



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**October 28, 2020  
4:00 to 5:00 p.m.**

<https://us02web.zoom.us/j/82618054574>

1. **AAE 2020-08: Consideration and action on an alternative 1.access request to use a private right-of-way as the primary access to a future four-lot subdivision. *Presenter Steve Burton***
2. **LVC 092620 - Consideration and action on final approval of the Cash Cow Subdivision, a two-lot subdivision. *Presenter Felix Lleverino***

**Adjourn**

*The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/ink in a web browser:*

<https://us02web.zoom.us/j/82618054574>

*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*





## Staff Report for Administrative Approval

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	Consideration and action on an alternative access request to use a private right-of-way as the primary access to a future four lot subdivision.
<b>Agenda Date:</b>	Wednesday, October 28, 2020
<b>Applicant:</b>	Mike Westwood (Owner)
<b>File Number:</b>	AAE 2020-08

#### Property Information

<b>Approximate Address:</b>	1900 N 7900 E, Eden
<b>Project Area:</b>	196 acres
<b>Zoning:</b>	Agricultural Valley 3 Zone (AV-3), Forest Valley 3 Zone (FV-3)
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	21-005-0030
<b>Township, Range, Section:</b>	T6N, R2E, Section 6

#### Adjacent Land Use

<b>North:</b>	Vacant	<b>South:</b>	Vacant
<b>East:</b>	Vacant	<b>West:</b>	Vacant

#### Staff Information

<b>Report Presenter:</b>	Steve Burton sburton@webercountyutah.gov 801-399-8766
<b>Report Reviewer:</b>	RG

### Applicable Land Use Codes

- Title 104 (Zones) Chapter 6 (Agricultural Valley 3 (AV-3) Zone)
- Title 104 (Zones) Chapter 14 (Forest Valley 3 (FV-3) Zone)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 29 (Flag lot access strip, private right-of-way, and access easement standards)
- 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)

### Background

The applicant is requesting approval of a 20 foot wide private access easement to provide access to a future four lot subdivision. The applicant currently owns 196 vacant acres located in the AV-3 and FV-3 zones. The site is located in the floodplain and there are multiple streams that run through this property. The location of streams can be seen on the county's stream map included as exhibit c. The applicant has provided a conceptual layout of the future subdivision that indicates three of the four lots will not have frontage along a public street. The concept layout is included as part of exhibit b.

### Analysis

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 unfeasible 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.*

The various streams that are on this property may be considered “substantial evidence” that it is unfeasible or impractical to extend a public road to serve this future subdivision. The county’s stream map shows 5 streams that affect this property.

While bridges are permitted to be installed to access across streams, the Ogden Valley General Plan cites the importance of preserving the quality and function of streams. The land use authority may find that, in order to preserve the quality and function of several streams on this property, an alternative access is warranted.

Section 108-7-31 of the Land Use Code outlines the following condition that must be met as part of alternative access approval:

*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.*

The access easement must meet the design, safety, and parcel/lot standards outlined LUC §108-7-29(a) (b), and (c) prior to issuance of a certificate of occupancy on any home that will gain access from the access easement. The location of the access easement does not inhibit the creation of future roads, nor does it inhibit the continuation of existing roads in this area. In the future, if more lots are proposed to gain access by the proposed easement, a new alternative access application will be required, and the feasibility and practicality of a public road will be assessed.

Review Agencies: The Engineering Division and the Fire District have reviewed and conditionally approved this proposal, on the condition that the easement be constructed to the standards outlined in 108-7-29.

### **Staff Recommendation**

Staff recommends approval of AAE 2020-08, to provide access by private access easement to a future four lot subdivision, as shown on the concept plan included as Exhibit B. The recommendation for approval is subject to review agency requirements 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 subdivision.

Approval is based on the following findings:

1. The applicant has demonstrated that extending a fully improved road to four lots is not practical due to the location of several streams on this property.

### **Administrative Approval**

Administrative final approval of AAE 2020-08 to create a private access that would serve as an access to four future residential lots.

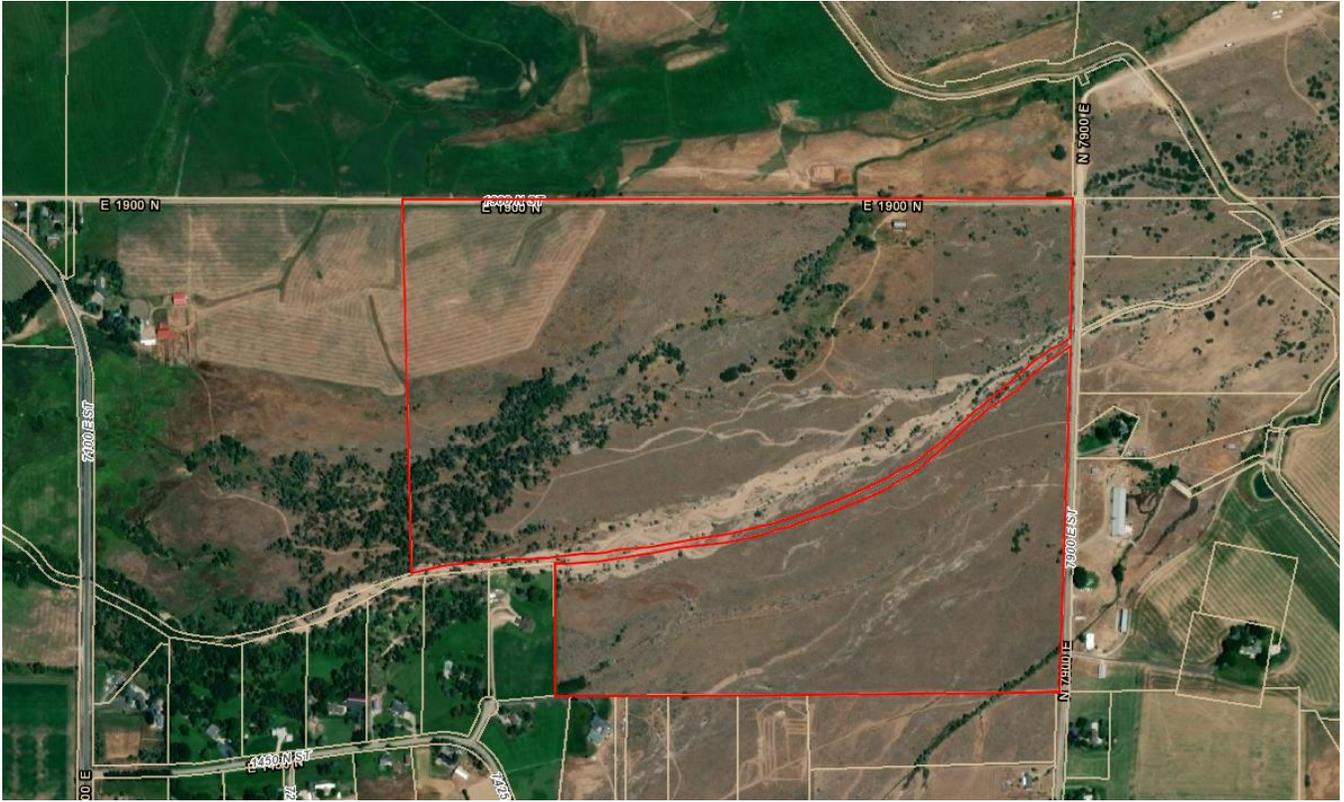
Date of Administrative Approval: \_\_\_\_\_

\_\_\_\_\_  
Rick Grover - Planning Director

### **Exhibits**

- A. Alternative Access Exception Application
- B. Concept Plan
- C. Stream Corridor Map

# Property Map



## Weber County Alternative Access Application

Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

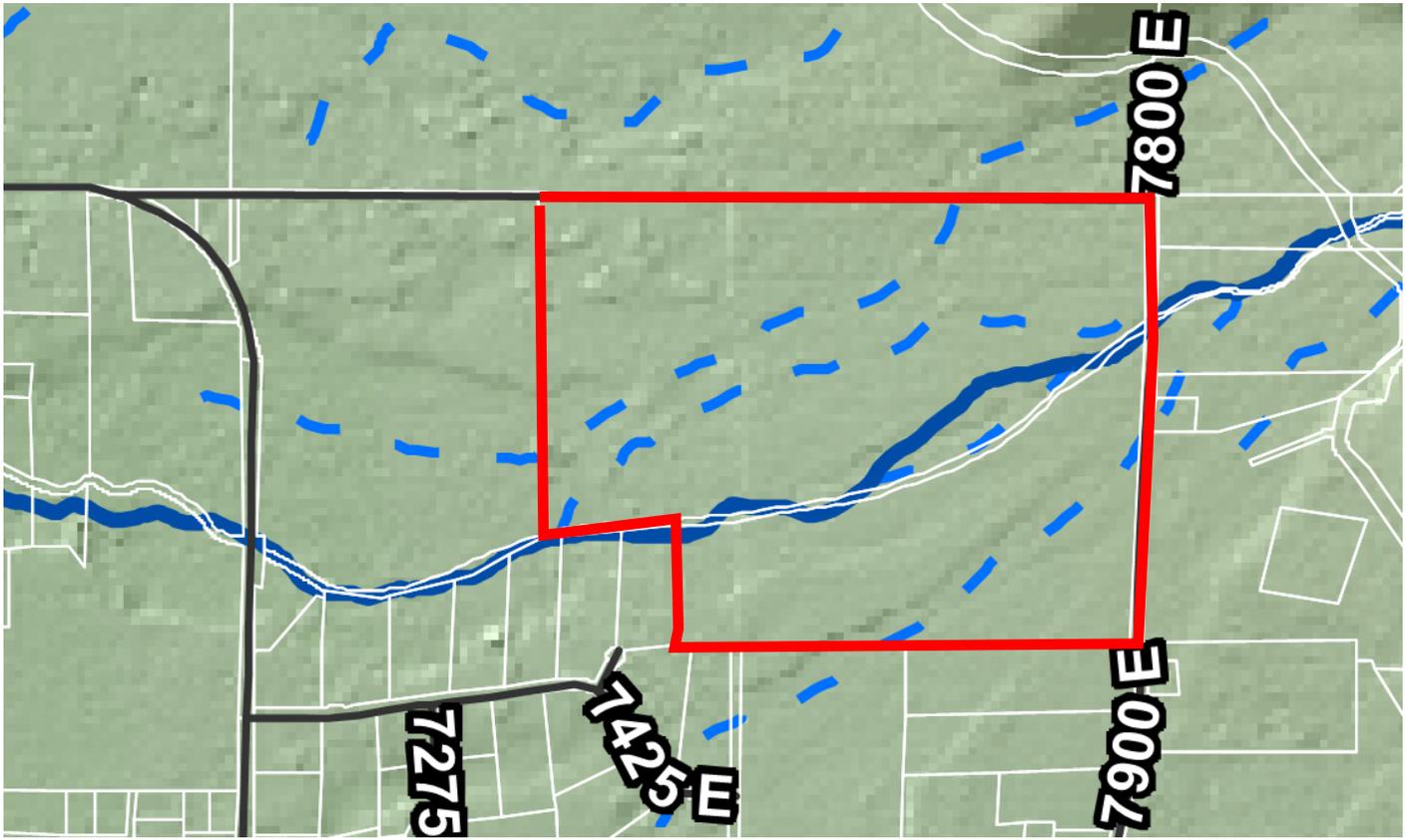
Date Submitted /Completed	Application Fee: <b>\$350.00</b>	Receipt Number (Office Use)	File Number (Office Use)
<b>Application Type</b>			
<input type="checkbox"/> Flag lot access strip <input checked="" type="checkbox"/> Access by Private Right of Way <input type="checkbox"/> Access at a location other than across the front lot line			
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) Westwood Eden LLC		Mailing Address of Property Owner(s) 3130 W. 3600 S.	
Phone 801-643-2340	Fax	West Haven, UT 84401	
Email Address (required) westwood450@MSN.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) Mike Westwood		Mailing Address of Authorized Person 3130 W. 3600 S.	
Phone 801-643-2340	Fax	West Haven, UT 84401	
Email Address (required) westwood450@MSN.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Information</b>			
Project Name DW Ranch	Total Acreage 196	Current Zoning AV3 / F43	
Approximate Address 1900 N. 7900E Eden, UT	Land Serial Number(s) 210050030		
Proposed Use Ranch, Residential			
Project Narrative <p>We are moving our family Farming operation from West Haven to Eden. We would like to build 4 homes on individual lots of 5+ acres. We would like to construct a road for access to these homes. The road would be 1100' long and 20' wide. It will be constructed with 6" of pit run and 8" of road base to accomodate 75,000 lbs as required by the Fire Dept. We met with WC planning, engineers, Fire and Health on Sept 23 and they agreed with this proposal.</p>			



# Weber County Geo-Gizmo

Exhibit B







# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on final approval of the Cash Cow Subdivision, a two-lot subdivision.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Wednesday, October 28, 2020
<b>Applicant:</b>	William F. and Jana Colvell, owner
<b>File Number:</b>	LVC 092620

### Property Information

<b>Approximate Address:</b>	3952 N 3175 W, Ogden UT
<b>Project Area:</b>	2.5 acres
<b>Zoning:</b>	Agriculture (A-1) Zone
<b>Existing Land Use:</b>	Agriculture
<b>Proposed Land Use:</b>	Residential, Agriculture
<b>Parcel ID:</b>	19-010-0085
<b>Township, Range, Section:</b>	T7N, R2W, Section 22

### Adjacent Land Use

<b>North:</b>	Agriculture	<b>South:</b>	Agricultural/Residential
<b>East:</b>	Agricultural/Residential	<b>West:</b>	Agricultural/Residential

### Staff Information

<b>Report Presenter:</b>	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
<b>Report Reviewer:</b>	SB

## Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 5 (A-1 Zone)
- Title 106 (Subdivisions)

## Development History

Alternative access approval to create a private drive was granted in a public meeting held on February 11, 2020.

## Background and Summary

The applicant is requesting final approval of the Cash Cow Subdivision, a two-lot subdivision located at approximately 3952 North 3175 West in the A-1 Zone. This development plan includes a private drive on the south side of the parcel which will provide access to lot two of Cash Cow Subdivision.

The subdivision plat indicates a 30' by 162.5' or 4,875 square foot area dedicated to the public right-of-way called 3175 West Street.

Culinary water will be provided by Bona Vista Water Improvement District and each property will have an individual septic system.

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by preserving the rural character of Western Weber County by creating large lots that allow for the presence of animals.

**Zoning:** The subject property is located in an Agricultural Zone A-1 zone. That land use requirements for this zone are stated in the LUC§ 104-5 as follows:

*The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone LUC 104-5-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

Lot area, frontage/width, and yard regulations: In the LUC §104-7-6, the A-1 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'.

Each lot within the Cash Cow subdivision meets the minimum acreage and width requirements of the A-1 zone.

Culinary water and sanitary sewage disposal: Bona Vista Water Improvement District will provide culinary water to each lot with six conditions of approval (see Exhibit B). The Weber-Morgan Health Department has provided a Septic Feasibility letter for lots 1 and 2 of Cash Cow Subdivision (see Exhibit C).

Review Agencies: Planning, Engineering, Surveying, Weber Fire, and the Weber-Morgan Health Departments have reviewed the proposed subdivision. Minor revisions to the dedication plat and proof of secondary water are requested by Planning and Engineering.

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 Cash Cow Subdivision, a two-lot subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The owner proves that irrigation water is secured.
2. The owner enters into a deferral agreement for curb, gutter, and sidewalk.

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.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

## Administrative Approval

Administrative final approval of Cash Cow 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. Bona Vista will-serve letter
- C. Septic Feasibility Letter

Map 1



**CASH COW SUBDIVISION**  
**LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST,**  
**SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH**  
**JULY 10, 2020**

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TESS LARSEN, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH, AND AS STATED PLAIN (TRUE) BEARING WHICH BEARS WITHIN 88°12' WEST THE RIGHT-OF-WAY OF 3175 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE SAID SUBDIVISION RECORDS AS ESTABLISHED BY LEGAL DOCUMENTS, A TITLE REPORT FURNISHED BY THE CLIENT, AND PHYSICAL EVIDENCE OF OCCUPATION.

**BOUNDARY DESCRIPTION:**

PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGES WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS WEST 498.30 FEET AND SOUTH 500.77 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE SOUTH 88°28'30" EAST 890.34 FEET TO THE CENTERLINE OF DRAIN; THENCE SOUTH 12°45' WEST 325 FEET ALONG SAID CENTERLINE; THENCE NORTH 88°28'30" WEST 690.50 FEET; THENCE NORTH 13°30' EAST 550.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED RIGHT-OF-WAY, BEING 30 FEET EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED RIGHT-OF-WAY CENTER LINE, A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS WEST 558.91 FEET AND SOUTH 2774.91 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION, RUNNING THENCE NORTH 13°30' EAST 283 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 4000 NORTH STREET LESS AND EXCEPTING A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT WHICH IS WEST 498.59 FEET, SOUTH 500.77 FEET AND SOUTH 13°30' WEST 162.50 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 88°28'30" EAST 690.42 FEET TO THE CENTERLINE OF DRAIN; THENCE SOUTH 12°45' WEST 162.50 FEET ALONG SAID CENTERLINE; THENCE NORTH 88°28'30" WEST 690.50 FEET THENCE NORTH 13°30' EAST 162.50 FEET TO THE POINT OF BEGINNING.

**OWNER'S DEDICATION**

I, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME WITH LOTS AND STREETS AS SHOWN ON THE PLAN AND HAVE SAID TRACT CORNERS SUBDIVISION, AND DO HEREBY RESOLVE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, STORM WATER DETENTION POND, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OF FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHEREVER APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020  
 STATE OF UTAH )  
 COUNTY OF WEBER )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, THE PERSONS WHOSE NAMES ARE DESCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED (SEPARATELY) EXECUTED THE SAME, WITNESSED BY HAND AND OFFICIAL SEAL.  
 \_\_\_\_\_ NOTARY PUBLIC

**NOTES:**

1. ZONE A-1 CURRENT YARD SET BACKS: FRONT - 30' // SIDE - 10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' // REAR 30'
  2. SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0200C WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
  3. 10' UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN, ALL EASEMENTS TO BE USED FOR IRRIGATION, WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.
  4. SEWER IS TO BE SEPTIC AS APPROVED BY WEBER COUNTY.
  5. ALL BUREAU OF RECLAMATION EASEMENTS WILL BECOME WEBER COUNTY DRAINAGE EASEMENTS AT THE TIME WHEN THE BUREAU OF RECLAMATION EITHER ABANDONS OR SHARES THE DRAINS WITH WEBER COUNTY.
  6. DUE TO THE TOPOGRAPHY AND 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.
- NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES, AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

**SURVEYOR'S CERTIFICATE:**

I, KEVIN P. LONG DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 86, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF LAND, 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 OR THE GROUP, 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.

KEVIN P. LONG  
 LS 190633  
 No. 190633  
 KEVIN P. LONG  
 DATE OF SURVEY \_\_\_\_\_



ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILE FOR RECORD AND RECORDED: \_\_\_\_\_  
 020, AT \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 OF OFFICIAL RECORDS  
 RECORDED FOR: \_\_\_\_\_  
 COUNTY RECORDER \_\_\_\_\_  
 BY: \_\_\_\_\_

SUBDIVISION APPLICANTS  
 WILLIAM F. COLVELL  
 JANA COLVELL

**DEREK D KENNEDY & JENNIFER A KENNEDY**  
 190100046

**TOM L & VIVIAN D HADLEY**  
 193570001

WITNESS MONUMENT NORTHWEST CORNER SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
 2" BRASS CAP SET INSIDE AXLE HUB

NORTHWEST CORNER SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

FOUND 3" BRASS WEBER COUNTY WITNESS CORNER MONUMENT 2005 STAMPED 134.31, FLUSH WITH BOX CULVERT SURFACE

3175 WEST STREET (PUBLIC R/W)  
 60' WIDE R/W

10' P.U.E. REFERENCED ENTRY NO 131523

**GARY R & CONNIE O JENSEN**  
**JENSEN CO TRUSTEES**  
 190100031

TOGETHER WITH PRIVATE ROAD EASEMENT BOOK 54 PAGE 003

**SCHILDHAUER SUBDIVISION**

**HARMS SUBDIVISION**



**LEGEND**  
 RIGHT OF WAY SECTION LINE  
 EASEMENT LINE  
 BOUNDARY LINE  
 EXISTING FENCE  
 EXISTING PRIVATE ROAD DEDICATION

WEBER COUNTY SURVEYOR: I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYORS OFFICE DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR OBLIGATIONS ASSOCIATED THEREWITH.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

WEBER COUNTY ENGINEER: I HEREBY CERTIFY THAT THE REQUIRED PUBLIC UTILITIES STANDARDS AND REQUIREMENTS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE MAPS OF THE FINANCIAL COMMISSION. THE FINANCIAL COMMISSION IS SUPPORTIVE FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

WEBER COUNTY PLANNING COMMISSION APPROVAL: THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN IS IN ACCORDANCE WITH THE WEBER COUNTY PLANNING COMMISSION.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

WEBER - MORGAN HEALTH DEPARTMENT: I DO HEREBY CERTIFY THAT THE SOIL, REGULATIONS, HAZEL, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR PRIVATE WASTE/SEWER DISPOSAL SYSTEMS.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

WEBER COUNTY ATTORNEY: I HAVE EXAMINED THE FINANCIAL, GUARANTEES AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THE CONDITIONS WITH THE COUNTY DRAINAGE APPLICABLE THEREIN ARE IN FORCE AND AFFECTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

WEBER COMMISSION ACCEPTANCE: THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN THE DEDICATION OF STREETS AND OTHER PUBLIC UTILITIES AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, HEREON HAS BEEN APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

**LAYTON SURVEYS**  
 Professional Land Surveying  
 (801) 698-5997 www.gpsdatcapture@aol.com  
 1812 West 2575 South  
 Syracuse, UT 84075



## Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

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

February 18, 2020

To Whom it May Concern;

RE: AVAILABILITY LETTER FOR - FJ Subdivision

This development is located at approximately 3948 North 3175 West and consists of 1 lot. The Bona Vista Water District does have culinary water available for this development.

Please note:

- A letter from the Fire Department stating that a flow test is not required will need to be provided to the District as soon as possible.
- Proof of secondary water for outside use will need to be provided prior to requesting a connection.
- A culinary water connection for domestic purposes only is available. The fee at this time for a standard residential connection is \$2,433.60.
- The owner or contractor will need to furnish all materials and labor to run the service line. The District will furnish and set the water meter. All materials and workmanship must be in accordance with the Water District's specifications which are made available in our office.
- A residential water connection agreement form must be filled out, and all fees must be paid before culinary water service will be made available.
- Annexation Fee's paid if applicable

If you have any questions or concerns, I can be reached at 801-621-0474 ext. 207.

Sincerely,

Matt Fox  
Assistant Manager

**Board of Directors**

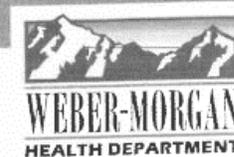
Ronald Stratford, Chairman – Unincorporated Area  
Scott VanLeeuwen, Co-Chairman – Marriott/Slaterville  
Z. Lee Dickemore – Farr West  
Michelle Tait – Harrisville  
Jon Beesley – Plain City

**Management**

Blake Carlin, General Manager  
Matt Fox, Assistant Manager  
Marci Doolan, Office Manager

BRIAN W. BENNION, M.P.A., L.E.H.S.  
Health Officer/Executive Director

August 24, 2020



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

RE: William Colvell  
3952 N 3175 W  
Parcel #19-010-0085  
Soil log #14905

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Bona Vista Water District, an approved community water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Area of Test Pits 1 & 2:

Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media Treatment System followed by an At-Grade or Drip Irrigation Absorption Area as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.25 gal/ft<sup>2</sup>/day for a Wisconsin Mound absorption area, or 0.5 gal/ft<sup>2</sup>/day for an At-Grade or Drip Irrigation absorption area as required for the loam, granular structure soil horizons.

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,

Ryan Klinge  
Environmental Health Division  
801-399-7160

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