



# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**July 16, 2025  
4:00 p.m.**

**1. Administrative Items**

**2.1 UVV022825:** Request for final approval of Valley View Hills Subdivision Phase 2, consisting of 6 lots.

**Staff Presenter:** Tammy Aydelotte

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> 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*

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## Staff Report for Administrative Approval

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Request for final approval of Valley View Hills Subdivision Phase 2, consisting of 6 lots.  
**Agenda Date:** Wednesday July 16, 2025  
**Applicant:** Bryce Goodin  
**File Number:** UVV022825

#### Property Information

**Approximate Address:** 5585 Snowbasin Road, Huntsville  
**Project Area:** 38 acres  
**Zoning:** FV-3  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential  
**Parcel ID:** 20-034-0003  
**Township, Range, Section:** T6N, R1E, Section 22

#### Adjacent Land Use

<b>North:</b>	Forest Service	<b>South:</b>	Residential
<b>East:</b>	Residential	<b>West:</b>	Vacant

#### Staff Information

**Report Presenter:** Tammy Aydelotte  
[taydelotte@webercountyutah.gov](mailto:taydelotte@webercountyutah.gov)  
801-399-8794  
**Report Reviewer:** RG

### Applicable Ordinances

- Title 104, Zones, Chapter 14 Forest Valley Zone (FV-3)
- Title 106, Subdivisions, Chapters 1-8 as applicable
- Title 108, Chapter 17 Ogden Valley Pathways

### Background and Summary

This is a proposed six lot subdivision off Old Snow Basin Road near the Legacy Mountain Estates PRUD subdivision. The proposal includes a request to use an already approved private access easement (see file AAE 2022-06) to access a total of nine lots. The developer submitted a subdivision application on February 28, 2025. Since then the developer has been working with Weber-Morgan Health Department, and the Weber County Surveyor to address review agency comments. The developer has shown, through geologic hazards studies that there are significant geologic hazards in this area which may warrant the use of an approved alternative access.

### Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

**Zoning:** The subject property is located in the Forest Valley (FV-3) zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-14-1 as:

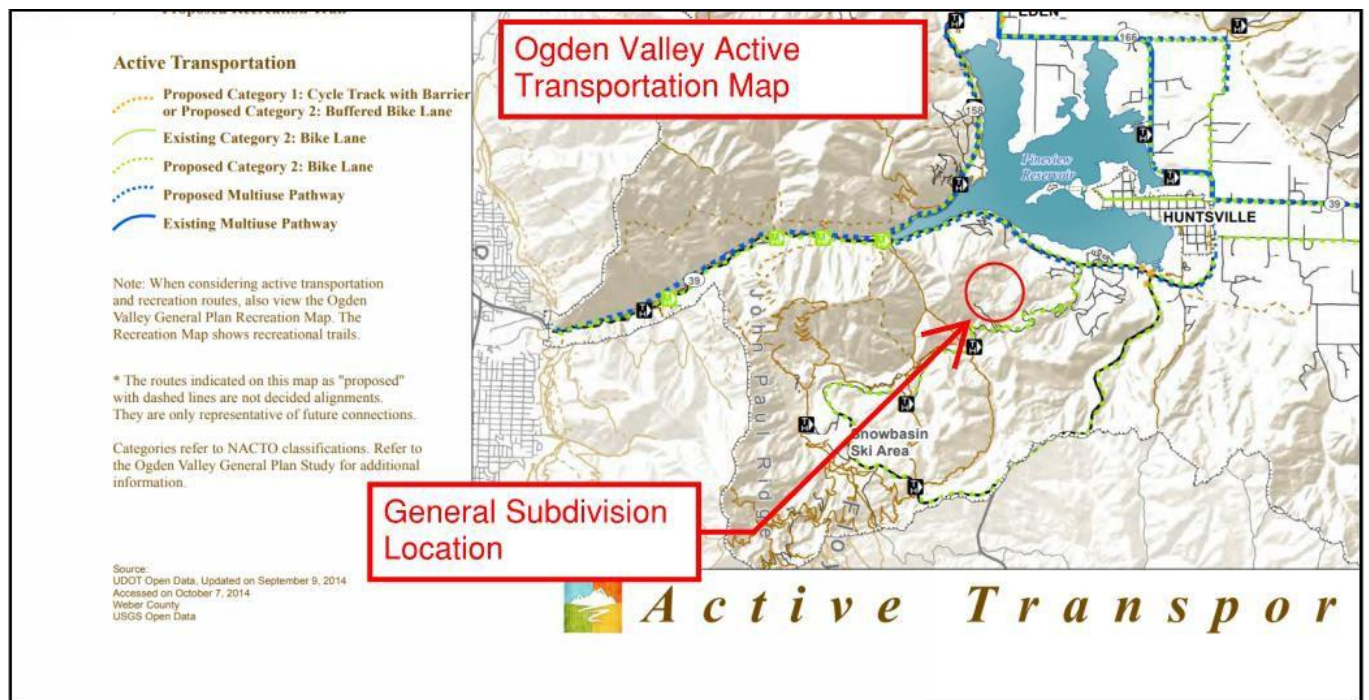
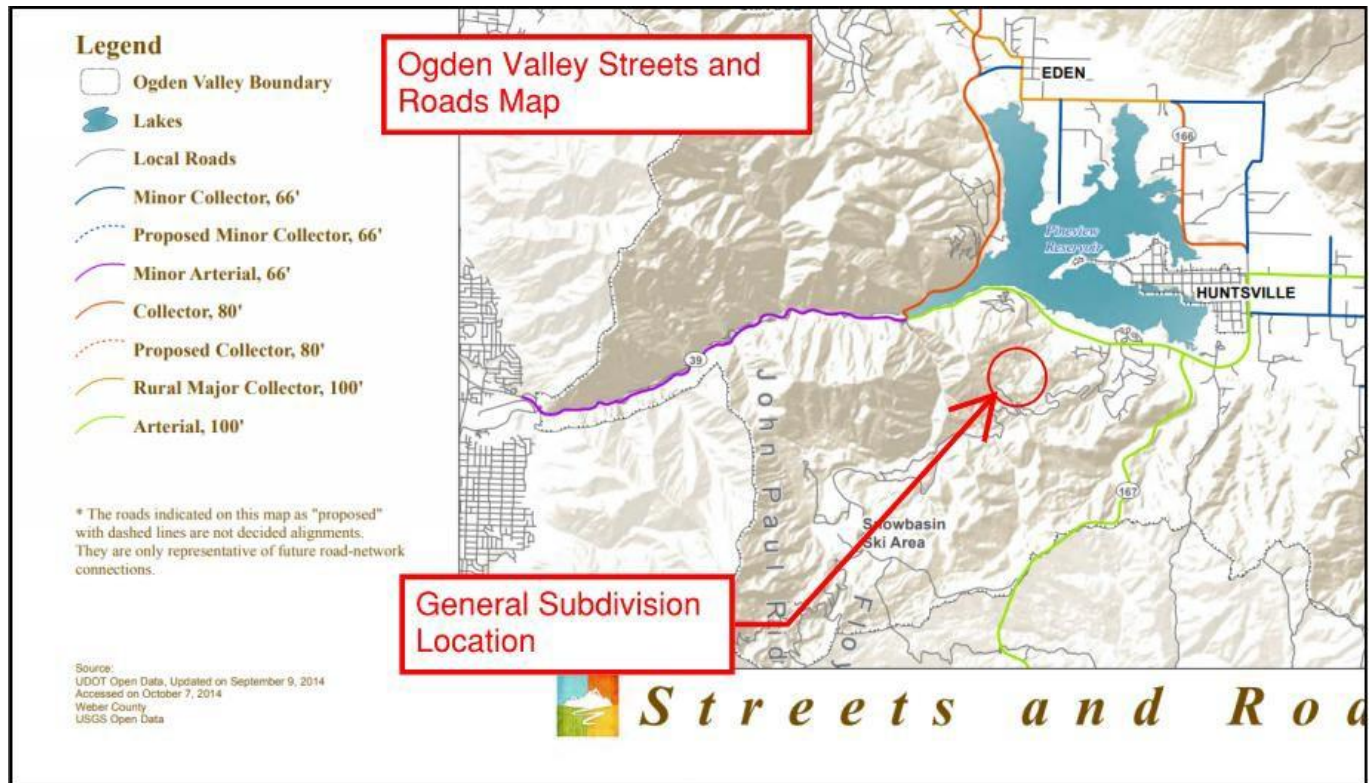
*"The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development."*

**Lot area, frontage/width and yard regulations:** The site development standards for the FV-3 zone require a minimum lot area of 3 acres of net developable area. The FV-3 zone requires a minimum lot width of 150 feet. Each lot has a minimum of 150 feet of lot width and 3 acres.

**Culinary water, secondary water, and sanitary sewage disposal:** The developer is proposing to use two shared wells for culinary and secondary water. The developer has received recommendations from Weber-Morgan Health Department for

the shared wells that will be located on lots 5 and 7. The developer has an approved exchange application with the Utah Division of Water Rights for the proposed amount of culinary and secondary water. The proposed exchange is for domestic use for 9 dwelling units and includes irrigation shares that can cover 3.65 acres of outdoor watering. If the exchange is approved, each lot can have 17,666 square feet of irrigated lawn. A condition of subdivision approval is that a covenant be recorded with the final subdivision plat, referencing the 17,666 square feet of irrigated lawn maximum allowance.

Relation to Adjoining Street Systems/Ogden Valley Pathways: The Ogden Valley General Plan Streets and Roads map does not show any planned public streets in this area. The Ogden Valley General Plan Active Transportation map does not show planned trails in this subdivision location. The applicant has obtained an easement to access the streets in Legacy Mountain Estates so that this subdivision will still have street connectivity, for emergency purposes.



Sensitive Lands: This proposed subdivision lies within a geologic hazard study area. The applicant has supplied a geologic hazards report that recommends geotechnical studies be performed before the construction of any dwelling. The geologic hazards report recommends that no building take place on areas with 25 percent slope or greater. A condition of approval is that the final plat show either buildable areas, that do not include easements, hazards, or slopes greater than 25 percent, or the final plat can show non-buildable areas, where the hazards and steep slopes exist.

A seasonal stream is shown on the subdivision plat with a 50 foot setback from the high water mark on either side of the stream. The proposed private access easement goes over the stream. The Engineering Division is requesting that the applicant ask the Utah State Division of Environmental Quality if a stream alteration is required. If a stream alteration permit is required, engineering will require that the permit is obtained before the plat can record.

Open Space: The second phase consists of 34 acres of common area that surrounds all of the lots. The open space is not a requirement of the land use code, as the proposed subdivision is not a cluster subdivision or PRUD.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Weber Fire District, and Weber County Engineering, and the Surveyor's Office. All review agencies, with the exception of Weber Morgan Health, have recommended approval of this subdivision. A condition of subdivision approval is that all review agency conditions be met before the plat can record.



## Staff Recommendation

Staff recommends final approval of Valley View Hills Subdivision Phase 2, consisting of 6 lots and two common area parcels. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. All improvements shall be installed, escrowed for, or a combination of both, prior to County Commission approval.
2. A Natural Hazard Notice shall be recorded with the plat, and a note on the final plat shall be required which states that the parcel is located within a natural hazard study area.
3. A covenant will be recorded with the final subdivision plat, referencing the 17,666 square feet of irrigated lawn maximum allowance per lot.
4. The final plat will show either buildable areas, that do not include easements, hazards, or slopes greater than 25 percent, or the final plat can show non-buildable areas, where the hazards and steep slopes exist.

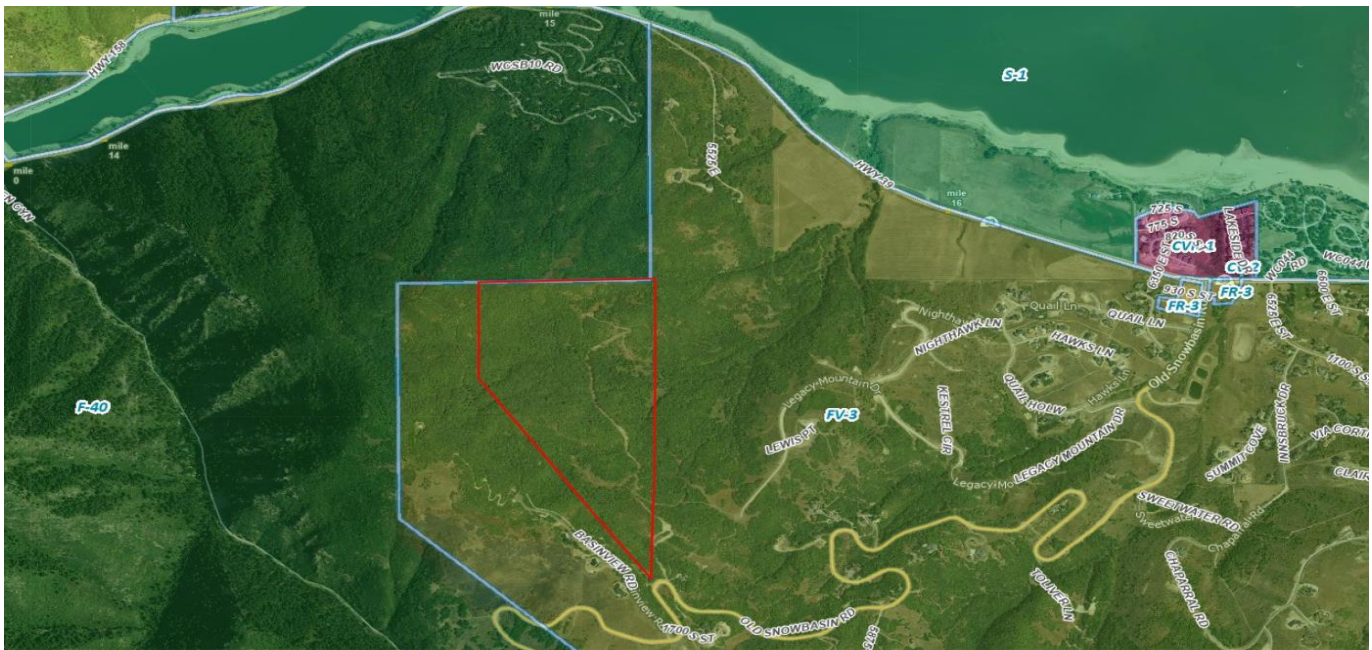
This recommendation is based on the following findings:

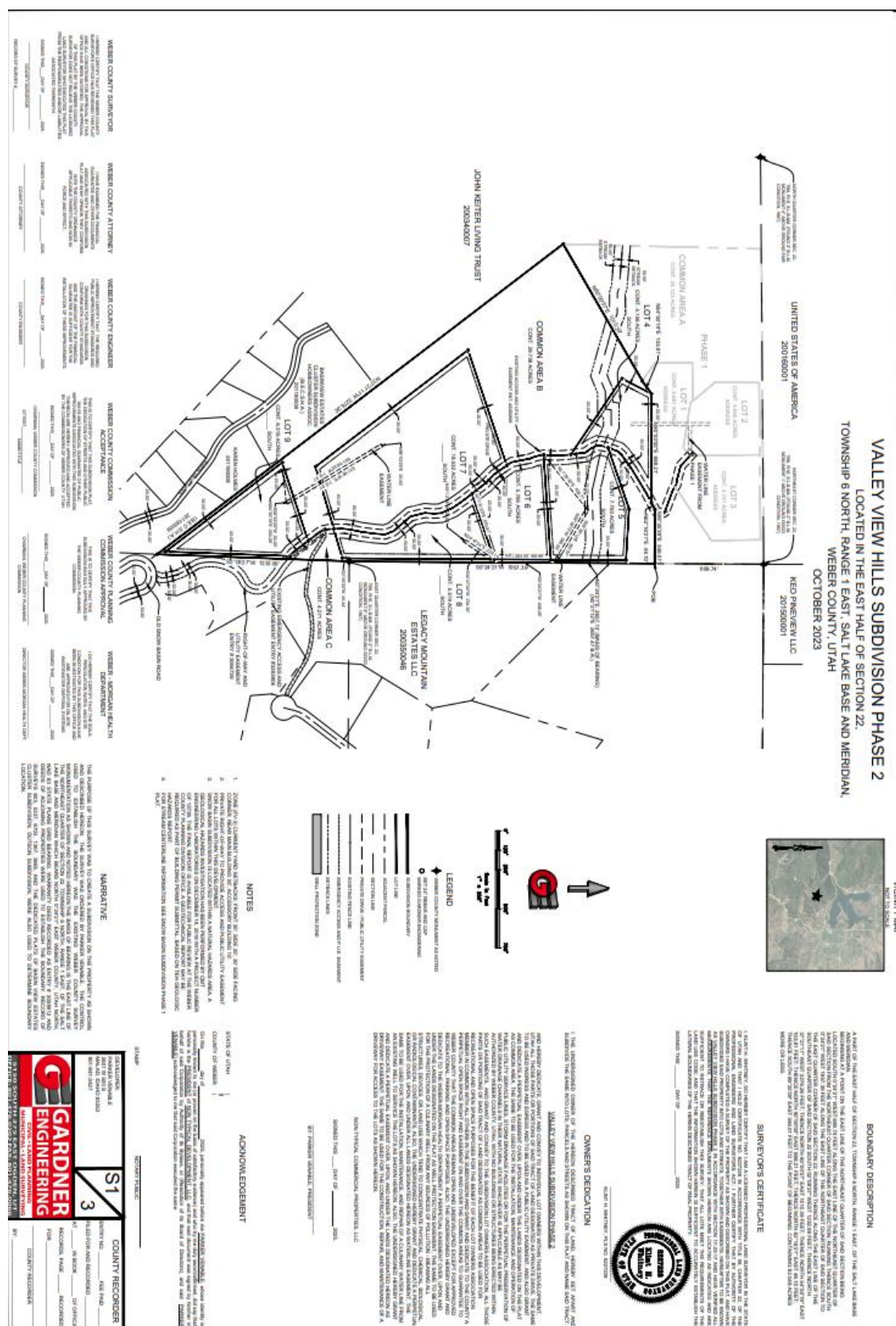
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision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

## Exhibits

- A. Proposed Final Plat
- B. Septic Feasibility, Well Approvals

## Location Map





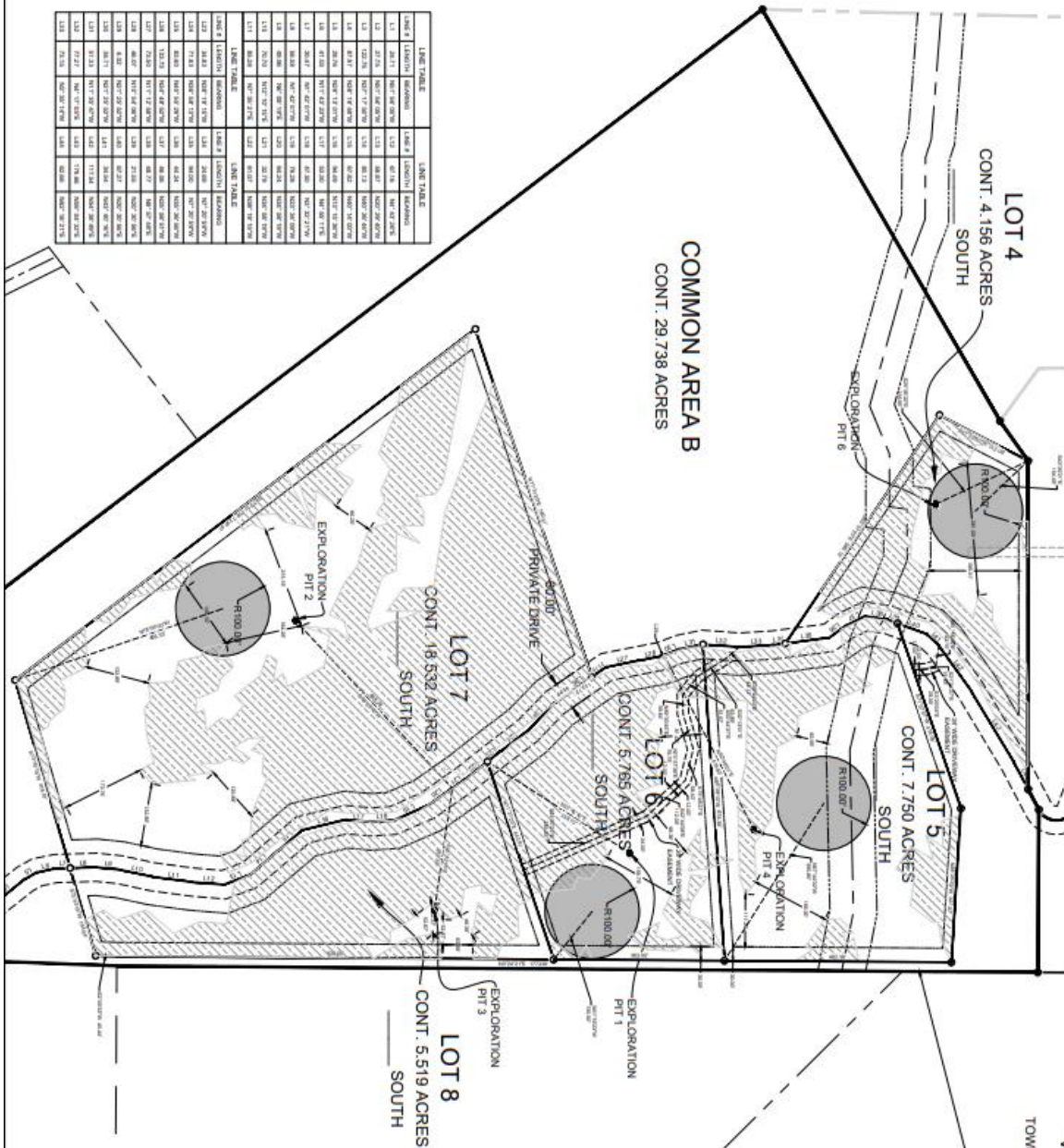


VALLEY VIEW HILLS SUBDIVISION PHASE 2  
LOCATED IN THE EAST HALF OF SECTION 22,  
TOWNSHIP 8 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
OCTOBER 2023

NON-BUILDABLE AREA NOTES

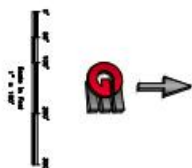
1. BUILDING BLOCK: THREE IN THE SUBSECTION IS NOT REQUIRED WITHIN THE AREA'S BOUNDARY AS "NON-BUILDABLE AREA".
2. ANY ADDITIONAL SECTION AS "NON-BUILDABLE AREA" NOT AN OBSTACLE TO ONE OR GREATER THAN 20%.

## SOIL NOTES

[illegible]

DATE/TIME		DATE/TIME		DATE/TIME	
DATE	TIME	DATE	TIME	DATE	TIME
1.1	21.1	1.1	21.1	1.1	21.1
2.1	22.1	2.1	22.1	2.1	22.1
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6.1	26.1	6.1	26.1	6.1	26.1
7.1	27.1	7.1	27.1	7.1	27.1
8.1	28.1	8.1	28.1	8.1	28.1
9.1	29.1	9.1	29.1	9.1	29.1
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95.1	24.015	WET 24' 01.5"	99.12	WET 22' 01.5"
96.1	24.015	WET 24' 01.5"	100.12	WET 22' 01.5"

[illegible]

LEGEND

- [illegible]

[illegible]







SPENCER J. COX  
Governor  
DEIDRE M. HENDERSON  
lieutenant Governor

# State of Utah

## DEPARTMENT OF NATURAL RESOURCES

### Division of Water Rights

BRIAN C. STEED  
Executive Director

TERESA WILHELMSEN  
State Engineer/Division Director

Exhibit B

## ORDER OF THE STATE ENGINEER

### For Exchange Application Number 35-14110 (E6339)

JUN 7 2022

Exchange Application Number 35-14110 (E6339) in the name of Non-Typical Commercial Properties LLC was filed on March 9, 2022, to exchange 15.00 acre-feet of water, as evidenced by Water Right Number 35-827 (A27608) owned by the U.S. Bureau of Reclamation and a contract (Number 49048 associated with Tax I.D. Number 20-034-0003) for its use with Weber Basin Water Conservancy District. The 15.00 acre-feet of water is to be released from Pineview Reservoir and, in lieu thereof, 15.00 acre-feet of water will be diverted from: (1) Well - North 228 feet and West 737 feet from the E $\frac{1}{4}$  Comer of Section 22, T6N, R1E, SLB&M (6-inch well, 100-500 feet deep); (2) Well - North 1066 feet and West 59 feet from the E $\frac{1}{4}$  Comer of Section 22, T6N, R1E, SLB&M (6-inch well, 100-500 feet deep); (3) Well - South 1151 feet and West 337 feet from the NE Comer of Section 22, T6N, R1E, SLB&M (6-inch well, 100-500 feet deep); (4) Well - South 640 feet and West 1172 feet from the NE Comer of Section 22, T6N, R1E, SLB&M (6-inch well, 100-500 feet deep); (5) Well - South 830 feet and West 986 feet from the NE Comer of Section 22, T6N, R1E, SLB&M (6-inch well, 100-500 feet deep); (6) Well - South 454 feet and West 833 feet from the NE Comer of Section 22, T6N, R1E, SLB&M (6-inch well, 100-500 feet deep); and (7) Well - South 343 feet and West 889 feet from the NE Comer of Section 22, T6N, R1E, SLB&M (6-inch well, 100-500 feet deep). The water is to be used for the irrigation of 3.65 acres from April 1 to October 31; and year-round, indoor, domestic requirements of 9.00 equivalent domestic units. The water is to be used in all or portion(s) of Sections 14, 15, 22, & 23, T6N, R1E, SLB&M.

Notice of the exchange application was published in the Standard Examiner on March 31 and April 7, 2022. No protests were received.

This Exchange Application seeks to replace a portion of Exchange Application Number 35-6058 (E369) contract number 77503 for 150.00 acre-feet. A 15.00 acre-feet portion of the original contract supporting Exchange Application Number 35-6058 (E369) in the name of Wadman Investments has been transferred to the applicants.

It is the opinion of the State Engineer that this exchange application can be approved without adversely affecting existing rights. The applicant is put on notice that diligence must be shown in pursuing the development of this application, which can be demonstrated by the completion of the project as proposed in the exchange application.

It is, therefore, **ORDERED** and Exchange Application Number 35-14110 (E6339) is hereby **APPROVED** subject to prior rights and the following conditions:

- 1) The basis for this exchange right is a contract between the applicant and Weber Basin Water Conservancy District. This contract must be

## ORDER OF THE STATE ENGINEER

Exchange Application Number

35-14110 (E6339)

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maintained for this exchange to remain valid. No water may be withdrawn under this application if a contract is not in effect.

- 2) Total diversion under this exchange application is limited to 15.00 acre-feet of water per year for the irrigation of 3.65 acres (10.95 acre-feet) from April 1 to October 31; and year-round, indoor, domestic requirements of 9.00 equivalent domestic units (4.05 acre-feet).
- 3) The water being exchanged shall be released from Pineview Reservoir into Ogden River as called for by the river commissioner.
- 4) The applicant shall construct or install and maintain controlling works and a measuring device as required by Section 73-5-4 of Utah Code.

The applicant is strongly cautioned that other permits may be required before any development of this application can begin and it is the responsibility of the applicant to determine the applicability of and acquisition of such permits. Once all other permits have been acquired, this is your authority to develop the water under the above referenced application which under Sections 73-3-10 and 73-3-12, Utah Code Annotated, 1953, as amended, must be diligently prosecuted to completion. The water must be put to beneficial use and proof must be filed on or before **June 30, 2029**, or a request for extension of time must be acceptably filed; otherwise, the application will be lapsed. This approval is limited to the rights to divert and beneficially use water and does not grant any rights of access to, or use of land or facilities not owned by the applicant.

As noted, this approval is granted subject to prior rights. The applicant shall be liable to mitigate or provide compensation for any impairment of or interference with prior rights as such may be stipulated among parties or decreed by a court of competent jurisdiction.

Under the authority of Section 73-3-20 of the Utah Code, the applicant is required to submit a proof of diversion and beneficial use of water upon 60 days notification by the State Engineer. The proof shall be in the same form and contain the same elements as required for appropriation or permanent change of water under Section 73-3-16 of the Utah Code Annotated.

Proof of beneficial use is evidence to the State Engineer that the water has been fully placed to its intended beneficial use. By law, it must be prepared by a registered engineer or land surveyor, who will certify to the location, uses and extent of your water right.

Upon the submission of proof as required by Section 73-3-16, Utah Code, for this application, the applicant must identify every source of water used under this application and the amount of water used from that source. The proof must also show the capacity of the sources of supply and demonstrate that each source can provide the water claimed to be diverted under this right as well as all other water rights, which may be approved to be diverted from those sources.

## ORDER OF THE STATE ENGINEER

Exchange Application Number

35-14110 (E6339)

Page 3


Failure on your part to comply with the requirements of the applicable statutes may result in the lapsing of this exchange application.

**It is the applicant's responsibility to maintain a current address with this office and to update ownership of their water right. Please notify this office immediately of any change of address or for assistance in updating ownership. Additionally, if ownership of this water right or the property with which it is associated changes, the records of the Division of Water Rights should be updated. For assistance in updating title to the water right, please contact the Division at the phone number below.**

Your contact with this office, should you need it, is with the Weber River/Western Regional Office. The telephone number is 801-538-7240.

This Order is subject to the provisions of Administrative Rule R655-6-17 of the Division of Water Rights and to Sections 630-4-302, 630-4-402, and 73-3-14 of the Utah Code which provide for filing either a Request for Reconsideration with the State Engineer or for judicial review with the appropriate District Court. A Request for Reconsideration must be filed in writing with the State Engineer within 20 days of the date of this Order. The written request shall be filed in-person, by mail, or electronically. If the request is filed electronically it shall be submitted to: [waterrights@utah.gov](mailto:waterrights@utah.gov), which is the authorized general email for the Division. However, a Request for Reconsideration is not a prerequisite to filing for judicial review. A petition for judicial review must be filed within 30 days after the date of this Order or, if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken 20 days after the Request is filed.

Dated this            day of     July   - 17, 2022.

  
Teresa Wilhelmsen, P.E., State Engineer  
By: *Blake W. Bingham, Deputy*



February 10, 2025

Weber County Planning Commission  
2380 Washington Blvd.  
Ogden, UT 84401

RE: Preliminary Subdivision **Determination**  
Valley View Hills Subdivision Phase 2, 6 lots  
Parcel #20-034-0011  
Soil log #14914 & 15650

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical so as to provide the required 100 foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

#### DESIGN REQUIREMENTS

##### Lot 4:

Documented ground water tables are not expected to exceed 28 inches. Due to the gravelly coarse loamy sand, single grain structure soil horizon beginning at 40 inches below grade with a percolation rate of 1.9 minutes per inch the property falls within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System as a means of wastewater disposal. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.22 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.45 gal/sq. ft./day for the Packed Bed Media absorption area as required for the sandy loam, massive structure soil horizon. Maximum absorption area depth is limited to 0 inches for the Wisconsin Mound system and 12 inches for the Packed Bed Media System.

##### Lot 5:

Documented ground water tables not to exceeding 47 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System followed by an Absorption Trench or Drip Irrigation absorption area, as a means of wastewater disposal. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.22 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.45 gal/sq. ft./day for the Packed Bed Media absorption area as required for the sandy clay loam, massive structure soil horizon. Maximum absorption area depth is limited to 0 inches for the Wisconsin Mound system and 18 inches for the Packed Bed Media System

##### Lot 6:

Documented ground water tables not to exceed 67 inches, fall within the range of acceptability for the utilization of a Conventional System as a means of wastewater disposal. Maximum trench depth is limited to 30 inches. The absorption system is to be designed using a maximum loading rate of 0.4 gal/sq. ft. /day as required for the clay loam, blocky structure. The absorption field must be located within 50 feet of the test pit evaluated on August 13, 2024 (UTM Zone 12 Nad 83 0431549 E 4566305 N).

##### Lot 7:

Documented ground water tables not to exceeding 28 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System followed by an Absorption Trench or Drip Irrigation absorption area, as a means of wastewater disposal. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.32 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.65 gal/sq. ft./day for the Packed Bed Media absorption area as required for the sandy loam, blocky structure soil horizon. Maximum absorption area depth is limited to 0 inches for the Wisconsin Mound system and 12 inches for the Packed Bed Media System

Lot 8:

Documented ground water tables not to exceed 67 inches, fall within the range of acceptability for the utilization of a Conventional System as a means of wastewater disposal. Maximum trench depth is limited to 30 inches. The absorption system is to be designed using a maximum loading rate of 0.65 gal/sq. ft./day as required for the sandy loam, blocky structure. The absorption field must be located within 50 feet of the test pit evaluated on October 24, 2019 (UTM Zone 12 Nad 83 0431596 E 4566189 N).

Lot 9: Documented ground water tables not to exceeding 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System followed by a Drip Irrigation absorption area, as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.22 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.45 gal/sq. ft./day for the Packed Bed Media absorption area as required for the sandy loam, massive structure soil horizon.

ENGINEERING CONSIDERATION

- The absorption systems must be designed in areas with slopes not exceeding 25% slope.
- UAC R317-4.6.14.B.4.b Absorption systems placed in 10% or greater sloping ground shall be designed so that there is a minimum of 10 feet of undisturbed earth measured horizontally from the bottom of the distribution line to the ground surface. This requirement does not apply to drip irrigation.

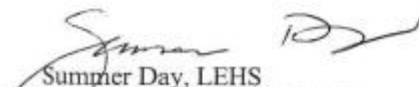
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

  
Summer Day, LEHS  
Environmental Health Division  
801-399-7160



February 11, 2025

Non Typical Development LLC  
1357 N 2000 W  
Farr West, UT 84404

RE: **Private Well Approval at:**  
Approximately 5590 Old Snowbasin RD  
Huntsville, UT  
Parcel #20-034-0011

The application for approval of the above referenced well has been submitted for review to determine conformance to the Weber-Morgan District Health Department Regulations for Installation and Approval of Nonpublic Water System Serving 1-14 Connections.

The following have been submitted:

1. The Water Right Number: E6339 (35-14110)
2. Well driller license #920
3. The well is 506 feet deep with a Bentonite clay seal to a depth of 30 feet.
4. The well yields 9-10 GPM with a 217 foot drawdown in 48 hr.
5. The water samples for the partial inorganic analyses were collected by staff of this department on November 20, 2023 submitted to Chem Tech Ford Laboratory. The water analyses were found to exceed the Maximum Contaminate Level (MCL) as established in the Weber-Morgan District Health Department Regulations for Total **SELENIUM**. The initial sample was reported as having a Total Selenium level of 0.0905 mg/L, the MCL for selenium has been established as 0.05 mg/L. Therefore a treatment system is required.
6. Bacteriological water samples were collected by staff of this department on , November 20, 2023 the resulting bacteriological test were found to be present for Total Coliform. The well was re-chlorinated and then resample May 30, 2024 .The water analysis was satisfactory.
7. This is shared well servicing Valley View Hills Subdivision Lot 7 & 9.

Before a onsite wastewater treatment permit will be issued by our office. Each individual property owners will be required to provide to our office, technical specification sheets for the proposed water treatment system to treat for the excess of Selenium. Final Approval of the Water System is granted upon the condition that the purposed treatment system is installed and properly maintained. The Owner(s) are responsible for all system maintenance and to immediately correct, repair, add to or replace the treatment system if needed upon malfunction of the system: or, at the direction of the Weber-Morgan Health Department. Routine sampling is suggested.

Post treatment, the culinary water supplied by this system must meet the minimum drinking water standards established by the EPA and within the Weber-Morgan Health Department Installation and Approval of Nonpublic Water System and Private Water Production Wells Regulation. The required 100 foot protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feed lots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Based on compliance with the above requirements, the Health Department considers this an approved well for culinary purposes. Please contact our office at 399-7160 if you have further questions.

Sincerely

  
Summer Day, LEHS  
Division of Environmental Health

**EDUCATE | ENGAGE | EMPOWER**