

Date: Oct 28, 2025

2580 N. Highway 162, Suite A, P.O. Box 658 Eden, Utah 801-745-3435 Fax 801-745-3454



October 28, 2025

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Bridges Subdivision

Parkside Phase 4B Lot #259

Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its resources, and determined it will provide culinary water, irrigation water and sewer services to the above-referenced address(s). This Can and Will Serve commitment applies to the above-referenced address only and is non-transferable.

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Wolf Creek Water and Sewer Improvement District


Annette Ames, Controller

Date: Oct 28, 2025



October 28, 2025

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

Bridges Subdivision

Parkside Phase 4B Lot #260

Eden, UT

To whom it may concern,

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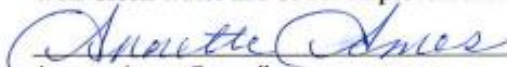
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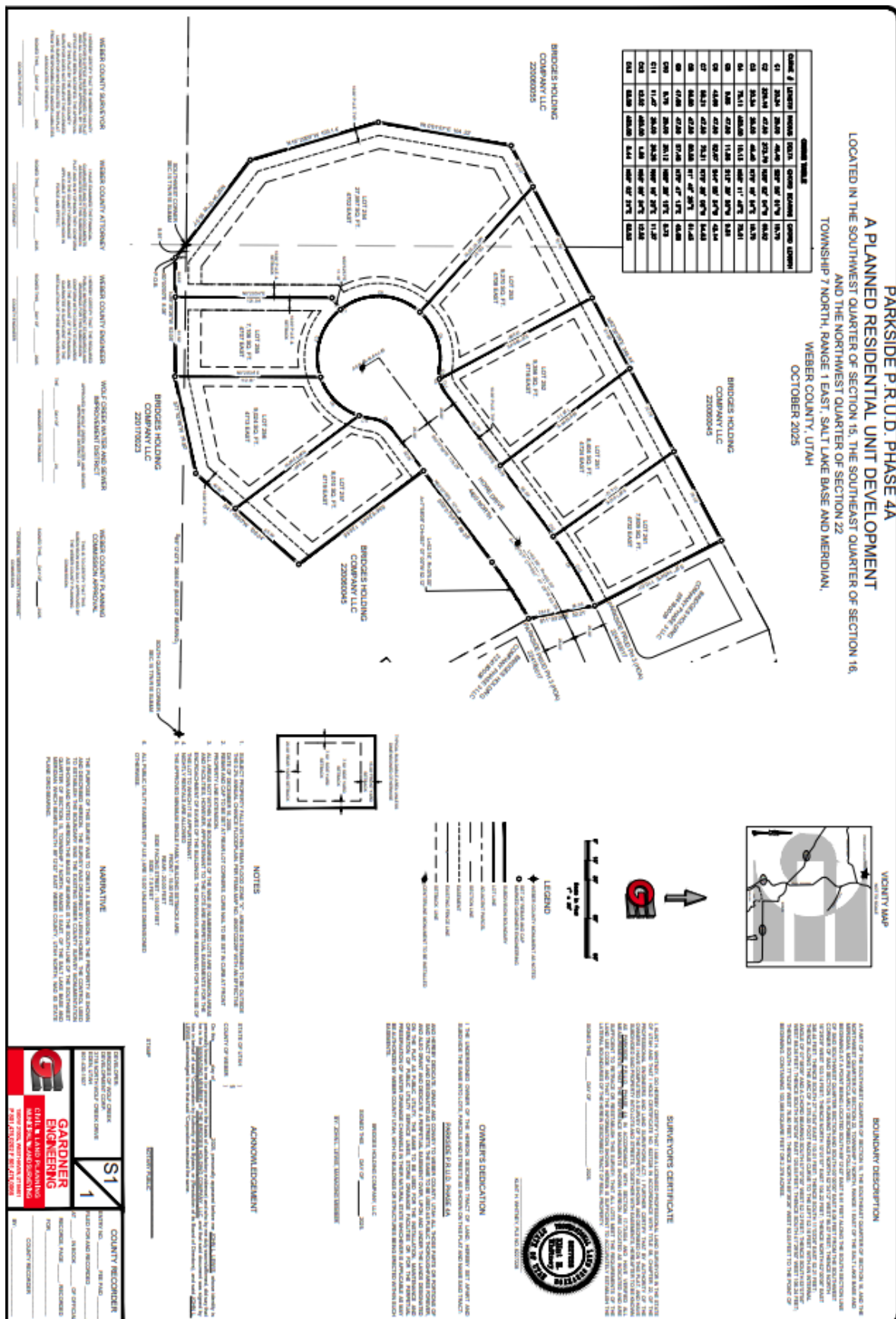
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If you have any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Wolf Creek Water and Sewer Improvement District

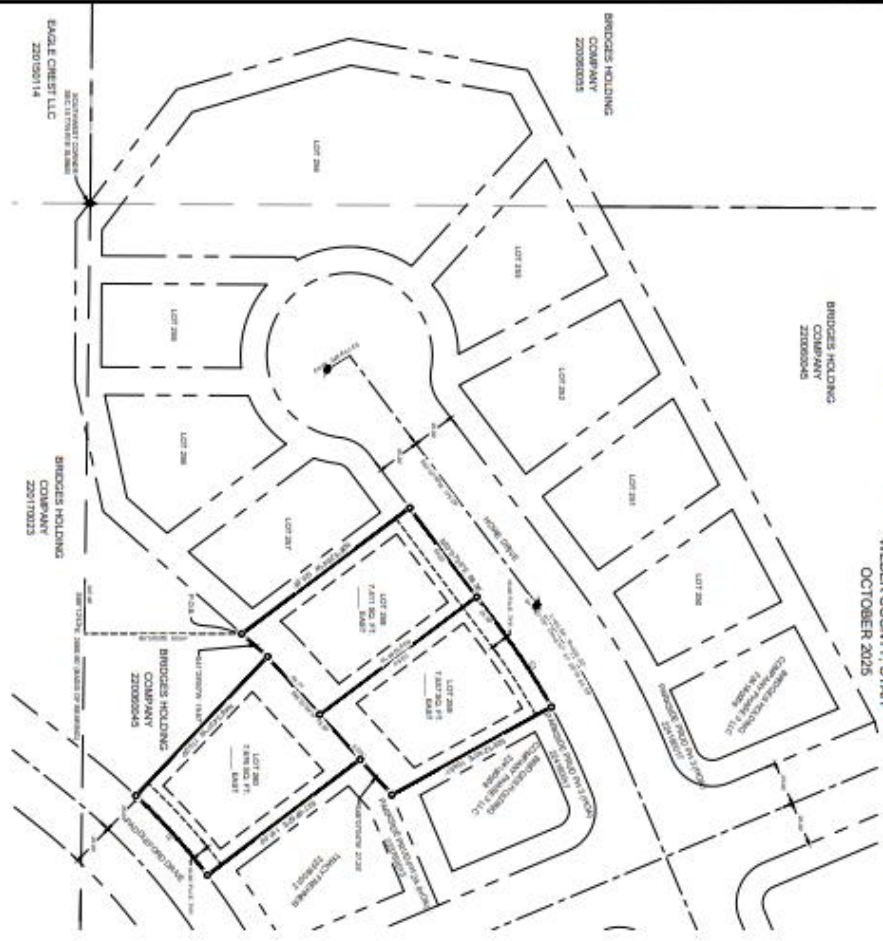

Annette Ames, Controller

Date: Oct 28, 2025



 GARDNER ENGINEERING <small>INC. OFFICE: 10000 N. 10TH AVE. SUITE 100 PHOENIX, AZ 85020-4000</small>		S2 2
COUNTY RECORDER COUNTY RECORDS RECORDING FEE: _____ RECEIVED BY: _____		COUNTY RECORDER COUNTY RECORDS RECORDING FEE: _____ RECEIVED BY: _____

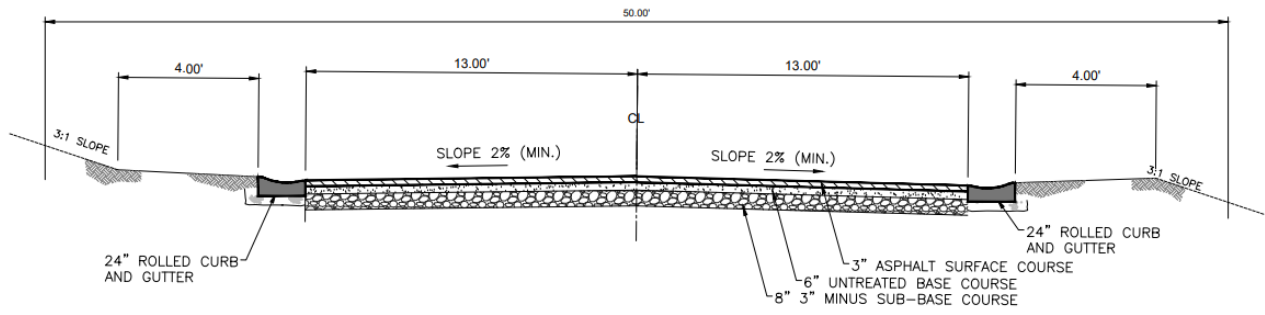
PARKSIDE P.R.U.D. PHASE 4B **A PLANNED RESIDENTIAL UNIT DEVELOPMENT** LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH OCTOBER 2025



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
OCTOBER 2025



Exhibit D – Street Cross-Section



Parcels Affected:

22-015-0114

22-006-0056

22-006-0055

TEMPORARY EASEMENT AGREEMENT FOR EMERGENCY ROAD ACCESS

This TEMPORARY EASEMENT AGREEMENT FOR EMERGENCY ROAD ACCESS (this “Agreement”) is made this ____ day of _____ 20____, by and between Eagle Crest LLC, its successors and assigns, Bridges Holding Company LLC, its successors and assigns (collectively as “Grantor”), and Weber County Corporation (“Grantee”).

RECITALS

A. Grantor is the owner of certain real property located in Weber County, Utah, identified with the following parcel identification numbers:

- a. 22-015-0114 (Eagle Crest LLC)
- b. 22-006-0056 (Bridges Holding Company LLC)
- c. 22-006-0055 (Bridges Holding Company LLC)

B. Grantee is the owner of certain real property adjacent to Grantor’s Property, known as Fairways Drive and Paddleford Drive, both of which are public road right of ways.

C. To provide connectivity between Paddleford Drive and Fairways Drive for emergency vehicle access, Grantee desires an easement over Grantor’s Property which is described on Exhibit “A” and depicted visually on Exhibit “B” attached hereto and incorporated herein by this reference. If there are any discrepancies between the legal description and visual depiction, the legal description shall control.

D. On the terms provided for in this Agreement, Grantor has agreed to provide Grantee with an easement over, across, and through Grantor’s Property.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

AGREEMENT

1. Grant of Easement. Grantor hereby grants to Grantee and the Benefited Parties (defined below) a temporary non-exclusive easement (the “Easement”) over, across, and through Grantor’s Property for pedestrian and vehicular ingress, egress, and access as may be reasonably necessary to provide emergency vehicle access.

2. Construction and Maintenance. Grantor shall have the sole authority and responsibility to construct and maintain a passable, compacted roadbase surface to support a fire engine. Grantor shall maintain any Improvements in good condition and repair at its sole expense.

3. Term of Easement. The Easement and all rights granted herein shall terminate at such time as a public road is dedicated to Grantee, its successors and assigns in the general location of the easement area.

4. Benefited Parties. The Easement shall be for the use and benefit of the following parties (the "Benefited Parties"): (a) Grantee and its transferees, successors and assigns; (b) all employees, contractors, subcontractors, agents, licensees, and invitees of Grantee, its transferees, successors and assigns.

5. Covenants to Run with the Land. The Easement, rights and interests granted herein shall constitute covenants running with the land, and shall burden Grantor's Property and shall be binding upon Grantor, its successors, assigns, and any person acquiring, leasing or otherwise owning an interest in the Easement Property, and shall inure to the benefit of Grantee and the Benefited Parties.

6. General Provisions.

6.1 Recitals Incorporated. The Recitals set forth above are true and correct and are incorporated herein by this reference.

6.2 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

6.3 Amendment. Prior to the term identified in Section 3 above, the parties may terminate this Agreement only by a written notice of termination executed by both Grantor and Grantee, and recorded in the Office of the Weber County Recorder.

[Signatures on Following Pages]

GRANTOR SIGNATURES

EAGLE CREST LLC

BRIDGES HOLDING COMPANY

By: _____

By: _____

Name: John Lewis, Manager

Name: John Lewis, Manager

STATE OF _____)

:ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by John Lewis, Manager of EAGLE CREST LLC

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

STATE OF _____)

:ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by John Lewis, Manager of BRIDGES HOLDING COMPANY LLC

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

EXHIBIT "A"

Legal Description of Easement Property

A PART OF THE SOUTHEAST QUARTER OF SECTION 16, AND A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH 89°27'01" WEST 238.65 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°00'00" EAST 45.14 FEET; RUNNING THENCE ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE TO THE LEFT 321.45 FEET, HAVING A CENTRAL ANGLE OF 59°24'41", CHORD BEARS SOUTH 52°49'48" EAST 307.24 FEET TO THE EXISTING RIGHT-OF-WAY OF PADDLEFORD DRIVE; THENCE ALONG SAID RIGHT-OF-WAY OF PADDLEFORD DRIVE SOUTH 07°27'51" WEST 50.00 FEET; THENCE ALONG THE ARC OF A 360.00 FOOT RADIUS CURVE TO THE RIGHT 278.34 FEET, HAVING A CENTRAL ANGLE OF 44°17'57", CHORD BEARS NORTH 60°23'11" WEST 271.46 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 28.27 FEET, HAVING A CENTRAL ANGLE OF 80°58'38", CHORD BEARS NORTH 78°43'31" WEST 25.97 FEET; THENCE SOUTH 60°47'10" WEST 9.25 FEET; THENCE ALONG THE ARC OF A 158.00 FOOT RADIUS CURVE TO THE LEFT 314.17 FEET; HAVING A CENTRAL ANGLE OF 113°55'45", CHORD BEARS SOUTH 03°49'17" WEST 264.91 FEET; THENCE ALONG THE ARC OF A 315.51 FOOT RADIUS CURVE TO THE RIGHT 228.35 FEET, HAVING A CENTRAL ANGLE OF 41°28'02", CHORD BEARS SOUTH 32°24'34" EAST 223.40 FEET; THENCE SOUTH 11°40'29" EAST 50.06 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FAIRWAYS DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 360.00 FOOT RADIUS CURVE TO THE RIGHT 60.21 FEET, HAVING A CENTRAL ANGLE OF 09°34'57", CHORD BEARS SOUTH 82°12'55" WEST 60.14 FEET; THENCE NORTH 11°40'29" WEST 45.98 FEET; THENCE ALONG THE ARC OF A 255.51 FOOT RADIUS CURVE TO THE LEFT 184.93 FEET, HAVING A CENTRAL ANGLE OF 41°28'02", CHORD BEARS NORTH 32°24'34" WEST 180.92 FEET; THENCE ALONG THE ARC OF A 218.00 FOOT RADIUS CURVE TO THE RIGHT 433.48 FEET, HAVING A CENTRAL ANGLE OF 113°55'45", CHORD BEARS NORTH 03°49'17" EAST 365.51 FEET; THENCE NORTH 60°47'10" EAST 8.63 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 27.35 FEET, HAVING A CENTRAL ANGLE OF 78°21'08", CHORD BEARS NORTH 16°03'06" EAST 25.27 FEET; THENCE NORTH 66°52'32" EAST 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 56,762 SQUARE FEET.

EXHIBIT “B”

Visual Depiction of Easement Property

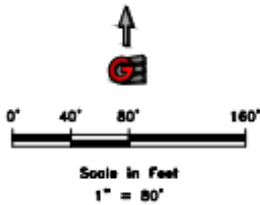
(attached, next page)

EXHIBIT A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, AND PART OF
THE NORTHEAST QUARTER OF SECTION 21 TOWNSHIP 7 NORTH,
RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	347.37	335.00	59°24'41"	N52°49'48"W	332.02
C2	373.83	188.00	113°55'45"	S3°49'17"W	315.21
C3	206.64	285.51	41°28'02"	S32°24'34"E	202.16
C4	30.19	360.00	4°48'18"	N84°36'15"E	30.18
C5	30.02	360.00	4°46'40"	N79°48'46"E	30.01
C6	302.17	335.00	51°40'51"	N56°41'44"W	292.03
C7	45.20	335.00	7°43'51"	N26°59'23"W	45.17



**GARDNER
ENGINEERING**

CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING

1000 W 2100 S, WEST HAVEN, UT 84001
P 801.476.0252 F 801.476.0066

