



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**September 25, 2025
3:30 p.m.**

1. Administrative Items

- 1.1 **DR 2025-08:** Consideration and action on design review application for a booster pump building to move water to a 500,000 gallon water storage tank, for both culinary and fire suppression purposes, at the Cobabe Ranch development, located at 2800 N Wolf Creek Drive, Eden, Utah, 84310

Staff Presenter: Tammy Aydelotte

- 1.2 **DR 2025-09:** Consideration and action on design review application for a 500,000 gallon water storage tank, for both culinary and fire suppression purposes, at the Cobabe Ranch development, located at 2800 N Wolf Creek Drive, Eden, Utah, 84310

Staff Presenter: Tammy Aydelotte

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



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on design review application for a booster pump building to move water to a 500,000 gallon water storage tank, for both culinary and fire suppression purposes, at the Cobabe Ranch development, located at 2800 N Wolf Creek Drive, Eden, Utah, 84310.
Type of Decision:	Administrative
Applicant:	Cobabe Ranch LLC
Authorized Agent:	Rick Everson
File Number:	DR 2025-08

Property Information

Approximate Address:	2800 N Wolf Creek Drive, Eden, Utah, 84310
Project Area:	5500' in length, 23 Towers
Zoning:	Master Planned Development Overlay (MPD) Zone
Existing Land Use:	Vacant
Proposed Land Use:	Public Utility Substation/Future Residential Development
Parcel ID:	22-020-0040
Township, Range, Section:	Township 7 North, Range 1 East, Section 29 SE

Adjacent Land Use

North:	Trappers Ridge Subdivision	South:	Residential
East:	Vacant	West:	Vacant

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1 (General Provisions) Section 7 (Definitions)
- Title 108, Chapter 4 (Conditional Use Permit, amendment)
- Title 104, Chapter 9 (Forest Zone)
- Title 104, Chapter 27 (Master Planned Development Overlay Zone MPDOZ)

Summary and Background

Cobabe Ranch LLC has submitted a proposal that includes an underground water storage tank for the purposes of servicing residential development with both culinary water and fire suppression purposes. This application is for a lift station to move water to the water storage tank.

Analysis

General Plan: Weber County will continue to follow the vision of the Ogden Valley General Plan, requiring new development to pay its proportionate share of the cost of expansion of utility infrastructure, allowing residential development opportunities that include approval and installation of public utility substations (Chapter 7, pg. 49, Ogden Valley General Plan).

Zoning: The subject property is located within the Forest (F-5) under the Master Planned Development Overlay (MPD) Zone. The purpose and intent of this zone is as follows:

"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.”

Development Standards: The following site development standards for a public utility substation in the Forest (F-5) Zone underlying the Master Planned Development Overlay Zone are as follows:

- (1) Lot area and lot width: None (LUC §108-10-2).
- (2) Front yard setback: 30 feet
- (3) Side yard setback: 20 feet
- (4) Rear yard setback: 30 feet

This proposal meets all of the site development standards stated in §104-9-5 (MPD Zone). The exhibits show the project area well within standards. Full report(s) is/are on file with Weber County.

Conditional Use Review: The proposed public utility substation (underground water storage tank) is allowed as a conditional use within the F-5 (MPDOZ) Zone. Proposed landscaping (a native seed mix) follows landscaping standards. The booster pump station will be located within an 800 square-foot structure. The structure is proposed to be 15’ in height and constructed of textured and colored CMU. This pump station will be located southwest of the proposed water storage tank.

Public Safety and Health: The applicant is currently working with the County Engineer. Weber Fire District has issued approval of this project.

Staff Recommendation

The Planning Division recommends approval of DR 2025-09, a design review application for a booster pump station to move water to a 500,000-gallon water storage tank within the same development (Cobabe Ranch Development). This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The existing use conforms to the Ogden Valley General Plan.
2. This proposed use and application conform to the executed development agreement (entry# 3297522 dated 9/11/2023).
3. The existing use will not cause harm to the natural surroundings.
4. The existing use, if conditions are imposed, will comply with applicable County ordinances.
5. The existing use, if conditions are imposed, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application
- B. Narrative/Site Plans

Area Map



Exhibit A - Application

Cobabe Ranch Pump Building -Design Reviews

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

Address: 2800 N Wolf Creek Drive, Eden, UT, 84310
Maps: [Google Maps](#)
Project Type: Design Reviews
Sub Type: Design Reviews
Created By: [Rick Everson](#)
Created On: 7/31/2025

Project Status: Accepted
Status Date: 8/5/2025
File Number: DR-2025-00
Project Manager: [Tammy Aydelotte](#)

[Application](#)[Documents](#) **12**[Comments](#) **2**[Reviews](#) **3**[Followers](#) **12**[History](#)[Reminder](#) **0**[Payments](#) **1**[Internal](#) **0**

Application

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

Project Description

Booster Pump Building in Cobabe Ranch Subdivision for water delivery to a storage tank. Project valuation= \$400,000

Property Address

2800 N Wolf Creek Drive
Eden, UT, 84310

Property Owner

John Lewis
801-645-4747
jlewis@evoutah.com

Representative

Rick Everson
801-897-4800
reverson@evoutah.com

Accessory Dwelling Unit

False

Current Zoning

N/A

Subdivision Name

Cobabe Ranch (not yet recorded, but in a Development Agreement)

Number of new lots being created

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

Not Applicable

Nearest Hydrant Address

Not Applicable

Signed By

Representative, Rick Everson

Parcel Number

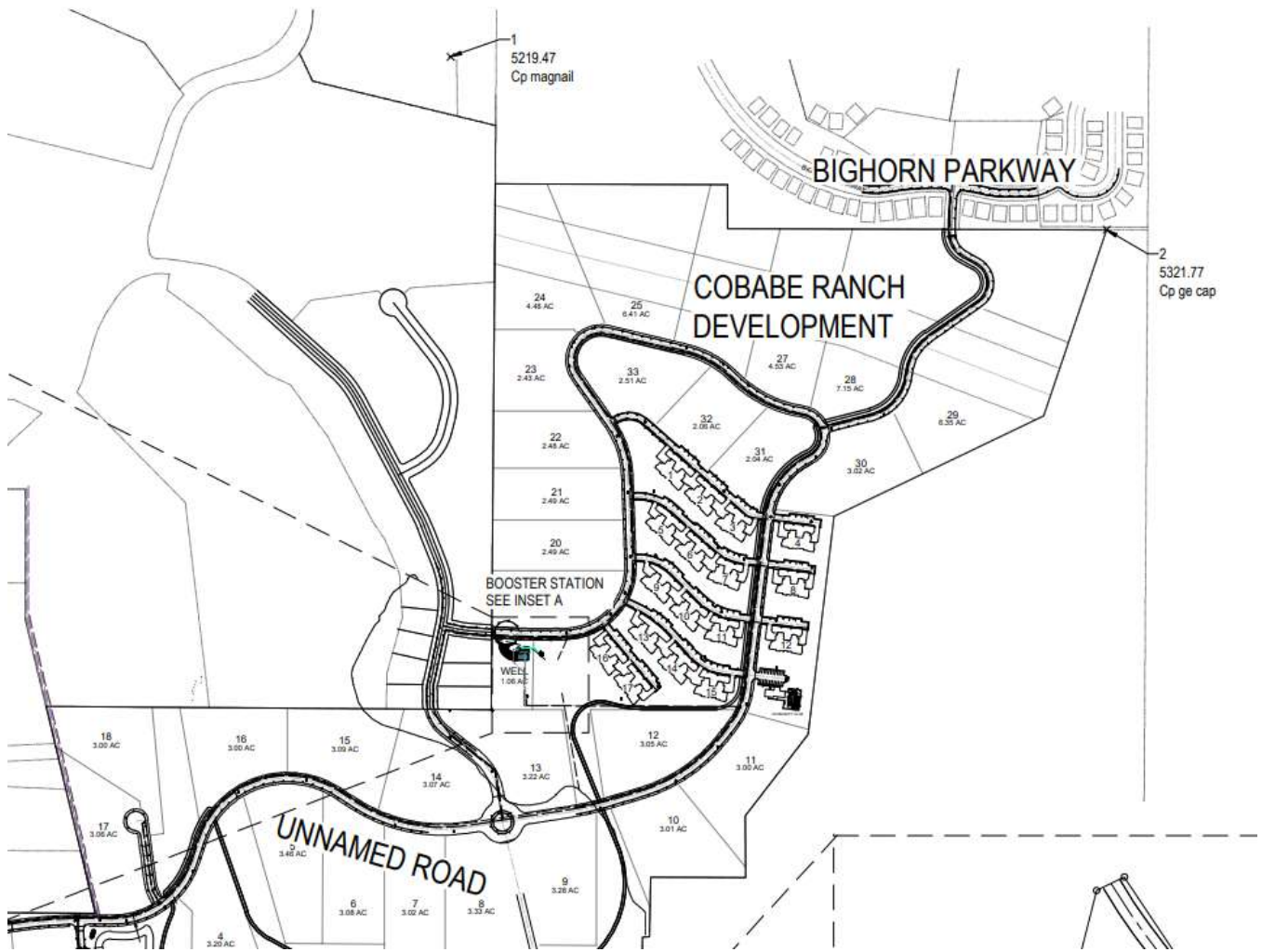
[X Remove](#) 220200040 - [County Map](#)

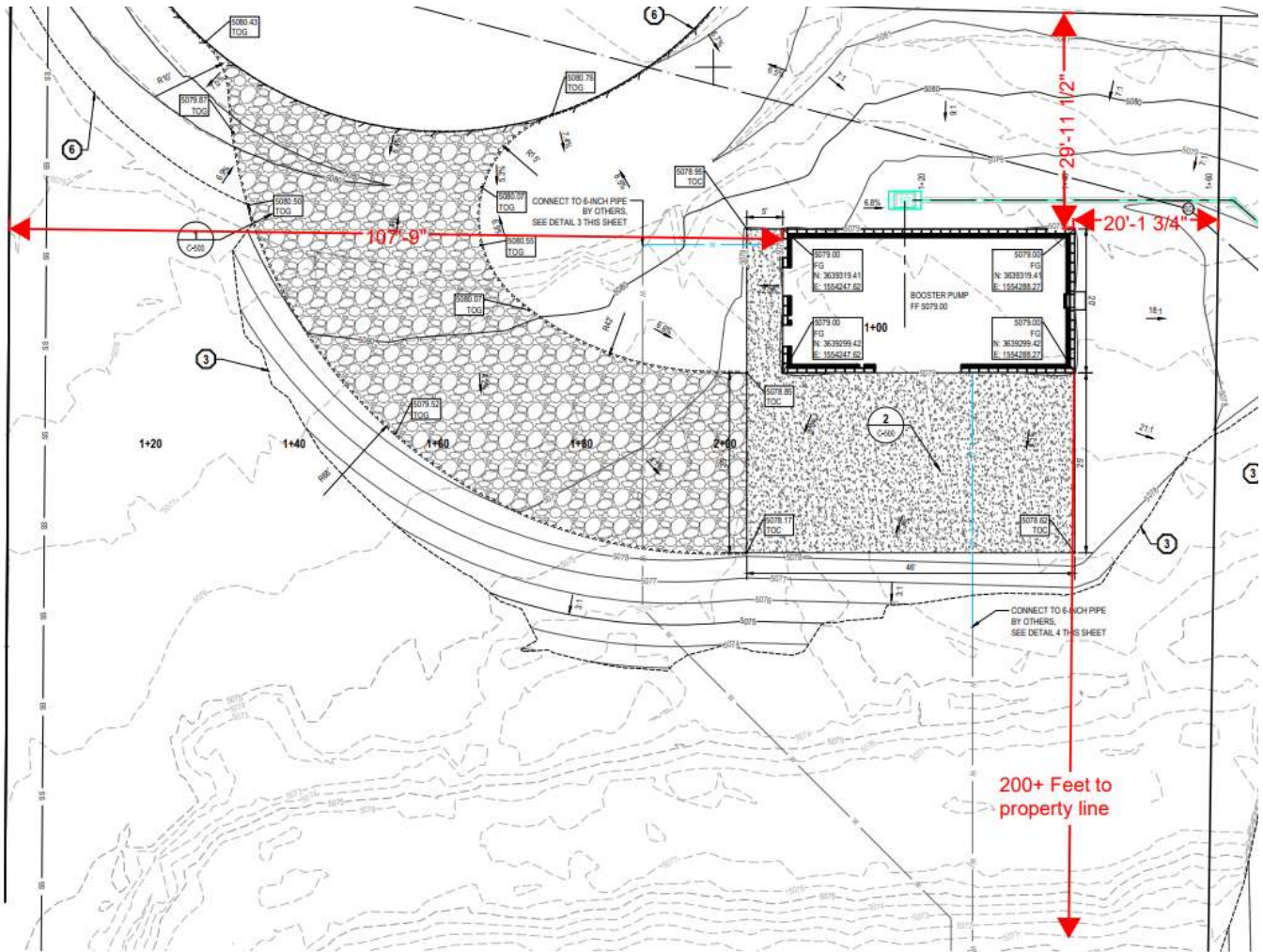
Exhibit B – Project Narrative/Site Plans

The Master Development Agreement (MDA) for Cobabe Ranch was approved by the Weber County Commission on June 3, 2025. In the MDA, the Minimum Standards for Public Utility Substations and Water Storage Reservoirs states that the application must be a Land Use Permit.

Below are the stated minimum standards and regulations for the Land Use Permit approval with the **responses in Red** to each item.

- The use shall not reduce the overall level of service of any public street
The use will not reduce the LOS of any street. The booster station will be visited infrequently by the operator (perhaps once per week).
 - Site design, site construction, and site construction staging shall be such that no impediments are created to vehicular and pedestrian traffic
The booster station is planned to be built prior to any homes, therefore construction will not impede any roads or homes.
 - Parking shall be provided onsite and shall be sufficiently sized to eliminate any need for offsite parking
There is an access drive with a parking space designed for the operator to access the booster station
 - All above ground utility infrastructure or components shall be located inside a fully enclosed building unless prohibited by the applicable utility.
All above ground utility infrastructure is proposed to be inside the enclosed building
 - If not located within a fully enclosed building, above ground infrastructure shall be fully screened from view from adjacent properties and comply with the following:
 - Plants used for screening shall be evergreen plantings of a size, shape, and spacing to provide full screening.
Not applicable- all infrastructure located within the building
 - A wall shall be tall enough to provide full screening.
Not applicable- all infrastructure located within the building
Any other means as long as, based on the discretion of the Planning Division Director, the means provide equal or greater screening and aesthetic qualities than those otherwise applicable
- Not applicable- all infrastructure located within the building**
- Ground cover shall be provided for all outside areas of the site not used for vehicle access or parking, and for areas not visually screened as provided above.
Disturbed area that is not paved or building area will be reseeded to match surrounding native vegetation.
- Chain-link fencing, if used, shall be powder or vinyl coated and be either black or a muted earth-toned color that is observable from the site.
No chain-link fencing proposed







Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

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Authorized Agent:	Rick Everson
File Number:	DR 2025-09

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Adjacent Land Use

North:	Trappers Ridge Subdivision	South:	Residential
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Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
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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.”

Development Standards: The following site development standards for a public utility substation in the Forest (F-5) Zone underlying the Master Planned Development Overlay Zone are as follows:

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- (2) Front yard setback: 30 feet
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- (4) Rear yard setback: 30 feet

This proposal meets all of the site development standards stated in §104-9-5 (MPD Zone). The exhibits show the project area well within standards. Full report(s) is/are on file with Weber County.

Conditional Use Review: The proposed public utility substation (underground water storage tank) is allowed as a conditional use within the F-5 (MPDOZ) Zone. Proposed landscaping (a native seed mix) follows landscaping standards. The tank is proposed to be located underground with an equipment shed, ‘bunker’, surrounded by a retaining wall, whose surface matches the proposed smooth finish of the bunker exterior, and has two vents protruding out of the top of the structure.

Public Safety and Health: The applicant is currently working with the County Engineer. Weber County Engineering and the Weber Fire District have issued approval of this project.

Staff Recommendation

The Planning Division recommends approval of DR 2025-09, a design review application for an underground water storage tank to service the Cobabe Ranch Development. This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The existing use conforms to the Ogden Valley General Plan.
2. This proposed use and application conform to the executed development agreement (entry# 3297522 dated 9/11/2023).
3. The existing use will not cause harm to the natural surroundings.
4. The existing use, if conditions are imposed, will comply with applicable County ordinances.
5. The existing use, if conditions are imposed, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

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Area Map

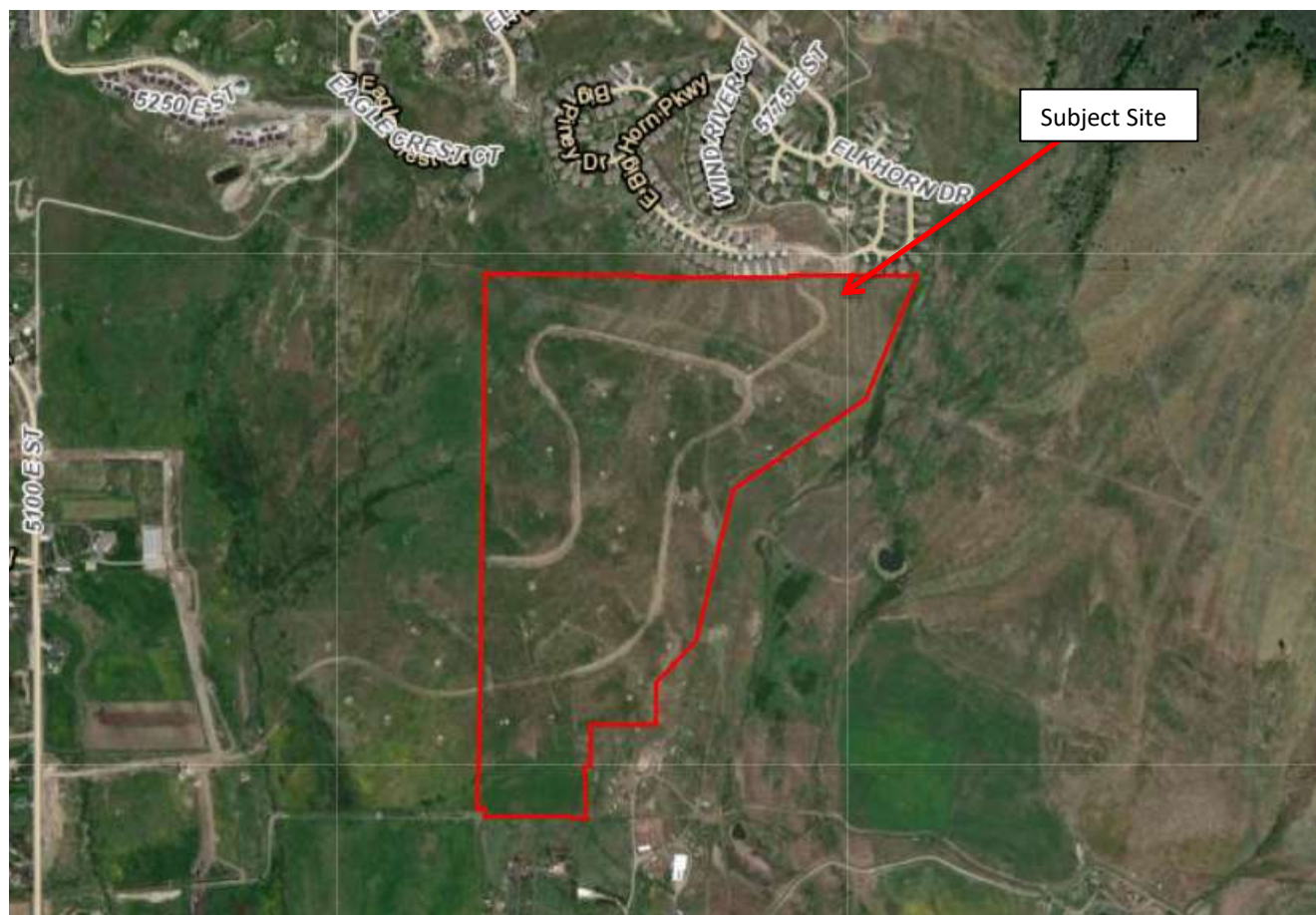


Exhibit A - Application

Cobabe Ranch Water Tank-Design Reviews

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

Address: 2800 N Wolf Creek Drive, Eden, UT, 84310
Maps: [Google Maps](#)
Project Type: Design Reviews
Sub Type: Design Reviews
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Created On: 7/31/2025

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Status Date: 8/5/2025
File Number: DR 2025-09
Project Manager: [Tammy Aydelotte](#)

[Application](#)[Documents 16](#)[Comments 2](#)[Reviews 4](#)[Followers 12](#)[History](#)[Reminder 0](#)[Payments 1](#)[Internal 0](#)

Application

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

Project Description

Water Tank at Cobabe Ranch

Property Address 2800 N Wolf Creek Drive
Eden, UT, 84310

Property Owner John Lewis
801-645-4747
jlewis@evoutah.com

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

Accessory Dwelling Unit False

Current Zoning N/A

Subdivision Name Cobabe Ranch (not yet recorded, but in a Development Agreement)

Culinary Water Authority Not Applicable

Secondary Water Provider Not Applicable

Sanitary Sewer Authority Not Applicable

Nearest Hydrant Address 3332 N Canyon Springs Drive

Signed By Representative, Rick Everson

Parcel Number

[✖ Remove](#) 220200040 - [County Map](#)

Exhibit B – Project Narrative/Site Plans

The Cobabe Ranch Subdivision and the future Eden Crossing development require additional fire storage. We have discussed this with the fire marshal and came up with 500,000 gallons as the tank size that will suit the culinary usage along with the fire storage requirements. I've attached the calculations which I have uploaded to Frontier (14090_Water Demands Calculations_20250528.pdf)

The Master Development Agreement (MDA) for Cobabe Ranch was approved by the Weber County Commission on June 3, 2025. In the MDA, the Minimum Standards for Public Utility Substations and Water Storage Reservoirs states that the application must be a Land Use Permit.

Below are the stated minimum standards and regulations for the Land Use Permit approval with the **responses in Red** to each item.

- The use shall not reduce the overall level of service of any public street
The use will not reduce the LOS of any street. The tank site will be visited infrequently by the operator (perhaps once per week).
- Site design, site construction, and site construction staging shall be such that no impediments are created to vehicular and pedestrian traffic
The tank is the first infrastructure planned to be built within the project, therefore construction will not impede any roads or homes.
- Parking shall be provided onsite and shall be sufficiently sized to eliminate any need for offsite parking
There is an access drive with a parking space designed for the operator to access the valve vault and tank.
- All above ground utility infrastructure or components shall be located inside a fully enclosed building unless prohibited by the applicable utility.
The tank is designed to be completely buried. There is a fully enclosed valve vault "bunker" that will house some valves, meters, and scada.
- If not located within a fully enclosed building, above ground infrastructure shall be fully screened from view from adjacent properties and comply with the following:
 - Plants used for screening shall be evergreen plantings of a size, shape, and spacing to provide full screening.
The only infrastructure above-ground are the (2) small required tank vents which are short, steel pipes that goose-neck out of the ground. Not more visually distracting than a street sign
 - A wall shall be tall enough to provide full screening.
See above

- Any other means as long as, based on the discretion of the Planning Division Director, the means provide equal or greater screening and aesthetic qualities than those otherwise applicable

See above

- Ground cover shall be provided for all outside areas of the site not used for vehicle access or parking, and for areas not visually screened as provided above.

The entire tank will be buried and the earthwork feathered to surrounding ground.

Disturbed area will be reseeded to match surrounding native vegetation.

- Chain-link fencing, if used, shall be powder or vinyl coated and be either black or a muted earth-toned color that is observable from the site.

No chain-link fencing proposed

