

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

---

**January 29, 2025  
4:00 p.m.**

**1. Minutes: June 18, 2024 and August 28, 2024**

**2. Administrative Items**

2.1 UVL110724 - Consideration and action on a request for final approval of Liberty Meadows Phase 2 Subdivision. A single-lot subdivision located at 3807 E 3600 N, Liberty

**Staff Presenter: Felix Lleverino**

**Adjourn**

---

*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401*

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

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

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

---

**Minutes of June 12, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present:** Rick Grover; Planning Director; Tammy Aydelotte; Planner, Marta Borchert, Planner Technician; Kristalyn Devries, Secretary

**1. Minutes:** March 6, 2024, May 8, 2024- Minutes were approved as presented.

**2.1 LVT122823:** Request for Final Approval of the Villas at JDC Ranch, a 55-plus community with 110 patio home lots.  
**Planner: Felix Lleverino**

Mr. Lleverino states that A rezoning of this parcel from A-1 to R-3 was approved by the Weber County Planning Commission on September 13th, 2022. The County Commissioners approved the zoning map amendment and development agreement on December 13th, 2022. The Development Agreement is recorded on the title with the entry number 3297397. Preliminary subdivision approval from the Western Weber Planning Commission was granted on September 19th, 2023. The subdivision application for The Villas at JDC was accepted on December 28th, 2023. On June 12th, 2024, the Weber County Planning Director considered final approval of The Villas at JDC Ranch Subdivision. He notes that the Villas group has been working on addressing comments from the County Commission. They are getting ready to schedule a preconstruction meeting. They are pretty far along and now they have more of the approvals and have things in order.

Staff recommends approval based on the conditions and findings in the staff report.

Director Grover recommends approval based on the conditions and findings in the staff report.

**2.2 LVR051321:** Consideration and action on final approval of the Riverbend Farms Cluster Subdivision Phase Two (26 lots) located at 800 S 3600 W.  
**Planner: Felix Lleverino**

Mr. Lleverino stated that On Tuesday, June 15, 2021, the Planning Commission granted preliminary approval to Phases 1 and 2. On September 21, 2021 the Planning Commission granted final approval to Phase 1 with a positive recommendation to the County Commission.

On February 8, 2022 The Planning Commission approved an amendment to the Open Space preservation plan that reflects the placement of a Hooper Irrigation Company regional holding within open space parcel A.

On April 5, 2022, Phase 1 final approval was granted by the County Commission. On March 6th, 2024, final approval for Phase 2 was approved by the Planning Director.

On June 12th, 2024, final approval of an amended version of phase 2 was considered by the Planning Director.

Director Grover asks the applicant if there is anything major that needs to be addressed. The applicant states that the only thing is the power, but it has been taken care of. Ph2 has already been approved but it has been scaled back. He notes that it was mentioned that it would need to be recorded by July. He adds that they will not be ready in July. He asks how they can extend that. Director Grover asked if an extension has been given on those. Mr. Lleverino states that there was an extension on one but his line of thinking is that since they had to go back to give final approval that would give them another year.

Director Grover asks Mr. Lleverino to look in to that and they can move forward with the procedure to extend it.

Staff recommends approval based on the conditions and findings in the staff report.

Director Grover recommends approval based on the conditions and findings in the staff report.

**2.3 LVC021324 :** Consideration and action on the application for final approval of Charlton Subdivision.  
**Planner Technician: Marta Borchert**

## ADMINISTRATIVE REVIEW

Marta Borchert stated that This is a proposal to subdivide parcels 150460026 and 150460025 to create two separate 1 acre lots and adjust the West boundary line. The proposed subdivision is in the A-1 Zone located at approximately 4026 W 900 South, Ogden. Each parcel contains an existing home and accessory structures that are being served by existing culinary water services, sewer services, and secondary water services. The new lot that is being created will connect to the same service providers. This proposal would subdivide the two acre parcel and re-align the boundary between the two existing homes. There is a boundary line agreement between Mr. Layne Charlton and Larry and Linda Charlton, that has been reviewed and found to be in conformity with the A-1 Zone lot development standards and the rules for adjusting a boundary between two parcels. The subdivision plat indicates that area will be dedicated to the 900 South public ROW, making the appropriate dedication for a 66' right-of-way.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Staff recommends approval based on the conditions and findings in the staff report.

Director Grover recommends approval based on the conditions and findings in the staff report.

**Adjourn: 4:16PM**

**Respectfully submitted,  
Marta Borchert**

**Minutes of August 28, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present:** Charlie Ewert; Principle Planner; Felix Lleverino; Planner, Kristalyn Devries, Secretary

Charlie Ewert is acting in place of the Rick Grover, Planning Director.

- 1.1 File Number LVG081624 – A request for final approval of the Grove at JDC Ranch Phase 2 (28 lots).  
Planner: Felix Lleverino

The applicant is requesting final approval of The Grove at JDC Ranch Phase 2 (Formerly West Ridge Subdivision) which has a total of 28 single family dwelling lots. The road system within Phase 2 will provide connection to the the Grove Phase 1 to the south and open undevelopment land within Plain City limits to the east. A 10' wide side walk will be built on the west side of 2875 West Street. To provide some open space and pedestrian connections in a east-west direction, the Grove includes three public midblock crossings that are labeled parcels A, B, and C. The open space improvement will be owned and maintained by the JDC community HOA.

Staff recommends approval based on the conditions listed in the staff report.

Charlie Ewert recommends approval based on conditions #1 and #2 and that the pathway area is an 8ft concrete pathway over a 10ft wide pathway extending to the eastern edge of the subdivision boundary. There needs to be the same amount of trees as the concept plan in the development agreement. He notes that as long as the Planning Director approves the type of tree, the applicant will have the go ahead before the escrow funds for the trees come in. The final condition is that the park be installed and that Engineering department signs off.

Adjourn 4:22pm

Respectfully submitted,

Marta Borchert





## Staff Report for Weber County Planning Division

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on a request for final approval of Liberty Meadows Phase 2 Subdivision. A single-lot subdivision located at 3807 E 3600 N, Liberty.

**Agenda Date:** Wednesday, January 29, 2025

**Applicant:** Lynn and Eric Satterthwaite

**File Number:** UVL110724

#### Property Information

**Approximate Address:** 3807 East 3600 North Eden, UT

**Project Area:** 3.3 Acres

**Zoning:** AV-3

**Existing Land Use:** Residential/Agricultural

**Proposed Land Use:** Residential/Agricultural

**Parcel ID:** 22-013-0018

**Township, Range, Section:** Township 7 North, Range 1 East, Section 20

#### Adjacent Land Use

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

#### Staff Information

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

**Report Reviewer:** RG

### Applicable Ordinances

- Title 104, Zones, Chapter 2, Agricultural Valley (AV-3) Zone
- Title 106, Subdivisions

### Background

The applicant has submitted a request for final plat approval of Liberty Meadows Phase 2 Subdivision, a single-lot subdivision. This lot is planned at the end of a public street called 3600 North. Section 106-2-4.010 requires that each lot has frontage on a street. The development plan includes construction drawings for the extension of the right-of-way and the roadway improvements sufficient to create frontage for lot 26 of Liberty Meadows Subdivision Phase 2.

The proposed subdivision and lot configuration conform to the zoning and subdivision requirements, including adequate frontage on a public road. The remaining parcel exceeds 5 acres of contiguous agricultural land. It has been verified that with the creation of the new lot boundary, the existing agricultural building meets the minimum yard setbacks of the AV-3 Zone.

### Analysis

**General Plan:** The Ogden Valley General Plan encourages development within the existing community areas that maintain rural character.

**Zoning:** The subject property is located in an Agricultural Zone more particularly described as the AV-3 zone. The purpose and intent of the Agricultural Valley AV-3 zone is identified in the LUC §104-2-1 as:

- a) "The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:
- Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;
  - Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and
  - Direct orderly low-density residential development in a continuing rural environment."

**Lot area, frontage/width and yard regulations:** The AV-3 zone requires a minimum lot area of 3 acres and a minimum lot width of 150'. The proposed subdivision will gain access along a newly created segment of road known as 3600 North with an asphalt turn-around that is built to the fire district standards.

**Flood Plain:** The proposed subdivision is located in FEMA Zone "X" with a minimal flood hazards.

**Seasonal Stream:** The Weber County water course map does not depict an intermittent stream within the property, however, The Utah Automated Geographic Reference Center (AGRC) shows the presence of stream running through the western edge of the lot. The subdivision plat depicts location of the stream with its associated 50-foot setback and "No Build Area".

**Culinary and Secondary water:** The Culinary and secondary water will be served by a private well. The owner has obtained private well approval from the Weber-Morgan Health Department. Proof of a 48-hour pump test is included with the application.

**Septic System:** Septic feasibility from the Weber-Morgan Health Department is complete for the placement of an at-grade disposal system. The placement of the well is critical so as to provide the required 100-foot protection zone.

**Road Construction and Dedication:** A 24-foot wide asphalt segment of 3600 North Street that measures roughly 168 feet long will be built by the landowner. Where the road terminates, the owner will build a gravel temporary turn-around with a 45-foot radius. The county planning and engineering will require that the road be built or bonded before the subdivision plat may be recorded.

**Road Connectivity Plan:** The road connectivity plan submitted by the owner anticipates 3600 North Street stubbing to the furthest east edge of the Satterthwaite property.

**Review Agencies:** The Weber County Engineering Department will allow a deferral of curb, gutter and sidewalk and has provided specifications for a roadway extension. A revised plat is submitted and all outstanding comments from the County Surveyor's Office have been addressed. A condition of approval has been added to ensure that all conditions of the Engineering Division and Surveyor's Office will be met before recording. The Weber Fire District has reviewed and approved the proposed subdivision with a note requiring a home fire suppression system at the time of building permit.

## **Staff Recommendation**

Staff recommends final plat approval of Liberty Meadows Phase 2 Subdivision, a single lot. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. The public road segment extending 3600 North Street shall be installed or escrowed before recording the final subdivision plat.
2. The applicant shall enter into a deferral agreement for curb, gutter, and sidewalk.

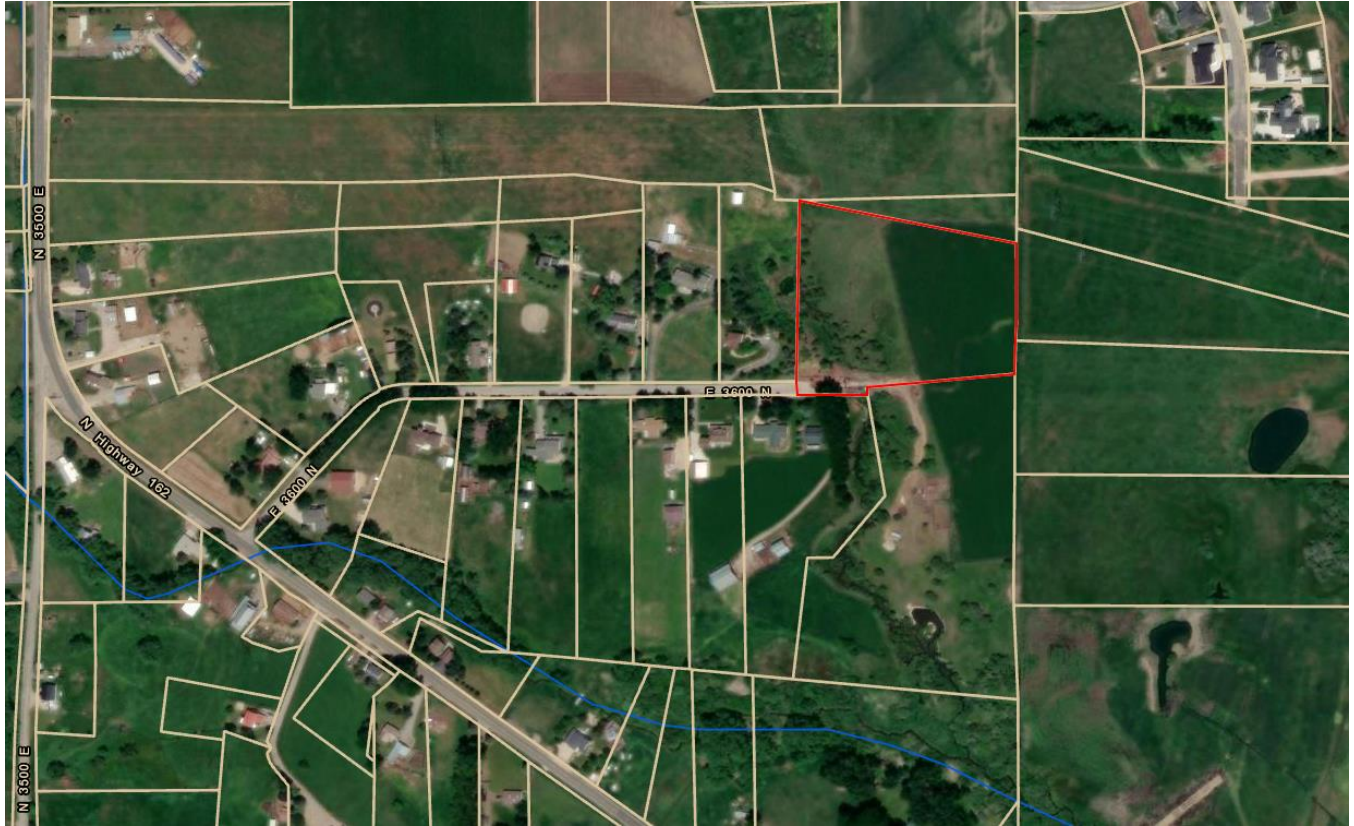
This recommendation is based on the following findings:

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

## **Exhibits**

- A. Liberty Meadows Phase 2 Subdivision
- B. Well Approval
- C. Septic Feasibility
- D. Construction Drawings

## Map 1





# LIBERTY MEADOWS SUBDIVISION PHASE 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH  
JANUARY 2025

**NARRATIVE**

THIS SURVEY AND SUBDIVISION PLAT WERE REQUESTED BY MR. BRETT SATTERTHWAITE FOR THE PURPOSE OF CREATING A THREE LOT SUBDIVISION. THE BASIS OF BEARINGS IS SOUTH 89°39'36" EAST 2634.77 FEET BETWEEN THE BRASS CAPS FOUND MARKING THE NORTH QUARTER CORNER OF SECTION 29 AND THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE COORDINATE SYSTEM USED ON THIS SURVEY IS NAD 83 STATE PLANE UTAH NORTH ZONE. A GRID TO GROUND SCALE FACTOR OF 1.00029237772 WAS USED. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE RECORD INFORMATION. LOT CORNERS HAVE BEEN MONUMENTED AS DEPICTED ON THIS PLAT.

**NOTE: AGRICULTURE ZONE**

1. 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.

**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING PROPERTY LINE
- 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED
- SECTION LINE
- CENTERLINE
- STREAM AREA (NO BUILDING)
- FOUND SECTION CORNER
- FOUND NAIL
- NAIL TO BE SET
- FOUND REBAR
- #5 x 24" REBAR & CAP TO BE SET

**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**

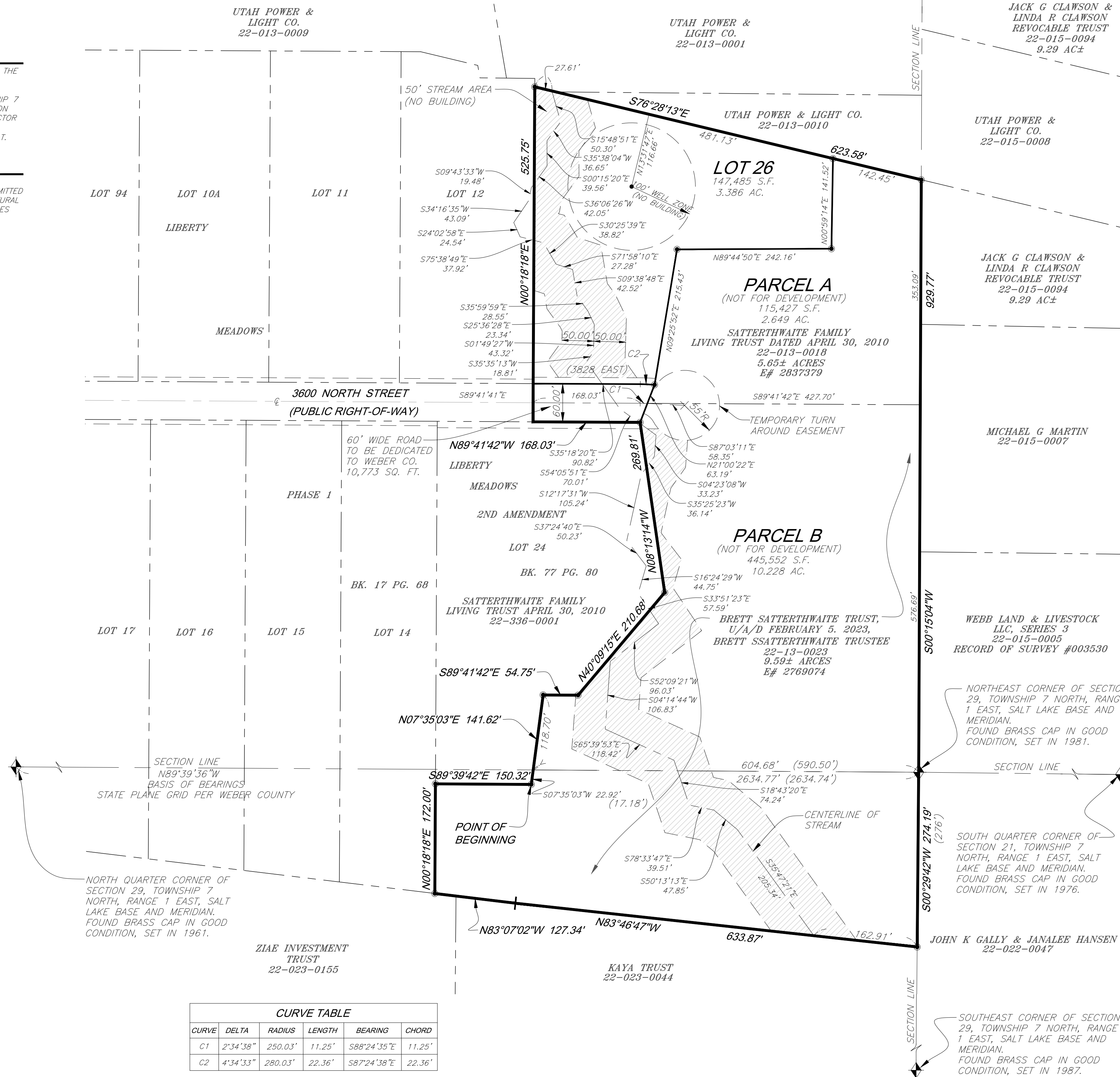
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,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

WEBER COUNTY ENGINEER

**WEBER COUNTY 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

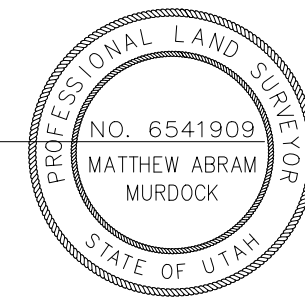


## SURVEYORS CERTIFICATE

I, MATTHEW ABRAM MURDOCK, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 AND HOLDING LICENSE NUMBER 6541909, DO HEREBY CERTIFY THAT A SURVEY OF THIS PLAT OF LIBERTY MEADOWS 2ND AMENDMENT IN WEBER COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 17-23-17 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM THE RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE 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\_\_\_\_.

MATTHEW ABRAM MURDOCK, P.L.S.



## BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT BEING NORTH 89°39'36" WEST 604.68 FEET (590.50 REC. BK.77 PG.80) AND SOUTH 07°35'03" WEST 22.92 FEET (17.18 REC. BK.77 PG.80) FROM THE NORTHEAST CORNER OF SAID SECTION 29 (BASIS OF BEARINGS IS NORTH 89°39'36" WEST 2634.77 FEET (2634.74 REC. W.C.S.) BETWEEN SAID NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 29); RUNNING THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE EAST LINE OF LIBERTY MEADOWS 2ND AMENDMENT RECORDED IN BOOK 77 PAGE 80 AT THE WEBER COUNTY RECORDERS OFFICE (1) NORTH 07°35'03" EAST 141.62 FEET; (2) SOUTH 89°41'42" EAST 54.75 FEET; (3) NORTH 40°09'15" EAST 210.68 FEET; (4) NORTH 08°13'14" WEST 269.81 FEET; (5) NORTH 89°41'42" WEST 168.03 FEET; THENCE NORTH 00°18'18" EAST 525.75 FEET ALONG THE EAST LINE OF LIBERTY MEADOWS PHASE 1 SUBDIVISION RECORDED IN BOOK 17 PAGE 68 AT THE WEBER COUNTY RECORDERS OFFICE; THENCE SOUTH 76°28'13" EAST 623.58 FEET TO THE EAST LINE OF SAID SECTION 20; THENCE SOUTH 00°15'04" WEST 929.77 FEET ALONG SAID EAST LINE TO SAID NORTHEAST CORNER OF SECTION 29; THENCE SOUTH 00°29'42" WEST 274.19 FEET (276 REC. E#2769074) ALONG THE EAST LINE OF SAID SECTION 29; THENCE NORTH 83°46'47" WEST 633.87 FEET; THENCE NORTH 83°07'02" WEST 127.34 FEET TO THE SOUTHEAST CORNER OF SAID PHASE 1 SUBDIVISION; THENCE NORTH 00°18'18" EAST 172.00 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE SOUTH WEST CORNER OF SAID 2ND AMENDMENT; THENCE SOUTH 89°39'42" EAST 150.32 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS 708.464 SQUARE FEET OR 16.264 ACRES MORE OR LESS.

## OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT LIBERTY MEADOWS SUBDIVISION PHASE 2, AND DO HEREBY GRANT AND CONVEY TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY, DRAINAGE AND INGRESS EGRESS PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY WEBER COUNTY, AND HEREBY DEDICATE ALL ROADS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SATTERTHWAITE FAMILY LIVING TRUST DATED APRIL 30, 2010

LYNN C SATTERTHWAITE TRUSTEE

MELANIE C SATTERTHWAITE TRUSTEE

## OWNERS ACKNOWLEDGMENT

STATE OF UTAH )

COUNTY OF WEBER )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, LYNN C SATTERTHWAITE AND MELANIE C SATTERTHWAITE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE TRUSTEES OF THE SATTERTHWAITE FAMILY LIVING TRUST DATED APRIL 30, 2010, AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

## OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT LIBERTY MEADOWS SUBDIVISION PHASE 2, AND DO HEREBY GRANT AND CONVEY TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY, DRAINAGE AND INGRESS EGRESS PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY WEBER COUNTY, AND HEREBY DEDICATE ALL ROADS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BRETT SATTERTHWAITE TRUST, U/A/D FEBRUARY 5, 2023

BRETT SATTERTHWAITE TRUSTEE

## OWNERS ACKNOWLEDGMENT

STATE OF UTAH )

COUNTY OF WEBER )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BRETT SATTERTHWAITE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS A TRUSTEE OF THE BRETT SATTERTHWAITE TRUST, U/A/D FEBRUARY 5, 2023, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

## 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 COMMISSION ACCEPTANCE

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

ATTEST:

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

## WEBER COUNTY SURVEYOR ACCEPTANCE

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

## COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_ FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

PREPARED BY:



**WASATCH CIVIL**  
Consulting Engineering

1150 SOUTH DEPOT DRIVE, SUITE 225  
ODDEN, UT 84004 (801) 775-9191

## DEVELOPER:

BRETT SATTERTHWAITE  
3774 N. 2800 E.  
LIBERTY, UT 84310

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.



BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director



November 6, 2023

Satterthwaite Family Living Trust  
3807 E 3600 N  
Liberty, UT 84310

RE: **Private Well Approval at:**  
(Approx.) 3820 E 3600 N  
Liberty, UT 84310  
Parcel #22-013-0018

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

The following have been submitted:

1. The Water Right Number: E6493 (35-14321)
2. Well driller license #920
3. The well is 167 feet deep with a "Bentonite chips 3/8"" seal to a depth of 30 feet.
4. The well yields 20 GPM with a 0-foot drawdown in 4.5 hrs.
5. The water samples for the partial inorganic analysis were submitted to Chemtech-Ford Laboratories on October 25, 2023. The water analysis was satisfactory.
6. A bacteriological water sample was collected by staff of this department on October 25, 2023. The water analysis was satisfactory.
7. This is not a shared well.

The required 100-foot protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feedlots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Based on compliance with the above requirements, the Health Department considers this an approved well for culinary purposes.

Please contact our office at (801) 399-7160 if you have further questions.

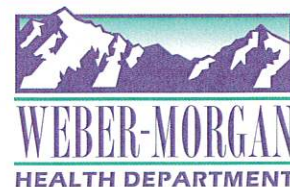
Sincerely,

Summer Day, LEHS III, Program Manager  
Division of Environmental Health

EDUCATE | ENGAGE | EMPOWER



BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director



October 17, 2024

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

RE: Eric Satterthwaite  
3807 E 3600 N, Liberty  
Parcel #22-013-0018  
Soil log #14768

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on May 7, 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 #2 (UTM Zone 12T, Nad 83, 428487 E 4575138 N) Completed July 23, 2019  
0"-16" Gravelly Coarse Sandy Loam, Granular Structure, 50% Gravel  
16"-36" Gravelly Coarse Sandy Loam, Massive Structure, 60% Gravel

Exploration Pit #3 (UTM Zone 12T, Nad 83, 428480 E 4575136 N)  
0"-16" Gravelly Sandy Loam, Granular Structure, 25% Gravel  
16"-48" Gravelly Coarse Loamy Sand, Single Grain Structure, 75% Gravel  
48"-58" Sandy Loam, Massive Structure, 10% Gravel

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 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.

Documented 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 0.65 gal/sq. ft. /day as required for the gravelly coarse sandy loam, granular structure soil horizon. **Drain field restricted to be within 50 feet of exploration test pit #2.**

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,

Pedro Lozano  
Environmental Health Division  
801-399-7160

**EDUCATE | ENGAGE | EMPOWER**

BRETT SATTERTHWAITE

LIBERTY MEADOWS SUBDIVISION, PHASE 2

JANUARY 2025

SHEET LEGEND

- 1. COVER SHEET FOR IMPROVEMENT DRAWINGS
- 2. PLAT
- 3. OVRALL GRADING & UTILITY PLAN
- 4. PLAN & PROFILE - 3600 NORTH STREET - STA. 1+00 TO STA.5+50
- 5. GENERAL DETAIL SHEET
- 6. EROSION AND SEDIMENT CONTROL PLAN

LEGEND

PROJECT BOUNDARY		EXISTING STORM DRAIN	
PROPERTY LINE		EXISTING POWER LINE	
PROPOSED PROPERTY LINE		EXISTING FENCE	
EASEMENT LINE		EXISTING ASPHALT	
PROPOSED DAYLIGHT LINE		EXISTING CREEK	
PROPOSED CONTOUR LINE			
EXISTING CONTOUR LINE			
PROPOSED ASPHALT			
PROPOSED SHOULDER			
PROPOSED FILL MATERIAL			
PROPOSED SEPTIC FIELD			

ABBREVIATIONS

STA	PROJECT STATIONING	FG	FINISHED GRADE
PVI	POINT OF VERTICAL INTERSECTION	TG	TOP OF GRATE
BCR	BEGINNING OF CURB RADIUS	FL	FLOW LINE
ECR	END OF CURB RADIUS	LIP	LIP OF GUTTER
PRC	POINT OF REVERSE CURVATURE	R.D.	ROOF DRAIN
PCC	POINT OF COMPOUND CURVATURE	L.F.	LINEAL FEET
PC	POINT OF CURVATURE	EC	EDGE OF CONCRETE
PT	POINT OF TANGENCY	DRV	DRIVE WAY
BW	BACK OF WALK ELEVATION	TW	TOP OF WALL
EA	EDGE OF ASPHALT ELEVATION	TC	TOP OF CURB WALL
TA	TOP OF ASPHALT	BD	BAY DOOR
TBC	TOP BACK OF CURB	MD	MAIN DOOR
TMC	TOP BACK OF MOUNTABLE CURB	DR	DRAIN
TDC	TOP OF DEPRESSED CURB	BL	BOLLARD
HP	HIGH POINT	TRG	TOP OF ROLL CUTTER
LP	LOW POINT	BRW	BOTTOM OF RETAINING WALL
GB	GRADE BREAK	TRW	TOP OF RETAINING WALL

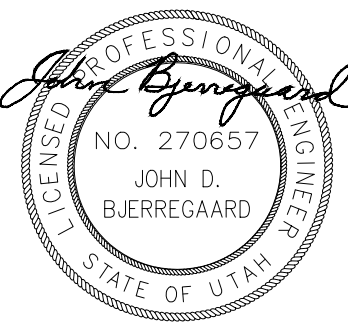


GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN & PAY FOR ALL REQUIRED CONSTRUCTION PERMITS FROM WEBER COUNTY AND OTHER AGENCIES PRIOR TO BEGINNING WORK.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PROJECT DRAWINGS HAVE BEEN LOCATED FROM A LIMITED SITE SURVEY AND FROM AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A UTILITY LINE LOCATION DIFFERS FROM THE DESIGN DRAWINGS OR IF AN UNANTICIPATED UTILITY LINE IS DISCOVERED.
- THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL PERSONNEL AND SIGNAGE REQUIRED FOR WORK WITHIN EXISTING RIGHTS-OF-WAY.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE DUST CONTROL & CLEAN-UP OF EXISTING STREETS.
- THE CONTRACTOR SHALL EXERCISE CAUTION TO VERIFY VALUES SHOWN ON THE PLANS, CONSTRUCTION STAKES AND/OR CUT SHEETS. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS, GRADES, SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES, AMBIGUITIES, OR OTHERWISE APPARENT GRADING PROBLEMS SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER WHO WILL PROMPTLY CORRECT SAID INCONSISTENCIES OR AMBIGUITIES IN WRITING. ALL GRADES AND FORMS MUST BE INSPECTED AND APPROVED BEFORE PLACING CONCRETE. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES OR WITHOUT PROPER INSPECTION SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE TO CORRECT.
- CULINARY WATER WILL BE PROVIDED TO LOT #1 FROM EXISTING WELL, 35-14321
- ADJOINING PROPERTIES SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AND SITE RUNOFF.
- SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DELETERIOUS MATERIAL PRIOR TO GRADING.
- CONTRACTOR SHALL REVIEW WEBER COUNTY'S STORM WATER MANAGEMENT PLAN & CONFORM TO ALL RECOMMENDATIONS CONTAINED THEREIN.

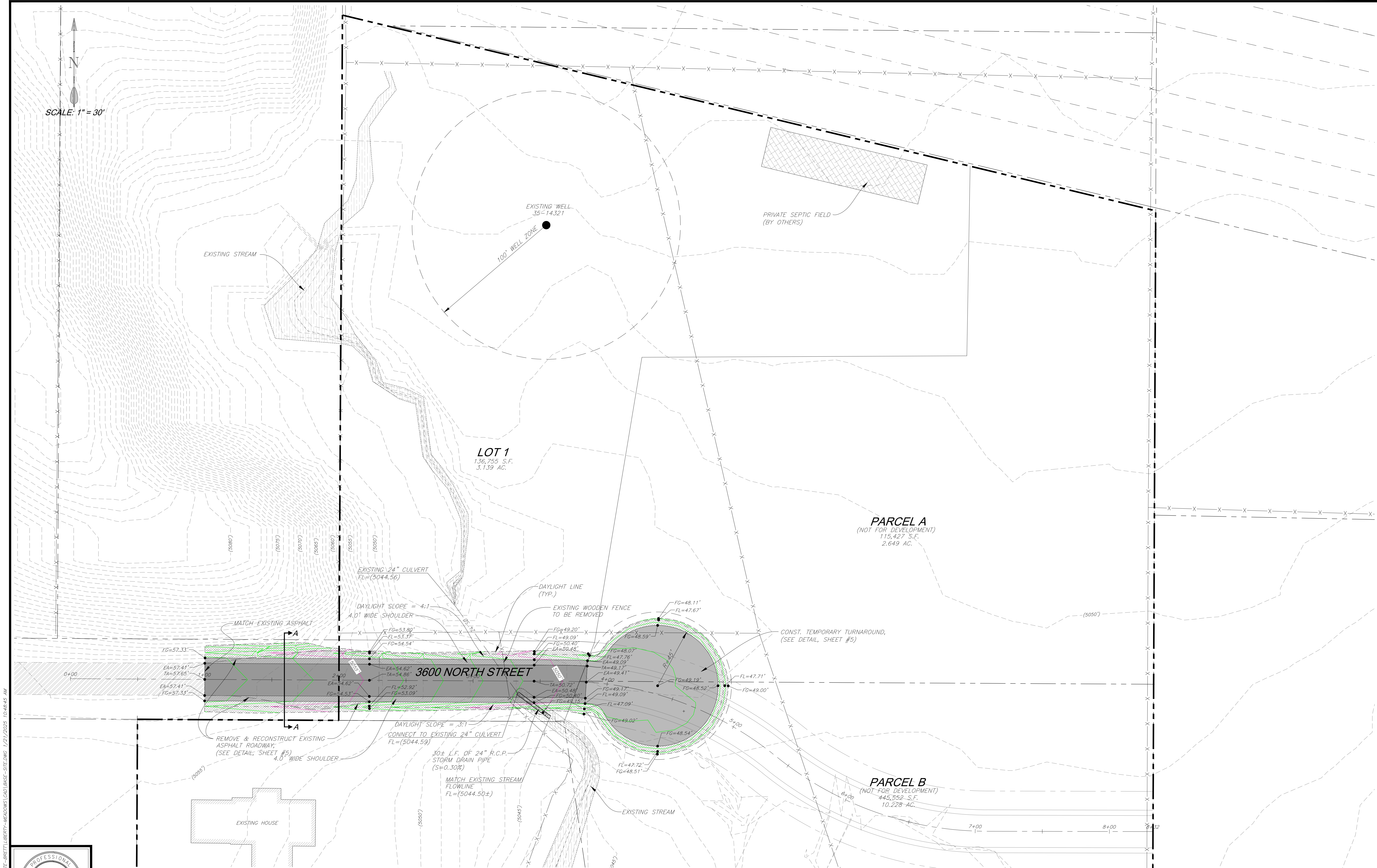


WASATCH CIVIL  
CONSULTING ENGINEERING  
1150 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404  
(801) 775-9191 WASATCHCIVIL.COM

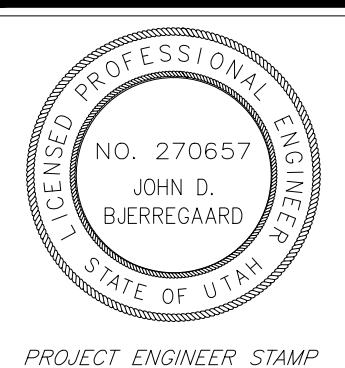


PROJECT ENGINEER STAMP





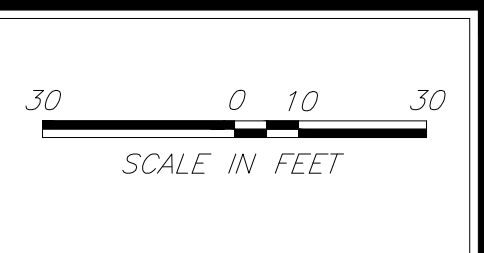
A:\05-MISC\LIBERTY MEADOWS-BRETT\LIBERTY MEADOWS\2025\BASE-SITE\DWG 1/21/2025 10:48:45 AM





**WASATCH CIVIL**  
CONSULTING  
ENGINEERING  
1150 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404  
(801) 775-9191 WASATCHCIVIL.COM

REV.	DATE	APPR.



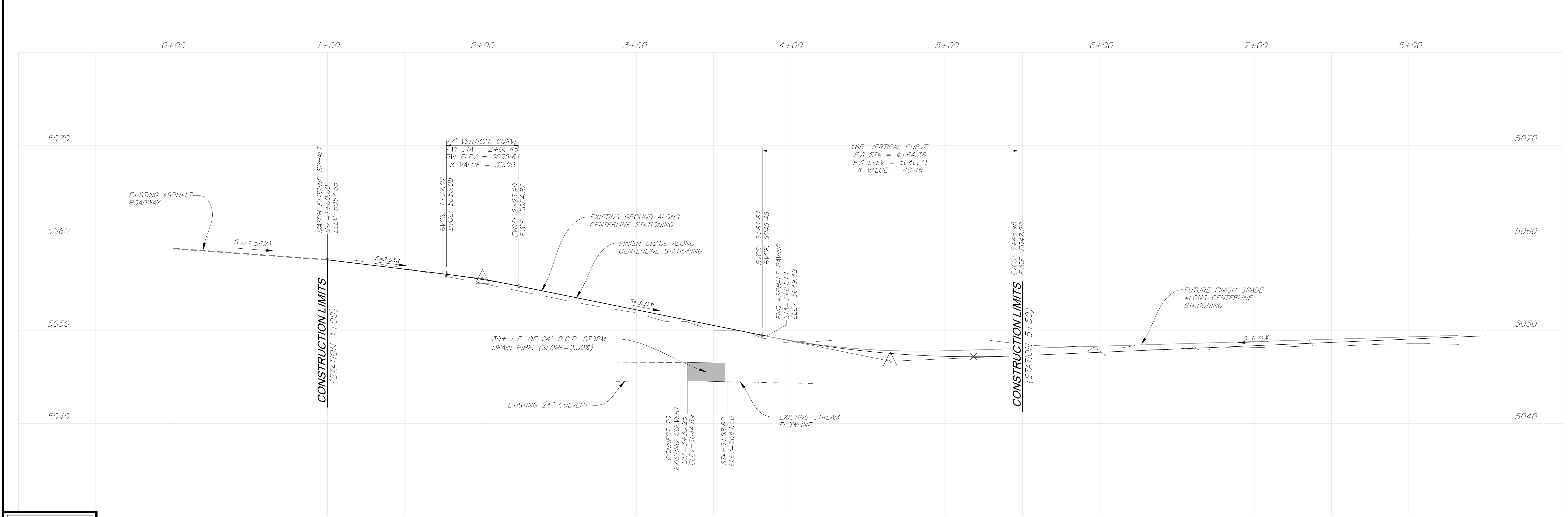
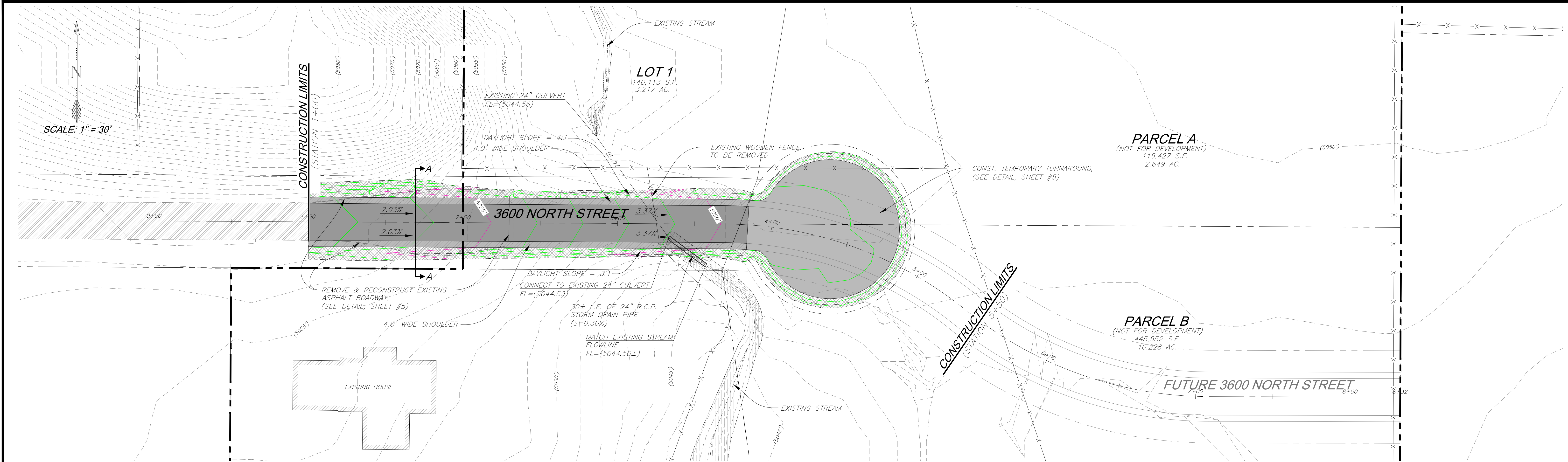
DESIGNED	C.C.S.	DATE	JAN. 2, 2025
DRAWN	C.C.S.	SCALE	1"=30'
CHECKED	J.D.B.		

**BRETT  
SATTERTHWAITE**  
3774 N. 2900 E.  
LIBERTY, UT 84310

**LIBERTY MEADOWS SUBDIVISION**  
**OVERALL GRADING & UTILITY PLAN**



A:\05-MISC\LIBERTY MEADOWS\BRET\LIBERTY MEADOWS\240 [BASE-SITE]DWG 1/21/2025 10:48:45 AM



LIBERTY MEADOWS SUBDIVISION

PLAN & PROFILE 3600 NORTH STREET

STA. 1+00 TO STA. 5+50

DESIGNED C.C.S.

DRAWN C.C.S.

CHECKED J.D.B.

DATE JAN. 2, 2025

SCALE 1"=30'

BRETT SATTERTHWAITE

3774 N. 2900 E.

LIBERTY, UT 84310

PROJECT ENGINEER STAMP

NO. 270657

JOHN D. BJERREGAARD

STATE OF UTAH

WASATCH CIVIL

CONSULTING ENGINEERING

11500 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404

(801) 775-9191 WASATCHCIVIL.COM

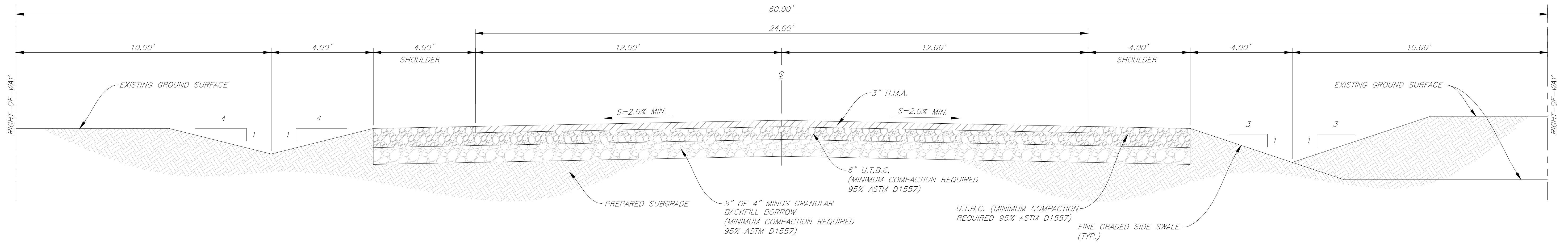
REV.	DATE	APPR.

30 0 10 30

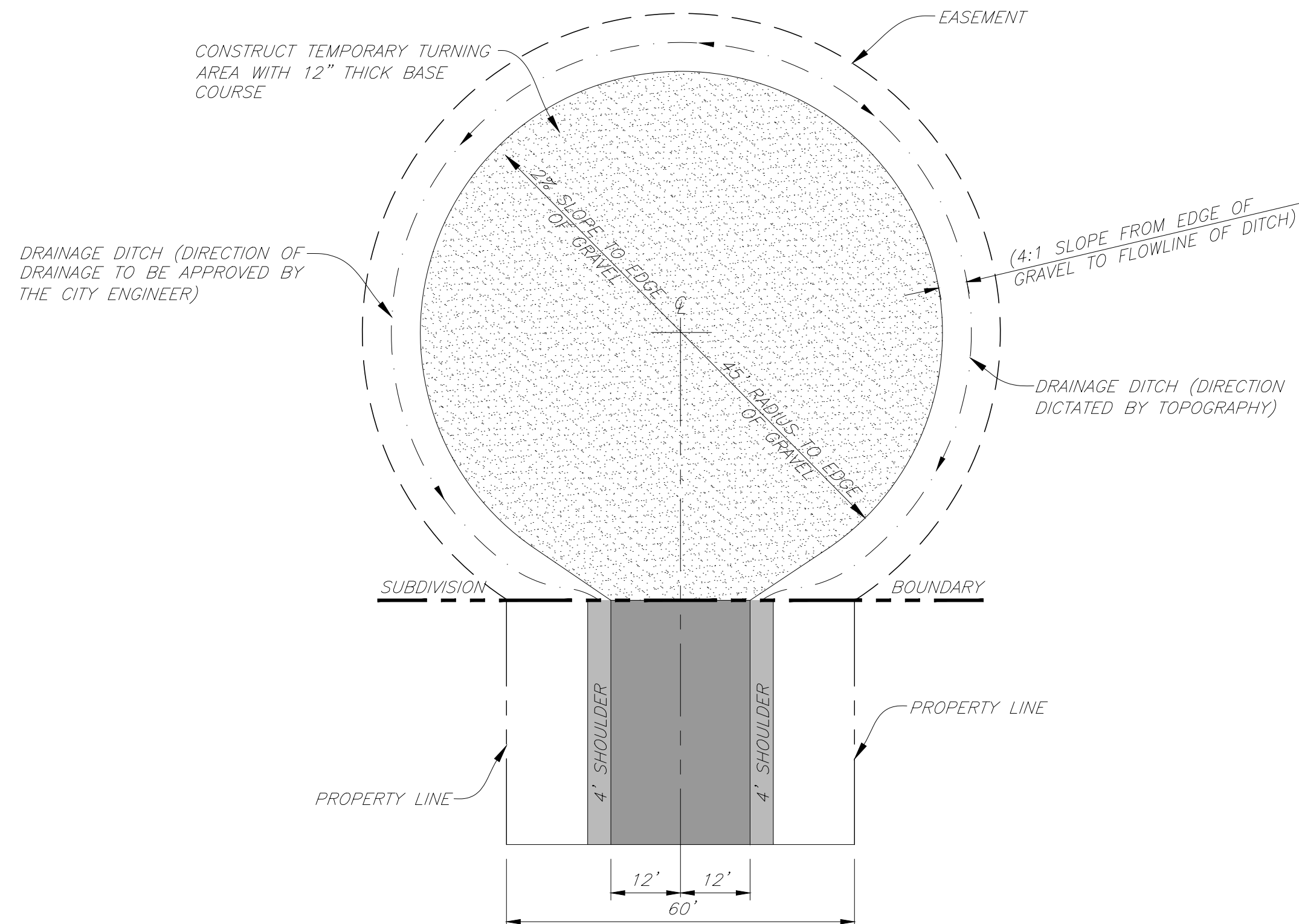
SCALE IN FEET

4

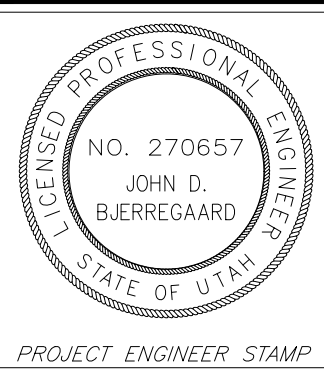
OF 6 SHEETS



**STREET CROSS SECTION - A**  
SCALE: 1" = 2'



**TEMPORARY TURNAROUND**



REV.	DATE	APPR.

ONE INCH  
AT FULL SIZE, IF NOT ONE  
INCH, SCALE ACCORDINGLY

DESIGNED C.C.S. DATE JAN. 2, 2025  
DRAWN C.C.S. SCALE AS SHOWN  
CHECKED J.D.B.

**BRETT  
SATTERTHWAITE**  
3774 N. 2900 E.  
LIBERTY, UT 84310

**LIBERTY MEADOWS SUBDIVISION**  
**DETAIL SHEET**

SHEET:  
**5**  
OF 6 SHEETS

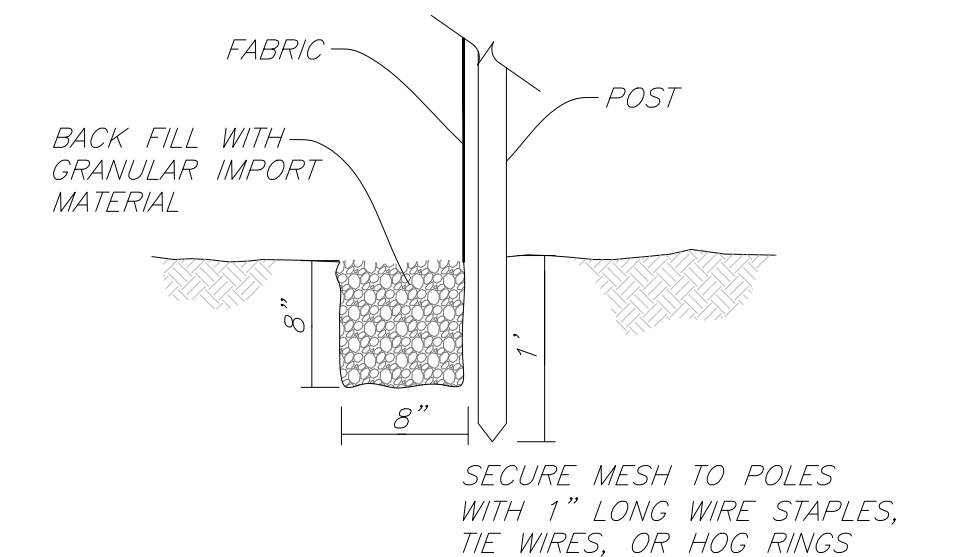
A:\05-MISC\LIBERTY MEADOWS\BRETTHWAITE\LIBERTY MEADOWS\240\DETAILS.DWG 1/17/2025 5:02:42 PM



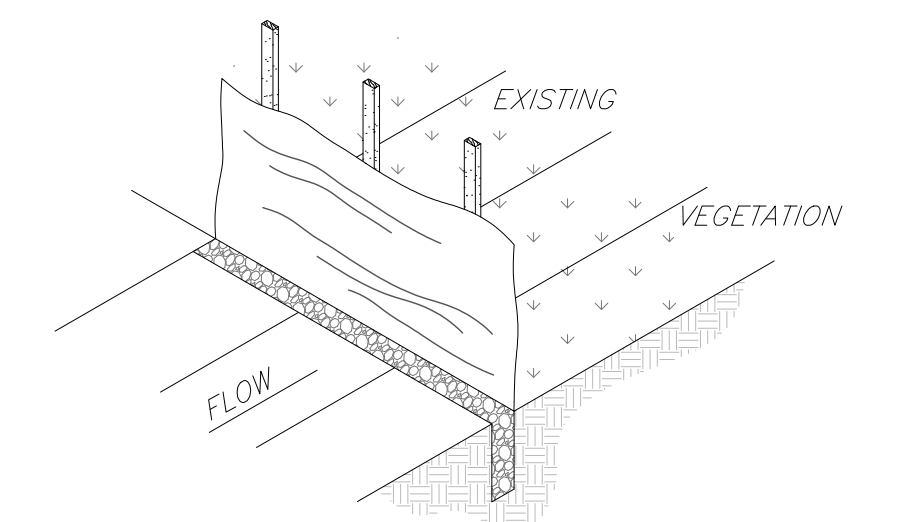
SCALE: 1" = 30'

- SITE CHARACTERISTICS:**
1. TYPE OF WORK—CONSTRUCTION OF RESIDENTIAL ROADWAY (THIS PHASE)
  2. SITE AREA=16.18 ACRES
  3. DISTURBED AREA=0.55 ACRES ESTIMATED (THIS PHASE OF PROJECT)
  4. RECEIVING WATER—LIBERTY SPRING CREEK (0 MILES AWAY)

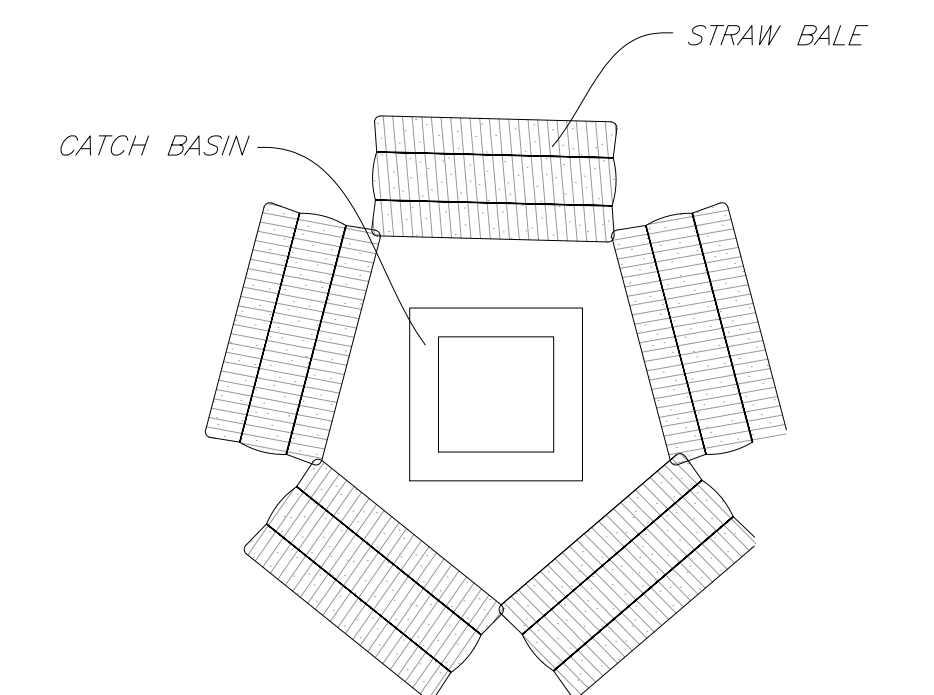
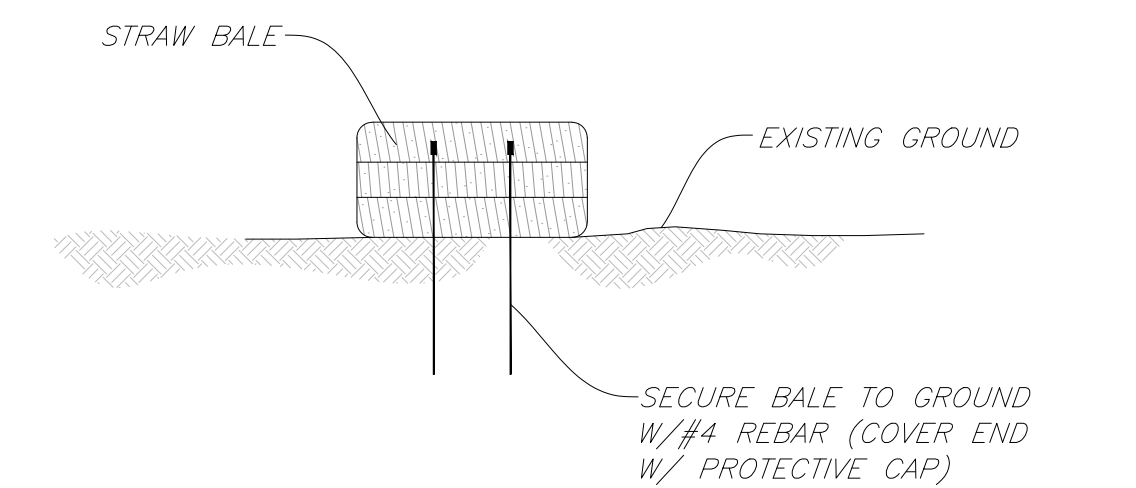
- EROSION AND SEDIMENT CONTROL NOTES:**
1. THE CONTRACTOR IS REQUIRED TO DEVELOP A COMPLETE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT FULLY COMPLIES WITH WEBER COUNTY AND UTAH DIVISION OF WATER QUALITY REQUIREMENTS. THE EROSION AND SEDIMENT CONTROL PLAN IS INTENDED TO ASSIST THE CONTRACTOR IN PREPARING THE SWPPP, BUT IT DOES NOT FULLY SATISFY SWPPP REQUIREMENTS. THE SWPPP MUST BE PREPARED BY A QUALIFIED INDIVIDUAL.
  2. THE CONTRACTOR MUST SUBMIT A COMPLETE SWPPP TO OGDEN CITY FOR REVIEW AND APPROVAL.
  3. THE CONTRACTOR IS REQUIRED TO OBTAIN A STORM WATER CONSTRUCTION ACTIVITIES PERMIT THROUGH THE UTAH DIVISION OF WATER QUALITY.
  4. LIBERTY SPRING CREEK IS THE RECEIVING WATER FOR SITE RUNOFF. LIBERTY SPRING CREEK IS PIPED ALONG THE NORTH SIDE OF THE PROJECT AREA. LIBERTY SPRINGS CREEK IS NOT PIPED ALONG THE SOUTH SIDE OF THE PROJECT, DOUBLE BMPS ARE REQUIRED. THE DOUBLE BMPS MUST BE EQUIVALENT TO 50 FEET OF VEGETATION COVER. A COMBINATION OF BERM AND SILT FENCE IS RECOMMENDED FOR COMPLIANCE.



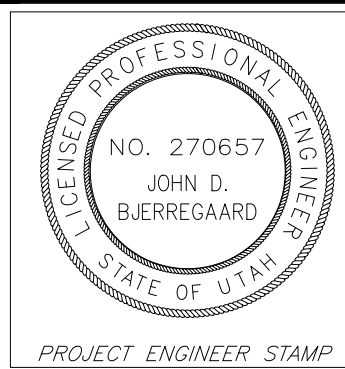
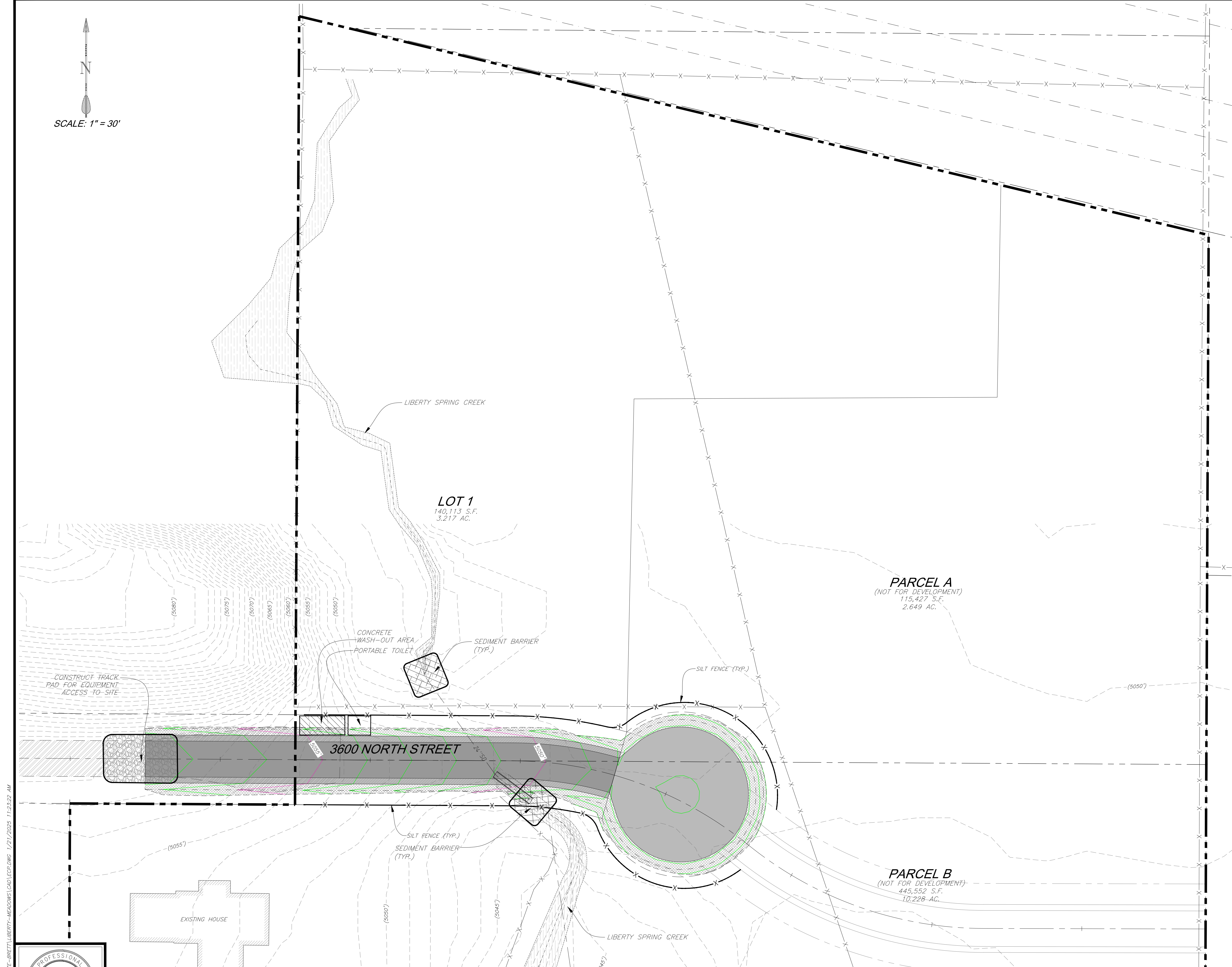
**TOE DETAIL**



**SILT FENCE SECTION**

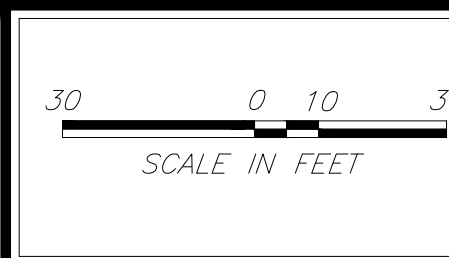


**STRAW BALE DETAIL**



**WC WASATCH CIVIL**  
CONSULTING  
ENGINEERING  
1150 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404  
(801) 775-9191 WASATCHCIVIL.COM

REV.	DATE	APPR.



DESIGNED C.C.S. DATE JAN. 2, 2025  
DRAWN C.C.S. SCALE: 1"=30'  
CHECKED J.D.B.

**BRETT  
SATTERTHWAITE**  
3774 N. 2900 E.  
LIBERTY, UT 84310

**LIBERTY MEADOWS SUBDIVISION**  
**EROSION CONTROL PLAN**

SHEET:  
**6**  
OF 6 SHEETS