

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**August 25, 2021  
4:00 to 5:00 p.m.**

1. **AAE 2021-07:** Consideration and action to extend alternative access that would serve three residential lots.  
**Applicant: Allen Franke; Staff Presenter: Felix Lleverino**
2. **UVB060121:** Consideration and action on final plat approval of Our Land Subdivision consisting of 1 lot at approximately 1628 South Toliver Lane in Huntsville.  
**Applicant: Mark Banner; Staff Presenter: Scott Perkes**
3. **LVB062521:** Consideration and action on final plat approval of Blaine A Hadley Farms Subdivision consisting of 3 lots at approximately 3220 South 4300 West in Taylor.  
**Applicant: Sidney Hadley; Staff Presenter: Scott Perkes**

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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 & via Zoom Video Conferencing at this link <https://us02web.zoom.us/j/83061481574>*



*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791*

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# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action to extend alternative access that would serve three residential lots.

**Agenda Date:** Wednesday, August 25, 2021

**Applicant:** Allen Franke

**File Number:** AAE 2021-07

### Property Information

**Approximate Address:** 585 S 3600 W, Ogden

**Project Area:** 9.63 acres

**Zoning:** Agricultural Zone (A-1)

**Existing Land Use:** Agriculture

**Proposed Land Use:** Residential/Agriculture

**Parcel ID:** 15-712-0001

**Township, Range, Section:** T6N, R2W, Section 16

### Adjacent Land Use

|  |  |
|--|--|
| <b>North:</b> Agricultural/Residential | <b>South:</b> Agricultural/Residential |
| <b>East:</b> Agricultural/Residential  | <b>West:</b> Agricultural/Residential  |

### Staff Information

**Report Presenter:** Felix Lleverino  
 flleverino@co.weber.ut.us  
 801-399-8767

**Report Reviewer:** RG

## Applicable Land Use Codes

- Title 104 (Zones) Chapter 5 (Agricultural, A-1)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31 (Access to a lot/parcel using a private right-of-way or access easement)

## Development History

- Hipwell Alternative Access (AAE 2018-02), approved on May 31, 2018, for one residential lot.
- Franke Estates Subdivision, to create one 11.8 acre lot was recorded on April 19, 2019. See dedication plat number 85-036.
- Franke Alternative Access (AAE 2019-06) was approved on September 4, 2019, for a second residential lot
- Franke Estates Subdivision 1st Amendment, to create two 1-acre lots was recorded on February 21, 2020. See dedication plat number 87-024.
- Franke Alternative Access (AAE 2021-07) applied for approval of alternative access for a third lot.

## Background

The applicant is requesting approval to extend a private access road that would serve a total of three lots at approximately 585 S 3600 W. The existing private access road that is 20' wide and roughly 618' long is asphalt and built to the Alternative Access Design Standards found in section 108-7-29 (a). The private access road had been designated a street number of 600 South. If this application for alternative access by private right-of-way is approved, the owner will subdivide Parcel A (see Exhibit A) to create a one-acre lot. This division of land would leave a remainder parcel of farmland that is approximately 8.6 acres. The appropriate roadway dedication is complete since Franke Estates was recorded on April 19, 2019. After a discussion with Planning and Engineering, it is determined that at this time it is not feasible or practical to require the owner to dedicate nor construct a 66-foot right-of-way. Mr. Franke has entered into a Deferral Agreement to Convey (E#2975536) which would

be initiated when the landowner to the south chooses to develop their land. The County will require that a sixty-six foot right of way be dedicated and a county standard road is built.

The alternative access option was created as a means for landowners to provide access over, and across areas that restrict the construction of a standard County 66-foot right-of-way. Alternative access applications should be approved as long as the design standards can be implemented during the subdivision process, and the application meets the criteria in LUC §108-7-31(1)(c) which states:

*Based on substantial evidence, it shall be shown that it is infeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.*

## Analysis

Following approval from applicable review agencies and after a thorough review by the Planning Division, staff feels that a private right-of-way that will provide access to an 8.6-acre farm ground and three residential lots is an appropriate use of the alternative access option. As stated by the applicant, "The Franke's will sign an agreement to provide their portion of (33 feet) of the 66' ROW (see page Exhibit B)."

If this proposal is approved, the applicant will be required to ensure that the following design standards are met for the private right of way, as outlined in LUC §108-7-29(1):

(1) *Design standards.*

- a. The flag lot access strip, private right-of-way, or access easement shall be designed and built to a standard approved by the county engineer. The improved road surface does not require hard-surface paving, i.e., concrete or asphalt, but the improvements shall meet the following standards.
- b. The flag lot access strip shall have a minimum width of 20 feet and a maximum width of 30 feet. A private right-of-way or access easement shall have a minimum width of 16 feet and a maximum width of 50 feet. The private right-of-way and access easement width standards may be modified by the Weber Fire District in conjunction with the county engineer on a case-by-case basis.
- c. The improved travel surface of the flag lot access strip, private right-of-way, or access easement shall be a minimum of 12 feet wide if the access serves fewer than five dwellings, and a minimum of 20 feet wide if the access serves five or more dwellings.
- d. The improved road surface of the flag lot access strip, private right-of-way, or access easement shall be capable of supporting a minimum weight of 75,000 pounds.
- e. A turnout measuring at least ten feet by 40 feet shall be provided adjacent to the traveled surface of the flag lot access strip, private right-of-way, or access easement (private access) if the private access is greater than 200 feet in length. The turnout shall be located at the approximate midpoint of the private access if its length is between 200 and 800 feet. If the private access length is greater than 800 feet, turnouts shall be provided at least every 400 feet thereafter. These standards may be modified by the Weber Fire District in conjunction with the county engineer on a case-by-case basis.
- f. The flag lot access strip, private right-of-way, or access easement shall have a maximum grade of ten percent. This standard may be modified by the Weber Fire District in conjunction with the county engineer on a case-by-case basis; however, the maximum grade shall not exceed 15 percent.
- g. The flag lot access strip, private right-of-way, or access easement shall have a minimum vertical clearance of 14.5 feet.
- h. No buildings, structures, or parking areas are allowed within the flag lot access strip, private right-of-way, or access easement.
- i. New bridges, including decking and culverts, shall be capable of supporting a minimum weight of 75,000 pounds. For existing bridges, a currently certified engineer statement of load-bearing capabilities must be submitted to the county engineer and the Weber Fire District for review.
- j. The flag lot access strip, private right-of-way, or access easement shall have a minimum inside travel-way radius of 26 feet, outside travel-way radius of 45 feet, and outside clear zone radius of 50 feet on all curves, particularly switchbacks. The width of the access may need to be increased to accommodate these standards.

- k. Water and sewer lines located within the flag lot access strip, private right-of-way, or access easement require written notification from the agencies providing such services.

(2) *Safety standards.*

- a. The lot address shall be displayed in a prominently visible location at the street entrance to the flag lot access strip, private right-of-way, or access easement.
- b. A turnaround area shall be provided at the home location to allow firefighting equipment to turn around. This area shall be a year-round surface capable of supporting fire equipment (a minimum inside turning radius of 30 feet and an outside turning radius of not less than 45 feet).
- c. A fire hydrant or other suppression method may be required by the fire district.
- d. A site plan showing the location of the home, any proposed access roads, and driveways, along with the location of and distance to the nearest fire hydrant (if available) shall be submitted to the fire district for review.
- e. Conditions may be imposed by the land use authority to ensure safety, accessibility, privacy, etc., to maintain or improve the general welfare of the immediate area.

(3) *Lot/parcel standards.*

- a. The lot/parcel shall meet all minimum yard and area requirements of the zone in which it is located.
- b. Buildings shall be set back a minimum of 30 feet from the end of the flag lot access strip, private right-of-way, or access easement.
- c. The lot/parcel shall meet the minimum lot width requirement for the zone in which the lot is located at the end of the access strip.
- d. The lot/parcel shall have a flag lot access strip, private right-of-way, or access easement constructed in conformance with subsections (1), (2), and (3) of this section prior to the issuance of land use permits or building permits.

The Qualifying Criteria and Conditions (108-7-31) listed below, specifically; the property boundary conditions, would make the placement of a 66' right-of-way unfeasible:

(a) *Criteria.*

- (3) Based on substantial evidence, it shall be shown that it is infeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.

(b) *Conditions.*

- (1) It shall be demonstrated that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instruments capable of conveying or granting such right; and
- (2) The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Review Agencies: Weber County Engineering has approved the proposal to extend the private drive and access easement to serve a total of three lots. The County Planning Division has included conditions of approval that will be satisfied after granting alternative access approval and in unison with the Franke Estates subdivision amendment.

If approved, compliance with the design, safety standards, and lot/parcel standards has been added as a condition of approval to ensure the standards are met.

In addition to demonstrating compliance with the applicable design and safety standards, the applicant will also be required to file an agreement with the County, in which the applicant agrees to pay a proportionate amount of the costs associated

with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right of way/easement with a street that would serve as required access to additional lots, as outlined in LUC §108-7-31(2)(b).

### Staff Recommendation

Staff recommends approval of the application to create a private right-of-way that will provide access to farm ground and three residential lots based on the following conditions:

1. All County reviewing agency requirements shall be met.
2. The private road shall comply with the design, safety, and parcel/lot standards of the alternative access.
3. The applicant will enter into an alternative access agreement that shall be recorded, including the dedication of a half-width that will be a gift to the County at the time of the County's choosing.
4. At the time of recording the Franke Estates 2<sup>nd</sup> Amendment, the owner shall enter into a deferral agreement for curb, gutter, sidewalk, and asphalt.

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

1. At this time, it is not feasible to extend a county right-of-way due to the access strip not having sufficient width.
2. The Franke's are willing to agree to provide their portion of the area and are willing to pay the proportionate costs associated with a public right-of-way and gift to the County what would otherwise be required at the time the dedication plat is recorded.
3. Following approval of Alternative Access, the subdivision of Parcel A will be initiated. At which time the owner will enter into a deferral agreement for curb, gutter, sidewalk, and asphalt.

### Administrative Approval

Administrative final approval of Franke Alternative Access to create a private road that would serve as an access to farm ground and three residential lots.

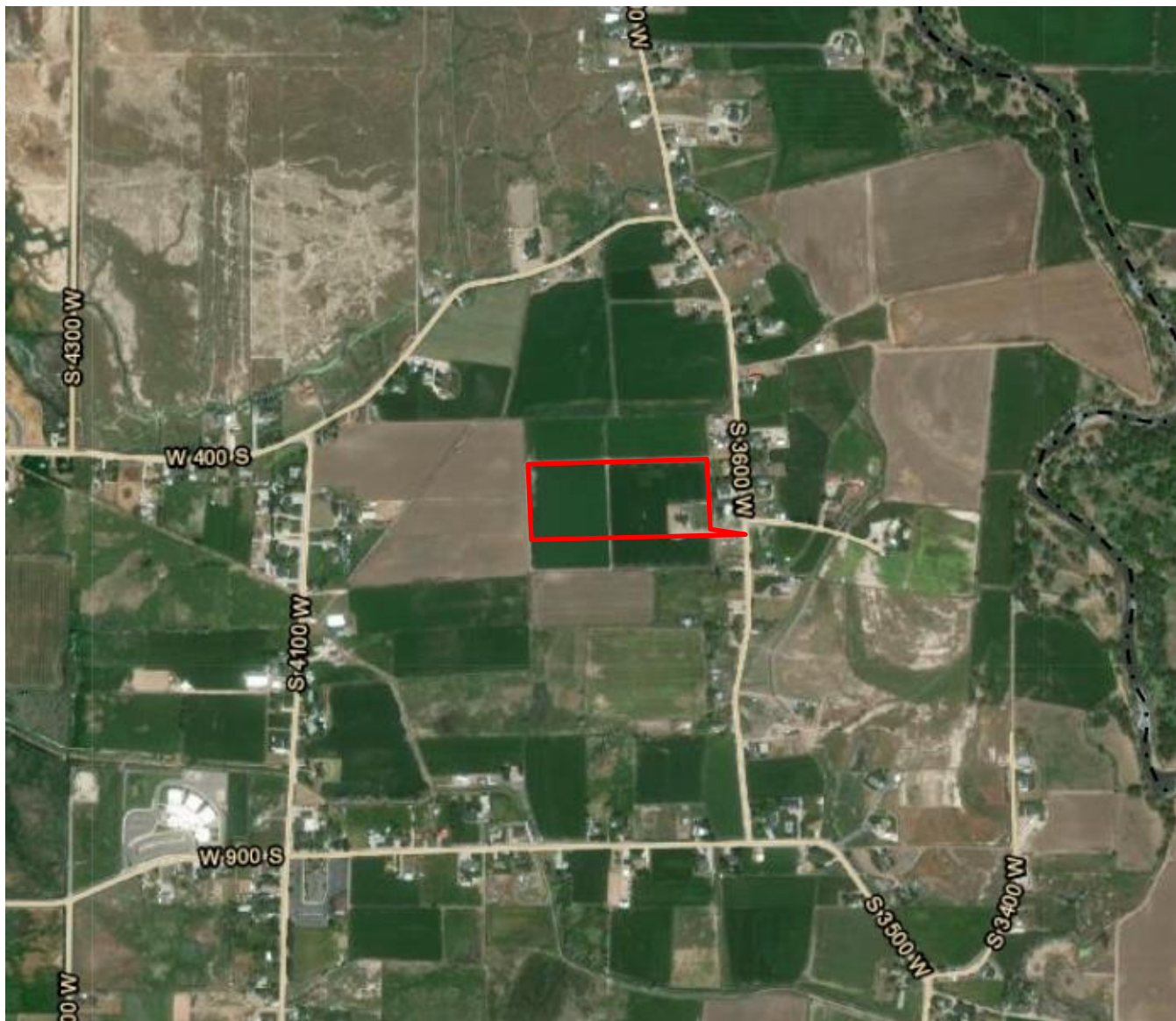
Date of Administrative Approval: \_\_\_\_\_

\_\_\_\_\_  
Rick Grover  
Principal Planner

### Exhibits

- A. Franke Estates 1<sup>st</sup> Amendment plat (snippet)
- B. Narrative
- C. Concept Plan

Property Map





**Memo**

*Alternative Access Extension Application, Franke Estates Subdivision Amended*

**Date:** June 29, 2021

**Regarding:** Amended Request for extension of an alternative access Franke Estates Amended Subdivision, 3718 West 600 South, Ogden, Utah 84404

**Applicant:** Alan Franke and Cynthia Franke, 3718 West 600 South, Ogden, Utah 84404

**To:** Weber County Planning Department, 2380 Washington Boulevard, Suite 240, Ogden Utah, 84401

**Request**

Mr. and Mrs. Franke would like approval from Weber County to extend an already approved a private driveway access to create an additional residential lot on an agricultural parcel which is approximately 10 acres. Access to a public Street is accomplished by the alternative access connecting to 3600 West. The intent is to allow construction of an additional single family home to be built in the future. The County has already approved 2 buildable lots on the private drive. A formal application for an amendment to the Franke Estates Subdivision Amended will be submitted when approval is granted for the access extension. The majority of the acreage (approximately 9 acres) will continue to be used as agriculture. The private access is 20 feet in width, with 3 inches of sub base and 8 inches of road base compacted with a cul-de-sac at its west terminus. It is built for a service vehicle of 75000 lbs to access the drive.

**History**

**2018:** The County denied a petition for an original application for the alternate access because of the County's requirement to have a dedicated 66 foot ROW to service any new development. The Franks demonstrated they did not have adequate ROW width to dedicate for the 66 foot ROW. The County allowed the Alternative access in lieu of the dedicated ROW with a Deferral agreement

**2019:** The County approved a single lot subdivision named Franke Estates to allow the construction of a single lot subdivision on a 12 acre parcel. This home has been constructed and is the primary residence of Mr. and Mrs Franke.



**2020:** The Frankes requested and the County approved an extension of the alternate access and subdivision to allow an additional residential lot and to further define the existing residential lot to include 1.18 acres instead of 12 acres. 10 acres was to be a left over parcel used for farming.

**Project Narrative**

The Frankes would request an extension of the private access so that another child of the Franke's may build a home on a one acre lot. It is the Franke's understanding that County ordinance allows up to five lots on an alternate access. This was reiterated by the County Staff to Mr. Franke in a telephone conversation with County Engineering and Planning staff in 2019.

The extension will not take the private access beyond the 800 foot maximum length of allowed by County ordinance. Further, the Frankes will sign a deferral agreement to dedicate and install their portion of the future 66' right of way in the future. It is also understood that an additional lot will bring an additional. The width of the private driveway will be 20 feet improved with sub and road base so it can support a large service vehicle. There will be a cul-de-sac at the end of the private driveway.

The Frankes also understand that approval of an additional lot will require connection to sanitary sewer as required by County health requirements. Engineering has been done for the required sewer line.

### Franke Estates Amended alternate Access Extension







# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on final approval of Our Land Subdivision, consisting of one lot, located at 1628 South Toliver Lane in Huntsville.

**Agenda Date:** Wednesday, August 25, 2021

**Applicant:** Mark Banner (Owner)

**File Number:** UVB060121

### Property Information

**Approximate Address:** 1628 South Toliver Lane, Huntsville, UT 84317

**Project Area:** 6.2 acres

**Zoning:** FV-3

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 20-035-0030

**Township, Range, Section:** T6N, R1E, Section 23, SE

### Adjacent Land Use

|                           |                           |
|---------------------------|---------------------------|
| <b>North:</b> Residential | <b>South:</b> Residential |
| <b>East:</b> Residential  | <b>West:</b> Residential  |

### Staff Information

**Report Presenter:** Scott Perkes  
[sperkes@co.weber.ut.us](mailto:sperkes@co.weber.ut.us)  
 801-399-8772

**Report Reviewer:** CE

## Applicable Ordinances

- Title 104, Chapter 14 Forest Valley Zone (FV-3)
- Title 104, Chapter 28 (Ogden Valley Sensitive Lands Overlay Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31 (Access to a lot/parcel using a private right-of-way or access easement)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection)

## Background and Summary

The proposed subdivision consists of one lot located in the FV-3 zone off of Old Snowbasin Road and the existing private access easement known as Toliver Lane (see **Exhibit A**). The proposed lot was recently granted an alternative access exemption under File # 2020-11 to utilize Toliver Lane as its primary access (see **Exhibit B** – Alternative Access Exemption Notice of Decision).

The Weber County Land Use Code (LUC) §101-1-7 identifies a new subdivision of three or fewer lots for which no streets will be created or realigned as a “Small Subdivision” which can be administratively approved by the Planning Director. With recommended conditions, this subdivision meets the applicable land use standards.

## Subdivision 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 proposed subdivision is located in the Forest Valley Zone (FV-3) where a single-family home is an allowed use.

- As proposed Lot 1 is 200 feet wide and 6.2 acres in area. Lot 1 meets the 150 foot minimum width and three acre minimum area requirements of the FV-3 zone.

Culinary and secondary water: Culinary and secondary water will be provided by a personal well. See **Exhibit C** for the driller start card, and **Exhibit D** for the Exchange Details through the Utah Division of Water Rights.

Based on the submitted Exchange Details, the owner has secured 1 acre/foot of water through the private well. This is shown to be available for 2 ERUs (equivalent dwelling units) with a remainder of 0.03333 acre/feet for secondary purposes/irrigation. This 0.3333 acre/feet equates to a landscaped area of non-drought tolerant plant types not to exceed 1,452 sq. ft. Alternatively, the applicant may indicate that they do not intend to utilize a second residential unit and allocate the associated 0.45 acre/feet of water towards landscaping which would allow for a total of 7,986 sq. ft. of non-drought tolerant landscaped area. See calcs below for how these sq. footages were determined. The applicant will need to indicate if a second EDU is desired or not, as this decision will influence the content of the covenant document mentioned in the paragraph above.

| <b>Total Water Secured</b> | <b>Landscaping Available W/2 ERUs</b>                                       | <b>Landscaping Available W/1 ERU</b>             |
|----------------------------|---|--|
| 0.45 AcFt = 1 EDU          | 0.10 AcFt = IRR   | 0.10 AcFt = IRR + 0.45 AcFt EDU = 0.55 AcFt      |
| 0.45 AcFt = 1 EDU          | 3AcFt/1Ac = 3 Ft  | 0.55 AcFt/3Ft = 0.183333Ac                       |
| 0.10 AcFt = Irrigation     | 0.10 AcFt/3Ft = 0.33333Ac<br>0.03333Ac(43,560 SqFt/1Ac) = <b>1,452 SqFt</b> | 0.183333Ac (43,560 SqFt/1Ac) = <b>7,986 SqFt</b> |

- As a condition of approval a restrictive covenant pertaining to the amount of personal well water available for secondary purposes (based on the number of ERUs selected by the applicant) shall be executed and recorded. This covenant’s recording number, book, and page shall be notated on the final plat’s mylar prior to recording.
- As a condition of approval and per LUC Sec 106-4-2.1(d)(2)(a) & (b), (a):*“Prior to final plat recording, each well shall be dug and pump-tested for a minimum of 48 hours, and a sample of water analyzed according to applicable agency requirements. A copy of pump-test results shall be submitted to the County and the local health department. The pump test results shall demonstrate that adequate flow and quality exists to serve all intended uses of the well. An inadequate pump-test shall result in that subdivision’s approval being void unless another lawfully approved water source can be provided.”* (b):*“The applicant shall install a radio-meter, or other automated usage-reporting meter, pursuant to the standards and specifications of the Weber Basin Water Conservancy District.”*

Sanitary sewage disposal: Wastewater will be accommodated by an on-site wastewater disposal system. A feasibility letter has been provided by the health department for a septic system (see **Exhibit E**).

Drinking Water Source Protection Zones: The proposed subdivision is located within a protection zone 3 of an adjacent public drinking water source. Per LUC §108-18-6(c), development may not include any of the following within Zone 3:

1. Surface use, storage, or dumping of hazardous waste or material, expressly including industrial or commercial uses of agricultural pesticides (except when such pesticides are used in farming applications within strict compliance of the manufacturer’s recommendations of use, subject to inspection by local officials).
2. Sanitary landfills.
3. Hazardous waste or material disposal sites.
4. Agriculture industries including, but not limited to, intensive feeding operation such as feedlots, dairies, fur breeding operations, poultry farms, etc.

Geologic Hazards: The subdivision is located in a mapped geologic hazards area. As such, the applicant has submitted a Geologic-Hazard and Geotechnical Study for the property (study performed by Applied GeoTech (AGEC) dated 10/08/2020 as project number 1200671). This study concludes that surface fault rupture, tectonic subsidence, seismicity, landslide, liquefaction, debris flow, flooding, rockfall, and snow avalanches are not potential hazards for the proposed building area. It also concludes that the proposed single-family home can be supported on the property with spread footings on undisturbed bedrock or on structural fill.

- As a condition of approval, a Notice of Natural Hazards shall be recorded to the property simultaneously with the recording of the final plat.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor’s Office, Weber-Morgan Health Department, and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Tax Clearance: Property taxes for 2020 have been paid in full.

## Staff Recommendation

Staff recommends final approval of the Our Land Subdivision subject to all applicable review agency requirements and the on the following conditions:

- 1) Prior to recording the final plat mylar, the private well shall be dug and pump-tested for a minimum of 48 hours, and a sample of water analyzed according to applicable agency requirements. A copy of pump-test results shall be submitted to the County and the local health department. The pump test results shall demonstrate that adequate flow and quality exists to serve all intended uses of the well.
- 2) The applicant shall install a radio-meter to the private well, or other automated usage-reporting meter, pursuant to the standards and specifications of the Weber Basin Water Conservancy District.
- 3) A restrictive covenant pertaining to the amount of personal well water available for secondary purposes shall be executed and recorded. This covenant’s recording number, book, and page shall be notated on the final plat’s mylar prior to recording.
- 4) A Notice of Natural Hazards shall be recorded to the property simultaneously with the recording of the final plat.
- 5) An Onsite Wastewater Disposal Systems Deed Covenant and Restriction shall be recorded simultaneously with the final plat.
- 6) The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, prior to the recording of the future 1-lot subdivision.

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 applicable County ordinances.

## Administrative Approval

Administrative final approval of Our Land Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: \_\_\_\_\_

\_\_\_\_\_  
Weber County Planning Director or Designee

## Exhibits

- A. Proposed Final Subdivision Plat
- B. Alternative Access Notice of Decision
- C. Private Well Driller Start Card
- D. Private Well Exchange Details – Utah Division of Water Rights
- E. Septic Feasibility Letter

# Location Map



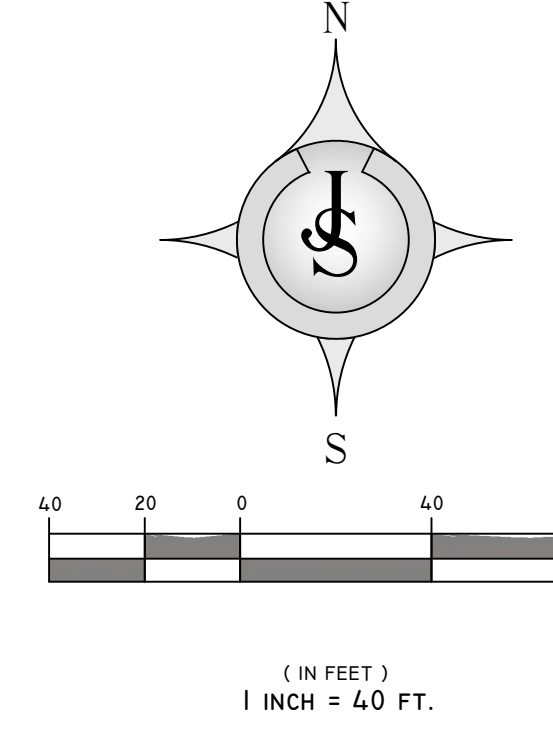
OUR LAND SUBDIVISION
A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.
LOCATED WITHIN, WEBER COUNTY, UTAH.

PREPARED 7/20/2021

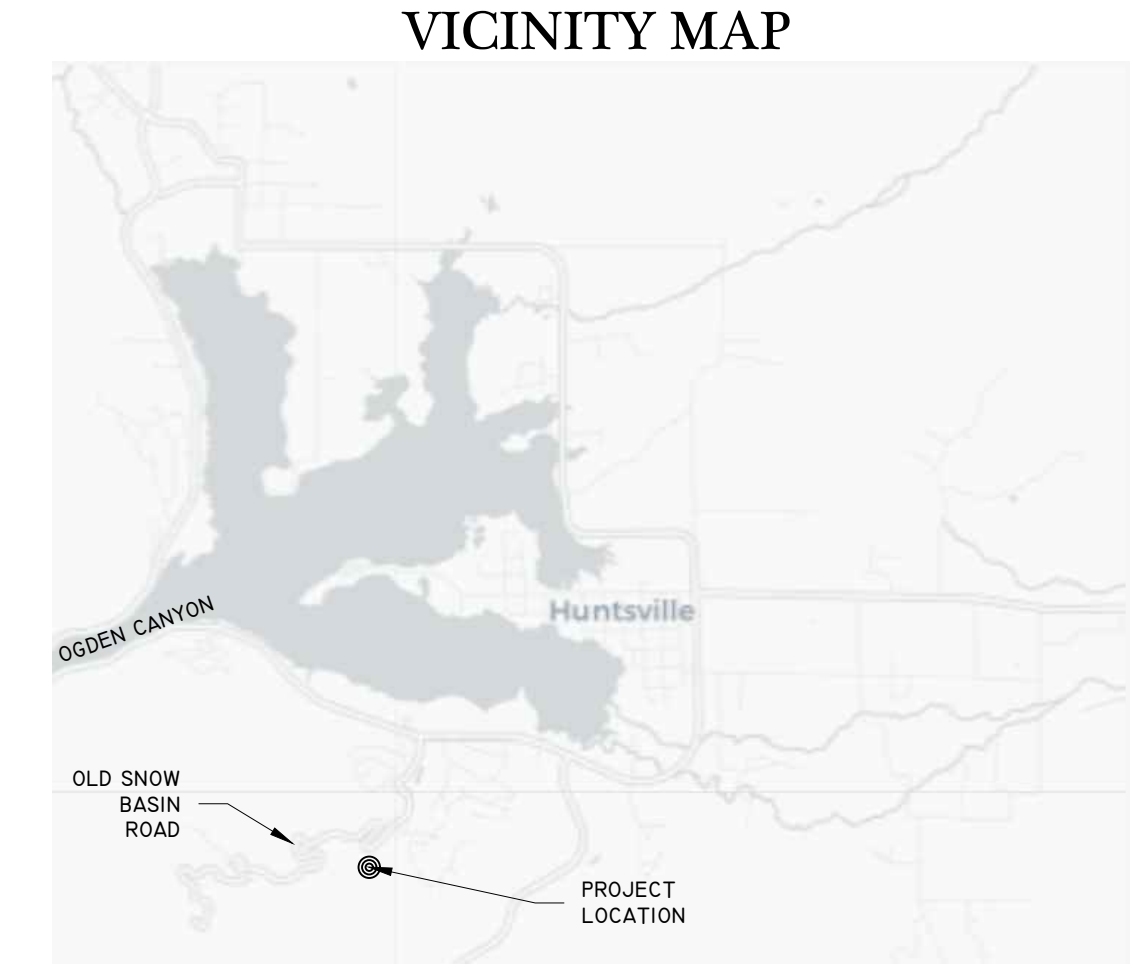
PARCEL # 20-035-0023
HUNTER

PARCEL # 20-035-0036
REVIS

TOLIVER LANE



PARCEL # 20-035-0038
CHELEMES ENTERPRISES



PARCEL # 20-035-0031
ELEANOR M BLACKSON TRUST

TOLIVER LANE

PARCEL # 20-035-0020
COLES
PREVIOUS RECORD OF
SURVEY FILE # 6326
REC. AUG. 21, 2019.

LEGEND table with symbols for Property Line, Easement Line, Building Setback Line, Fire Hydrant, Property Corner, Street Monument, Sectional Monument, Access & Utility Easement.

- NOTE
1. This Subdivision is located within a Natural Hazards Area. A geotechnical and geologic investigation has been performed by Intermountain GeoEnvironmental Services, Inc. (IGES) on September 16, 2016 (IGES) Project No. 02350-001. The final report is available for public review at the Weber County Planning Division Office.
2. There is a 100 foot while protection area for any private well location within this area.
3. This lot is affected by water use and restrictions as per Weber County Subdivision code 106-4-2.1.
4. A respective landscape company is written up and recorded as Entry # \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Dated \_\_\_\_\_ On File within Weber County Recorder's Office.
5. This lot 1 has secured a 1 acre /foot of water through a private well. As shown hereon.

EAST QUARTER COR. OF SEC 23
T. 6N., R. 1 E., SLB&M
FOUND BLM BRASS CAP MON. 1966

FOUND REBAR
EL. = 5269.59'

PARCEL # 20-102-0043
LEGENDS AT HAWKINS CREEK LOT
OWNERS ASSOCIATION

PARCEL # 20-035-0036
REVIS

SEC. COR. TO SEC. COR.
REC. 2628.95' (MEAS. 2628.66')

OWNER'S DEDICATION

FOUND REBAR
EL. = 5284.84'

FOUND REBAR
EL. = 5377.03'

SOUTHEAST COR. OF SEC. 23
T. 6N., R. 1 E., SLB&M
FOUND BLM BRASS CAP MON. 1966

SURVEYOR'S CERTIFICATE

I, Shane Johanson, do hereby certify that I am a Land Surveyor and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing act, certificate No. 7075114, as prescribed under the laws of the State of Utah. I further certify that, by authority of the Owners, I have completed a survey of the property described on the plot in accordance with Section 17-23-17 and have verified all measurements of a tract of land, hereafter to be known as OUR LAND SUBDIVISION, as shown on this plot. That I have placed monuments as represented on this plot and that this survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'. Also, to the best of my knowledge this subdivision meets Weber County use codes.



Narrative:
The purpose of this survey is to comply with local ordinance and subdivision code as it pertains to a single lot subdivision. For the final purpose to build and develop a residential lot for residential use enjoyment and purposes.

BOUNDARY DESCRIPTION

Parcel # 20-035-0030, a parcel of land located in the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, known as OUR LAND SUBDIVISION, more particularly described as follows:
Beginning at a point which is South 1378.57 feet along the section line from the East quarter corner of said section 23, running thence South 550.00 feet along the section line; Thence North 64°52' West 784.73 feet to the center of an existing road; Thence 2 courses along the center of said road as follows: North 20°04'15" West 106.25 feet and North 13°59'45" West 93.75 feet; Thence North 88°04'10" East 770.01 feet to the point of beginning. Together with and subject to a 50 foot right-of-way across part of the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian; Said right-of-way being 25 feet on either side of and parallel to the following described road center line: Beginning at a point which is South 2628.99 feet along the East section line, South 88°28'06" West 36.40 feet along the South section line and North 40°43'54" West 1023.46 feet from the East quarter corner of said section 23, running thence North 6d37' East 185.00 feet; Thence North 20°04'15" West 186.50 feet; Thence North 13°59'45" West 93.75 feet; Thence North 60°55'45" West 223.46 feet; Thence South 80°10'30" West 77.49 feet; North 48°59'30" West 114.59 feet; Thence North 11°46'15" East 211.33 feet; Thence North 41°30'42" East 58.98 feet to the South line of the Snow Basin Road.
containing 6.20 +/- acres

OWNER'S DEDICATION

Know all men by these presents that \_\_\_\_\_, the undersigned owner(s) of the above described tract of land having caused some to be subdivided into this lot and Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares to be hereafter known as

OUR LAND SUBDIVISION

and also to grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements and the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no no buildings or structures being erected within such easements.

In witness whereof \_\_\_\_\_ have hereunto set this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of WEBER
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being by me duly sworn did say the he/she is the \_\_\_\_\_ of \_\_\_\_\_, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.
My commission expires: \_\_\_\_\_ Notary Public
residing in: \_\_\_\_\_

OUR LAND SUBDIVISION

A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.
LOCATED WITHIN, WEBER COUNTY, UTAH.

DEVELOPER
MARK BANNER (385) 237-6760 mbanner2@gmail.com
3688 W. Elk Valley Ln, South Jordan, UT 84089

JOHANSON SURVEYING logo and contact information.

WEBER COUNTY SURVEYOR signature block.

WEBER COUNTY PLANNING COMMISSION APPROVAL signature block.

WEBER-MORGAN HEALTH DEPARTMENT signature block.

WEBER COUNTY ATTORNEY signature block.

WEBER COUNTY ENGINEER signature block.

WEBER COUNTY COMMISSION ACCEPTANCE signature block.

NUMBER ACCOUNT SHEET 1 OF 1 SHEETS

WEBER COUNTY RECORDER signature block.





Weber County Planning Division  
www.co.weber.ut.us/planning\_commission  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8371  
Fax: (801) 399-8862

Weber County Planning Division  
**NOTICE OF DECISION**

January 6, 2021

Mark & Karianne Banner  
3688 W Elk Valley Ln.  
South Jordan, UT 84009

You are hereby notified that your application for an Alternative Access Exemption, located on Parcel ID 20-035-0030 was heard and conditionally approved by the Weber County Planning Division in a public meeting held on January 6, 2021. Conditional approval was granted upon meeting all requirements from county reviewing agencies and the following conditions:

1. The access easement shall comply with the design, safety, and parcel/lot standards, as outlined in LUC §108-7-29.
2. The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, prior to the recording of the future 1-lot subdivision.

Approval is based on the following findings:

1. The applicant has demonstrated that extending a fully improved road to one future lot is not practical due to the mountainous location and associated topography.

The next step in the process is to ensure complete compliance with the above listed conditions of approval through the future subdivision process of the subject parcel. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [sperkes@co.weber.ut.us](mailto:sperkes@co.weber.ut.us) or 801-399-8772.

Sincerely,

Scott Perkes, AICP  
Planner III - Weber County Planning Division



**Exhibit D – Private Well Exchange Details – Utah Division of Water Rights**

**Exchange Details for E5975**

Utah Division of Water Rights

5/24/2021 3:01 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Exchange: E5975 (35-13625)

Base Water Right Number: 35-827

**General:**

|   |                         |                |
|---|-------------------------|----------------|
| Status: Approved  | Stock/Contract #: 54981 | County Tax ID: |
| Right Evidenced By: U.S. Bureau of Reclamation and Contract with Weber Basin Water Conservancy District under 35-827 (A27608) |                         |                |
| Proposed Det. Book: 35-   | Map:                    | Pub. Date:     |

**Water Company:**

Water Company/District associated with this Exchange:  
Weber Basin Water Conservancy District

**Owners:**

Name: Mark Banner and Karianne Banner  
Address: 3688 West Elk Valley Lane  
South Jordan UT 84009  
Interest:  
Remarks: Joint Tenants

**Dates:**

|                |                               |   |                              |
|----------------|-------------------------------|---|------------------------------|
| Filing:        | Filed: 09/27/2019             | Priority: 09/27/2019                    |                              |
| Advertising:   | Publication Began: 10/17/2019 | Publication End: 10/24/2019             | Newspaper: Standard Examiner |
|                | Protest End Date: 11/13/2019  | Protested:                              | Hearing Held:                |
| Approval:      | State Eng. Action: Approved   | Action Date: 12/05/2019                 |                              |
|                | Recon. Req. Date:             | Recon. Req Action:                      |                              |
| Certification: | Proof Due Date: 12/31/2024    | Extension Filed Date:                   |                              |
|                | Election or Proof:            | Election/Proof Date:                    |                              |
|                | Certificate Date:             | Lapsed, Etc. Date:                      | Lapsed Letter                |
| Wells:         | Prov. Well Date:              | Most Recent Well Renovate/Replace Date: |                              |

**--- Current Right ---**

**Current General:**

Quantity of Water: 1 ACFT  
Source: Pineview Reservoir  
County: Weber

**Current Points of Diversion:**

Points of Diversion - Surface:

Stream Alteration Required:

(1) N 1699 ft. E 603 ft. from S4 corner, Sec 16 T 6N R 1E SLBM

Diverting Works: Pineview Reservoir

Source: Ogden River

Elevation:

UTM: 429438.517, 4567331.171

**Current Water Uses:**

Other:

Period of Use: 01/01 - 12/31

Comment: Irrigation, domestic, municipal, industrial, power &amp; stockwatering. Supplementl.

**--- Proposed Exchange ---****Proposed General:**

Quantity of Water - CFS: 0 And/Or: Acre Feet: 1

From: 01/01 To: 12/31

Source: Underground Water Well

County: Weber

Common Description: 3 miles SW of Huntsville

**Proposed Points of Exchange:**

Points of Exchange - Underground:

(1) N 920 ft. W 426 ft. from SE corner, Sec 23 T 6N R 1E SLBM

Well Diameter: 6 in.

Depth: 100 to 500 ft.

Year Drilled:

Well Log:

Well Id#:

Elevation:

UTM: 433089.162, 4565443.402 (NAD83)

Source/Cmnt:

**Proposed Points of Release:**

Quantity of water: 0 cfs And/Or: 1 acft

Period of Use: 01/01 To 12/31

\*\*\* Location of Release Point(s) is the SAME as Point(s) of Diversion in CURRENT RIGHT above \*\*\*

**Proposed Water Uses:**

Proposed Water Uses - Group Number: 726619

Water Use Types:

Irrigation-Beneficial Use Amount: 0.033333 Group Total: 0.0333 Period of Use: 04/01 to 10/31

Domestic-Beneficial Use Amount: 2 EDUs Group Total: 2 Period of Use: 01/01 to 12/31

| Place Of Use:         | North West |    | North East |    | South West |    | South East |    | Section |        |
|-----------------------|------------|----|------------|----|------------|----|------------|----|---------|--------|
|                       | NW         | NE | SW         | SE | NW         | NE | SW         | SE |         | Totals |
| Sec 23 T 6N R 1E SLBM |            |    |            |    |            |    |            |    | x       |        |
| Group Acreage Total : |            |    |            |    |            |    |            |    |         |        |

**Proposed Use Totals:**

Irrigation sole-supply total: 0.033333 acres

for a group total of: 0.0333 acres

Domestic sole-supply total: 2 EDUs

for a group total of: 2 EDUs

**Proposed General Comments:**

Contract Date: 2019/09/12

Description: Near Snowbasin

Mountainous property on Old Snowbasin Road which we have owned since 1972 and which we bought from Alfred Adams through realtor Richard Weber. There are many new homes nearby and this property would be used to build a residence.

Thank you. Please email if you have any questions.

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director



May 19, 2021

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

RE: Mark Banner  
Toliver Lane, Huntsville  
Parcel #20-035-0030  
Soil log #15006

Gentlemen:

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

Anticipated ground water tables not to exceed 48 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption field is to be designed using a maximum loading rate of 0.40 gal/sq. ft./day as required for the silty clay loam, blocky structure soil horizon. Engineering will be required to prevent surface water runoff from entering absorption areas and over saturating the system; the curtain drain plan will need to be approved through our office.

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,

Craig Jorgensen, LEHS  
Environmental Health Division  
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | [www.webermorganhealth.org](http://www.webermorganhealth.org)



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

|                             |   |
|-----------------------------|---|
| <b>Application Request:</b> | Consideration and action for final plat approval of Blaine Hadley Farms Subdivision, a three-lot subdivision. |
| <b>Type of Decision:</b>    | Administrative  |
| <b>Agenda Date:</b>         | Wednesday, August 25, 2021  |
| <b>Applicant:</b>           | Sherry Oliver & Sidney A. Hadley, Co-Trustees   |
| <b>File Number:</b>         | LVB062521   |

### Property Information

|                                  |                                |
|----------------------------------|--------------------------------|
| <b>Approximate Address:</b>      | 3230 South 4300 West, Ogden UT |
| <b>Project Area:</b>             | 9.88 acres                     |
| <b>Zoning:</b>                   | Agriculture (A-2)              |
| <b>Existing Land Use:</b>        | Agriculture                    |
| <b>Proposed Land Use:</b>        | Residential                    |
| <b>Parcel ID:</b>                | 15-089-0036                    |
| <b>Township, Range, Section:</b> | T6N, R2W, Section 33, SW       |

### Adjacent Land Use

|               |             |               |                         |
|---------------|-------------|---------------|-------------------------|
| <b>North:</b> | Residential | <b>South:</b> | Residential             |
| <b>East:</b>  | Agriculture | <b>West:</b>  | Residential/Agriculture |

### Staff Information

|                          |  |
|--------------------------|--|
| <b>Report Presenter:</b> | Scott Perkes<br>sperkes@co.weber.ut.us<br>801-399-8772 |
| <b>Report Reviewer:</b>  | RG   |

## Applicable Ordinances

- Title 104 (Zones) Chapter 2 (Agricultural Zones)
- Title 106 (Subdivisions)

## Background and Summary

The applicant is requesting final approval of Blaine Hadley Farms Subdivision, a three-lot subdivision located at approximately 3230 South 4300 West, Ogden, in the A-2 zone.

The proposed final subdivision plat (see **Exhibit A**) depicts a three-lot subdivision dividing a total of 9.88 acres into lots ranging between 1.9 and 5.3 acres. All three lots will be taking access off of the existing 4300 West Street. The right-of-way for 4300 West will be brought up to county standards through the proposed dedication of right-of-way totaling 33-feet in width.

## Analysis

**General Plan:** The proposal conforms to the West Central Weber General Plan by encouraging development within the existing residential areas.

**Zoning:** The subject property is located in the Agricultural A-2 zone. The land use requirements for this zone are stated in the LUC§ 104-2 as follows:

*The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106 (Subdivisions), and the A-2 Zone standards listed in LUC 104-2. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width, and yard regulations: In the LUC §104-2-5, the A-2 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150 feet for single-family dwelling lots.

Each lot within the proposed Blaine Hadley Farms Subdivision meets the minimum acreage and width requirements of the A-2 zone.

Culinary water: Taylor West Weber Water District will provide culinary water to each lot (see **Exhibits B & C**). In clarifying with Ryan Rogers, Manager of Taylor West Weber Water, culinary water may be used for secondary purposes with this subdivision.

Secondary water: Due to the lack of secondary water infrastructure in the vicinity of the subdivision, Taylor West Weber Water allows for the applicant to transfer half of a share of Hooper Irrigation or Wilson Irrigation per lot into Taylor West Weber's name. These shares will be held until pressurized secondary water is available. When pressurized water is available, the shares will be given back so that pressurized connections can be made. (see **Exhibit D**). However, in the meantime, these transferred shares will allow for culinary water to be used for secondary purposes.

Sanitary sewage disposal: Waste water will be treated by on-site waste water disposal systems (septic). Weber-Morgan Health Department has issued a septic feasibility letter for the three proposed lots (see **Exhibit E**).

Review Agencies: To-date, Planning, Engineering, Weber-Morgan Health, and Weber Fire have reviewed the proposed subdivision. Minor revisions to the dedication plat may be required prior to recording the plat in order to satisfy all agency review comments.

Public Notice: Public notice was sent by mail to all property owners within 500 feet of the subject property.

## Staff Recommendations

Staff recommends final approval of the Blaine Hadley Farms Subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The owner is required to enter into a deferral agreement for curb, gutter, sidewalk, and asphalt along the frontage of 4300 West Street.
2. A final approval letter must be submitted without conditions from Taylor West Weber Water.
3. A notice of on-site waste water disposal system must be recorded simultaneously with the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

## Administrative Approval

Administrative final approval of Blaine Hadley Farms Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: \_\_\_\_\_.

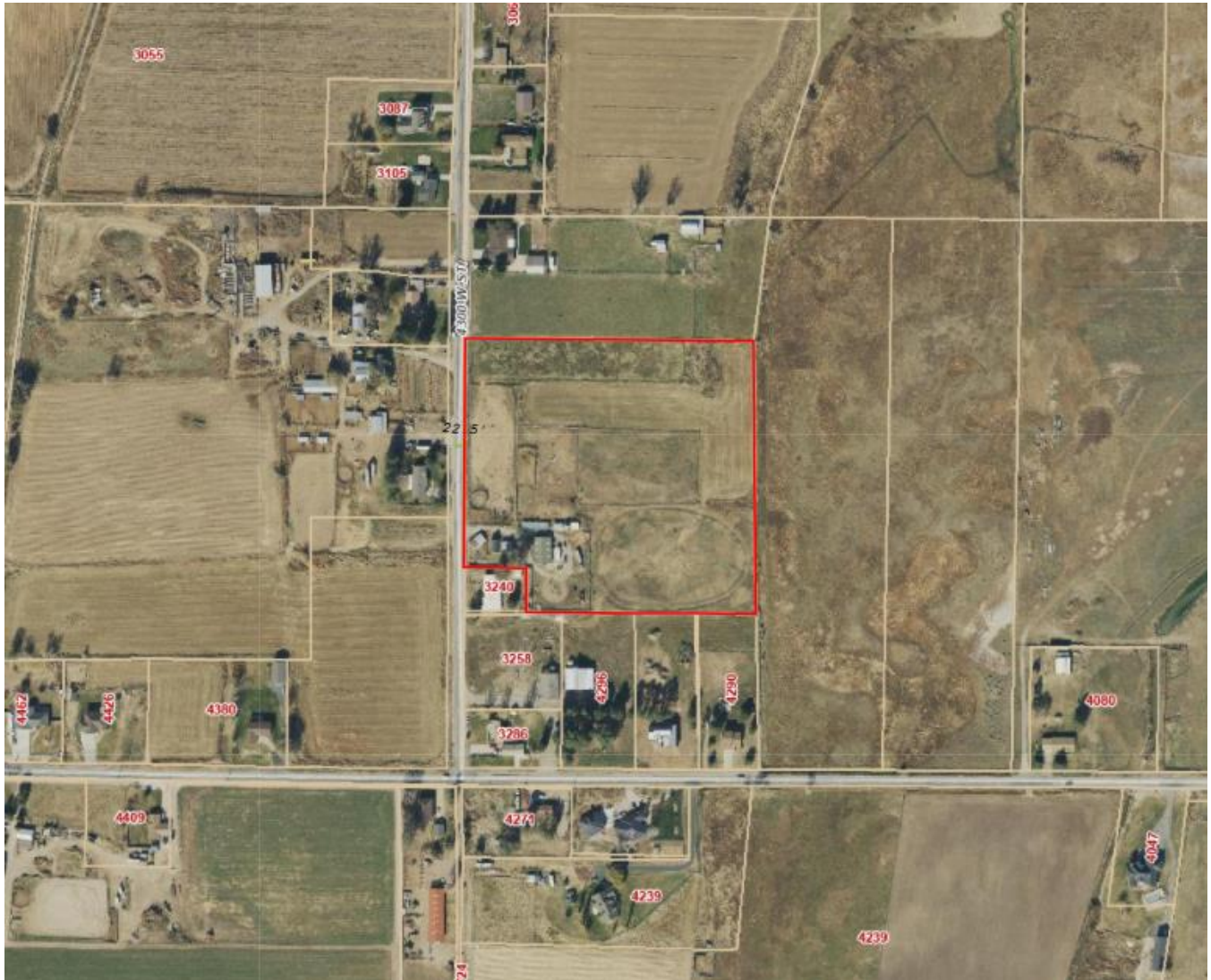
\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

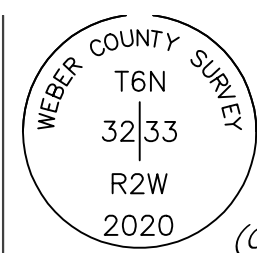


## Exhibits

- A. Subdivision Plat
- B. Taylor West Weber Preliminary Will-Serve Letter
- C. Taylor West Weber Final Will-Serve Letter
- D. Hooper Irrigation No-Serve Letter
- E. Septic Feasibility Letter

## Map

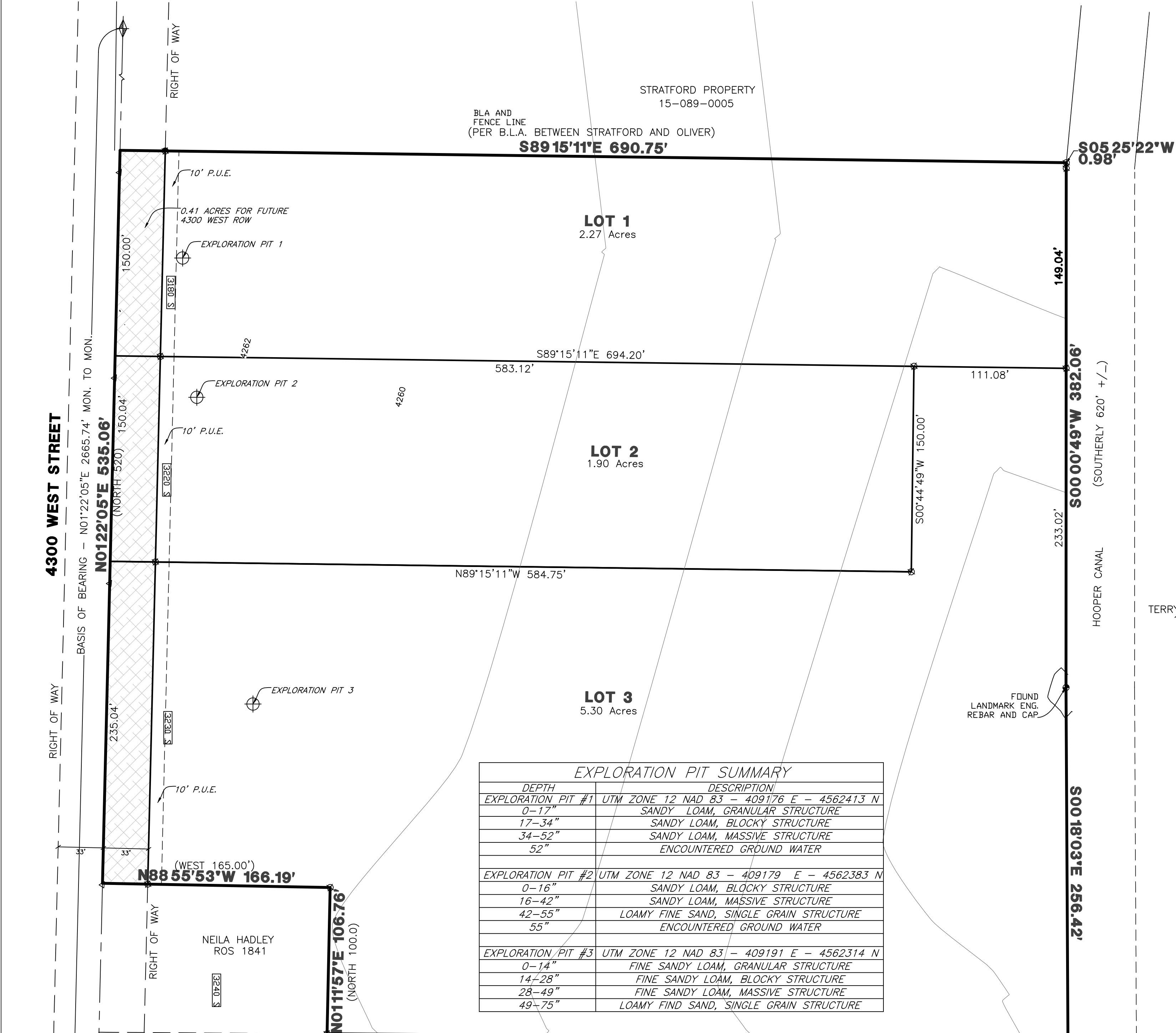




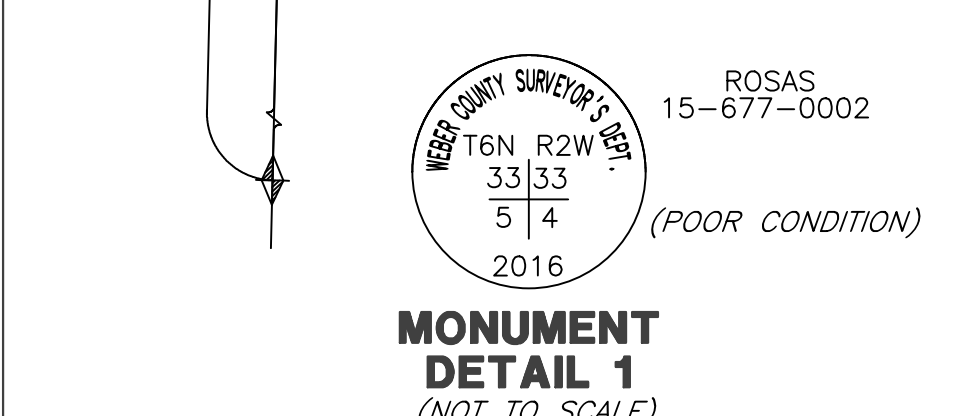
# BLAINE HADLEY FARMS SUBDIVISION

PART OF THE SW QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
JULY 30, 2021

MONUMENT  
DETAIL 2  
(NOT TO SCALE)



| EXPLORATION PIT SUMMARY                                      |   |
|--|---|
| DEPTH  | DESCRIPTION                             |
| EXPLORATION PIT #1 UTM ZONE 12 NAD 83 - 409176 E - 4562413 N |   |
| 0-17"  | SANDY LOAM, GRANULAR STRUCTURE          |
| 17-34"   | SANDY LOAM, BLOCKY STRUCTURE            |
| 34-52"   | SANDY LOAM, MASSIVE STRUCTURE           |
| 52"  | ENCOUNTERED GROUND WATER                |
| EXPLORATION PIT #2 UTM ZONE 12 NAD 83 - 409179 E - 4562383 N |   |
| 0-16"  | SANDY LOAM, BLOCKY STRUCTURE            |
| 16-42"   | SANDY LOAM, MASSIVE STRUCTURE           |
| 42-55"   | LOAMY FINE SAND, SINGLE GRAIN STRUCTURE |
| 55"  | ENCOUNTERED GROUND WATER                |
| EXPLORATION PIT #3 UTM ZONE 12 NAD 83 - 409191 E - 4562314 N |   |
| 0-14"  | FINE SANDY LOAM, GRANULAR STRUCTURE     |
| 14-28"   | FINE SANDY LOAM, BLOCKY STRUCTURE       |
| 28-49"   | FINE SANDY LOAM, MASSIVE STRUCTURE      |
| 49-75"   | LOAMY FINE SAND, SINGLE GRAIN STRUCTURE |



## NOTES

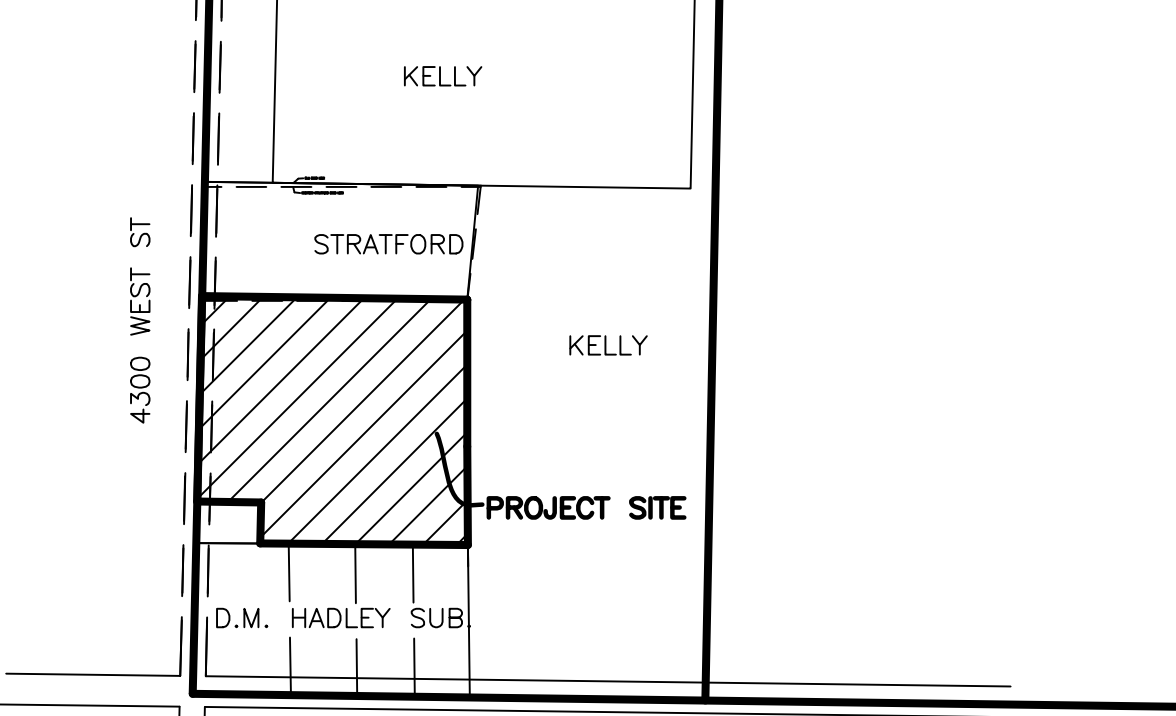
A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY DATED MAY 17, 2021, SHOWED TWO EASEMENTS FOR UTILITIES. THE FIRST ONE WAS TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH FOR PROVIDED SERVERS AND WAS A BLANKET EASEMENT FOR THE ENTIRE SECTION. THE LINES FOR THIS AREA WERE INSTALLED ON THE WEST SIDE OF 4300 WEST AND DO NOT IMPACT THIS PROPERTY. THE SECOND EASEMENT WAS A BLANKET EASEMENT FOR THE ENTIRE SECTION TO ALLOW WILSON IRRIGATION TO BUILD AND MAINTAIN IRRIGATION LINES. NO FACILITIES WERE OBSERVED ON THE PROPERTY, AND THEREFORE ARE NOT SHOWN.

## AGRICULTURAL STATEMENT

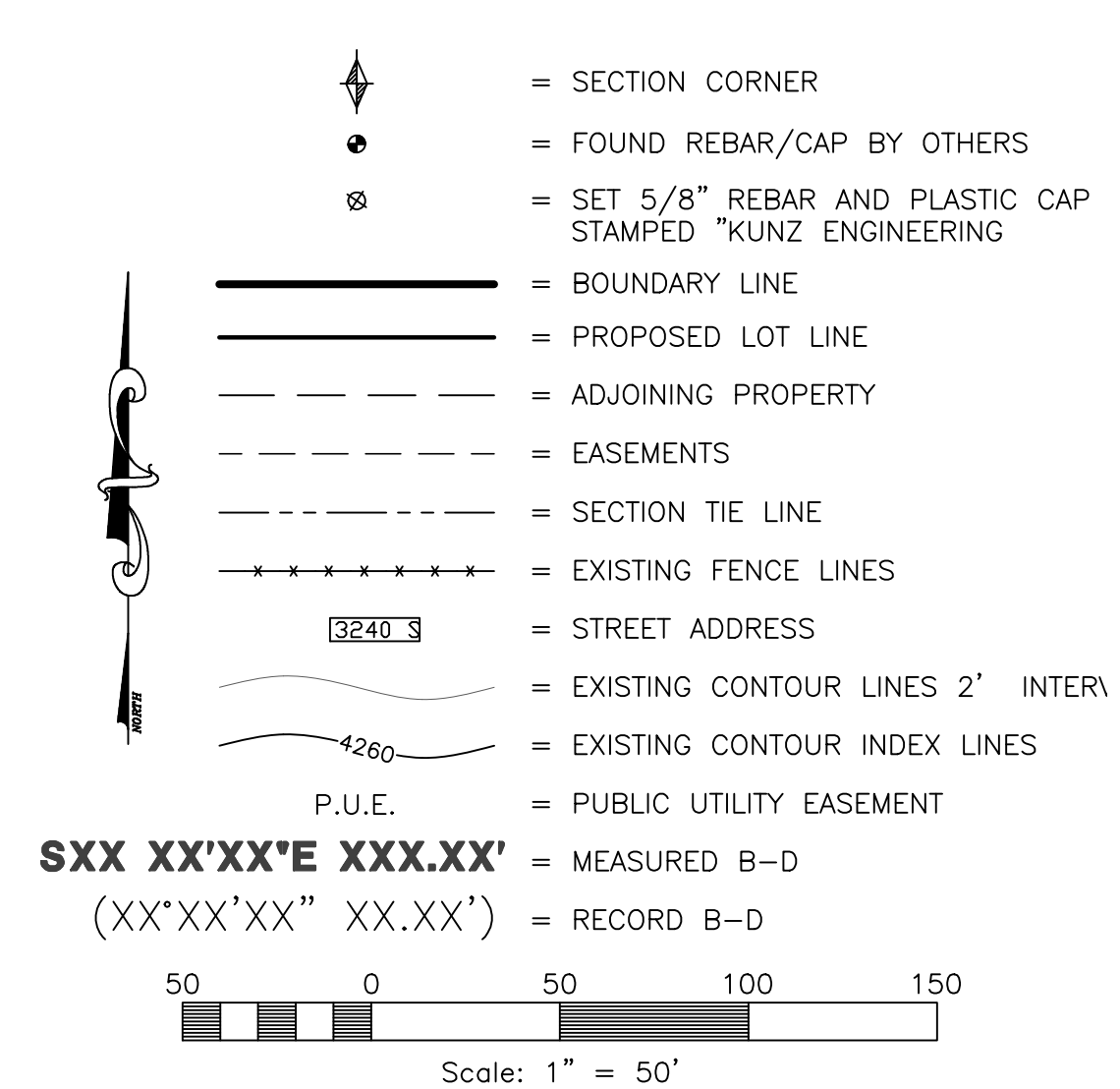
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

## NOTE

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.



## VICINITY MAP



## BASIS OF BEARINGS

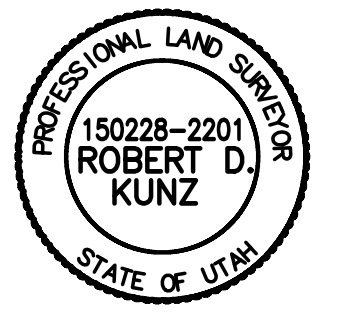
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE AS MEASURED BETWEEN FOUND MONUMENTS BETWEEN THE SW CORNER AND THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS N01°22'05"E

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW THREE LOT SUBDIVISION FOR THE PURPOSE OF BUILDING A NEW HOME. THE ROAD RIGHT OF WAY (33' HALF WIDTH) WILL BE DEDICATED TO WEBER COUNTY. ALL BOUNDARY CORNERS WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING". ALL FRONT LOT CORNERS WERE SET AT THE FUTURE RIGHT OF WAY LINE 33' FROM THE CENTER LINE OF 4300 WEST STREET.

## SURVEYOR'S CERTIFICATE Exhibit A

I, ROBERT D. KUNZ DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF BLAINE HADLEY FARMS SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.



SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
XXXX  
UTAH LICENSE NUMBER XXXX

## OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT BLAINE HADLEY FARMS SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE THE IRRIGATION EASEMENT TO WEBER COUNTY FOR IRRIGATION AND DRAINAGE PURPOSES, SAID EASEMENT TO BE OWNED AND MAINTAINED BY LOT OWNERS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
FOR: THE BLAINE A. HADLEY REVOCABLE TRUST DATED OCT 4, 2001  
SHERRY OLIVER, CO-TRUSTEE SIDNEY HADLEY, CO-TRUSTEE

## ACKNOWLEDGMENT

STATE OF UTAH )SS.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## DESCRIPTION OF SUBDIVISION

PARCEL 15-089-0007 THE BLAINE A. HADLEY REVOCABLE TRUST AS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORD ENTRY NUMBER 3096711 DATED 28 OCTOBER 2020.  
A PART OF THE SW QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SW CORNER OF SAID SECTION 33 AND PROCEEDING N01°22'05"E, 501 FEET TO THE TRUE POINT OF BEGINNING THENCE N01°22'05"E, 535.06 FEET TO THE EXTENSION OF A LONG STANDING FENCE LINE; THENCE ALONG SAID FENCE LINE S89°15'11"E, 690.75 FEET TO THE WESTERLY EMBANKMENT OF THE HOOPER CANAL AND THE WEST LINE OF SURVEY RECORDED AS NO. 3497 IN THE WEBER COUNTY RECORD OF SURVEY BY LANDMARK SURVEYING FOR ROLLO AND KAYLLINE  
PETERSON; THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES (1)S05°24'22"W, 0.98 FEET; (2)S00°04'49"N, 382.06 FEET; AND (3)THENCE S00°18'03"E, 256.42 FEET TO THE NORTH LINE OF D.M. HADLEY SUBDIVISION; THENCE ALONG SAID SUBDIVISION N89°36'23"W, 540.71 FEET TO THE SE CORNER OF NEILA HADLEY BOUNDARY; THENCE ALONG SAID BOUNDARY N01°11'57"E, 106.76 FEET AND N88°55'53"W, 166.19 FEET TO THE TRUE POINT OF BEGINNING.  
HAVING AN AREA OF 430605.11SQ FT, 9.88 ACRES

**KUNZ ENGINEERING**  
ENGINEERING SURVEYING LAND PLANNING  
280 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-830-9896  
PHONE: (801) 225-8232 eMAIL: ROBERTDKUNZ@GMAIL.COM

DEVELOPER  
SHERRY OLIVER AND SIDNEY HADLEY  
3859 SOUTH 3500 WEST  
ROY, UTAH 84068  
801-7236-1464

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
WEBER COUNTY ENGINEER

**WEBER COUNTY COMMISSION ACCEPTANCE**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
WEBER COUNTY SURVEYOR

**WEBER COUNTY ATTORNEY**  
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
WEBER COUNTY ATTORNEY

**WEBER-MORGAN HEALTH DEPARTMENT**  
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
WEBER-MORGAN HEALTH DEPARTMENT

**Weber County Recorder**  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder \_\_\_\_\_  
Deputy.



2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668

12/22/2020

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **PRILIMINARY** approval has been given and the District has the capacity to provide culinary water only for 3 lots for the Hadley Farm Subdivision at the approximate address 3218 S. 4300 W. Taylor, Utah. This property has one existing connection and the owners are requesting two additional connections.

Requirements:

- Plan review fee= \$100 per lot. (total \$200)
- Water rights fee = \$4,363.00 per lot or current costs when paid. (\$8,726.00 total)
- Secondary Water = Must have 1 share of Hooper Irrigation or Wilson Irrigation shares put in Taylor West Weber Water name. Taylor West Weber Water will hold the share until pressurized secondary water is available. When pressurized water is available it will be given back so that pressurized connections can be made.
- Impact Fees = \$5,228.00 per lot or current costs when paid.
- Connection Fee = \$1,730.00 per lot plus the cost of asphalt and road work if applicable.
- Water Meter = \$375.00 per lot.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

**FINAL APPROVAL SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.** Final approval is subject to meeting all of the requirements of the District and all fees being paid and received. This letter expires six months from the date it is issued.

Sincerely, 

Expires 6/22/2021

Ryan Rogers – Manager  
Taylor West Weber Water Improvement District



2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668  
7/19/2021

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401  
To Whom It May Concern:

This is to inform you that ***Final*** approval has been given and the district has the capacity to provide only culinary water for Blaine Hadley Subdivision a 3-lot subdivision by the means of a 10" water main on 4300 W. and a 6" water line on 1900 S. Taylor West Weber Water specifications and details must be followed in all installation procedures.

Requirements:

- Plan review fee= \$100 per lot. Paid
- Water rights fee =Must be paid before final subdivision approval is given. \$4,363.00 per lot. Paid
- Secondary Water =In process of transferring ½ of a share per lot to Taylor West Weber Water when pressurized secondary is available the home owner must connect to the pressurized system.
- Impact/ Hookup Fees = Paid by each lot owner or builder before a building permit is issued. Amounts are subject to change based on impact fees. Lots 1 & 3 are paid in full and building on these lots is permitted.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

**OCCUPANCY APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.**

Sincerely, 

Ryan Rogers – Manager

Taylor West Weber Water District



|                    |  |
|--------------------|--|
| PO Box 184         | Phone: (801)985-8429   |
| 5375 S 5500 W      | Fax: (801)985-3556   |
| Hooper, Utah 84315 | <a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a> |

November 19, 2020

Taylor West Weber Water  
2815 W 3300 S  
West Haven, Utah 84401

RE: Hadley Property – 3218 S 4300 W

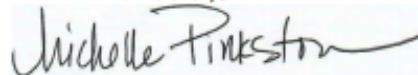
To Whom It May Concern:

This letter is to inform and verify that there are no Hooper Irrigation Secondary Pressurized water lines at the above noted location, so connection to the Secondary System is not possible. Secondary lines may be extended in the future but a time frame for this expansion has not been disclosed or determined and is likely several years in the future. We recommend that Hooper Irrigation "Class A" shares or Wilson Irrigation Shares be turned in to Taylor West Weber Water to ensure their ability to connect to the Secondary Pressurized System when it is expanded to this area.

The development is located at approximately 3218 South and 4300 West and consists of 3 lots.

If you have questions, please call 801-985-8429.

Sincerely,



Michelle Pinkston  
Office Manager  
Board Secretary

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director



May 4, 2021

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

RE: Sherry Oliver  
3218 S 4300 W Ogden, UT  
Parcel # 15-089-0007  
Soil Log #15145

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on May 3, 2021. The exploration pit(s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12 Nad 83 409176 E 4562413 N)  
0-17" Sandy Loam, Granular Structure  
17-34" Sandy Loam, Blocky Structure  
34-52" Sandy Loam, Massive Structure  
Groundwater Encountered At 52"

Exploration Pit #2 (UTM Zone 12 Nad 83 409179 E 4562382 N)  
0-16" Sandy Loam, Blocky Structure  
16-42" Sandy Loam, Massive Structure  
42-55" Loamy Fine Sand, Single Grain Structure  
Groundwater Encountered At 55"

Exploration Pit #3 (UTM Zone 12 Nad 83 409191 E 4562314 N)  
0-14" Fine Sandy Loam, Granular Structure  
14-28" Fine Sandy Loam, Blocky Structure  
28-49" Fine Sandy Loam, Massive Structure  
49-75" Loamy Fine Sand, Single Grain Structure

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

#### DESIGN REQUIREMENTS

Culinary water will be provided by Taylor-West Weber Water Improvement District, an existing approved public water system. **A letter from the water supplier is required prior to issuance of a permit.**

Anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.45 gal/ft<sup>2</sup>/day as required for the sandy loam, massive structure soil horizon.

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.

**EDUCATE | ENGAGE | EMPOWER**

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | [www.webermorganhealth.org](http://www.webermorganhealth.org)

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,



Ryan Klinge  
Environmental Health Division  
801-399-7160