WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

November 18, 2026
1:00 pm

1. **Minutes:** November 12, 2026

2. **Administrative Items**

2.1 LVR091426: Consideration and action on a request for final approval of the Riverbend Farms Cluster Subdivision Phase 1 First Amendment, to relocate open space and plat a ten lot subdivision over a 3.7 acre parcel located on the corner of 900 South Street and 3600 West.
Staff Presenter: Felix Lleverino

2.2 LVH021225: Consideration and action on a request for final approval of the H&H Subdivision consisting of 2 lots.
Staff Presenter: Felix Lleverino

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd 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

ADMINISTRATIVE REVIEW

Minutes of November 12, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 1:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner ll; Marta Borchert, Secretary

1. Minutes: October 14, 2026 – Approved as presented

2. Administrative Items

2.1 LVB110626: Consideration and action on a request for final approval of Bristol Farms Subdivision Phases 3 (17 lots) and 4 (28 lots) formerly known as Smart Fields Subdivision, located at 1700 S 4300 W, Ogden.
Staff Presenter: Felix Lleverino

Felix Lleverino presented the request for final approval of Bristol Farms Subdivision Phases 3 and 4. He explained that Phases 1 and 2 had been developed and that the subdivision had previously received approvals for all four phases. Because more than one year had elapsed since Phase 2 was recorded, the request was being considered at a public meeting to address the subdivision ordinance's time limitation between recorded phases.

Mr. Lleverino stated that many subdivision improvements had already been installed, the property was annexed into the sewer district, and culinary water, secondary water, and sewer provider fees had been paid. He noted that County staff review comments were approved and the preconstruction meeting had been completed. Staff recommended final approval subject to the conditions and findings in the staff report.

Planning Director Rick Grover asked whether the required park contribution was to be paid to Weber County or directly to the Parks District. Mr. Lleverino indicated that the development agreement should specify the recipient. Mr. Grover stated that the first condition should reference the contribution requirement as written in the development agreement. Mr. Lleverino also reviewed the remaining conditions requiring Phases 3 and 4 to be included in the existing homeowners association, a monument improvement agreement with the County Surveyor's Office, and a final cost estimate including pathway improvements and the street crossing in Phase 4.

Dade Rose, an owner of Regal Homes and the builder-developer, stated that the project consists of four previously approved phases. He explained that roads, utilities, and detention basins serving the development had been installed, including improvements along 4300 West. Mr. Rose stated that slower home sales had delayed the remaining phases, but a contractor was under contract and prepared to begin construction. He anticipated completing the remaining improvements around May or June 2027, followed by inspections, the required warranty bond, and plat recordation.

Planning Director Rick Grover approved LVB110626, subject to the conditions and findings outlined in the staff report, with Condition 1 revised to reflect the park contribution requirements stated in the development agreement.

Adjournment 2:07pm

Respectfully Submitted,
Marta Borchert

Staff Report to the Weber County Planning Division
Weber County Planning Division

Synopsis

Application Information

Application Request: LVR091426 Consideration and action on a request for final approval of the Riverbend Farms Cluster Subdivision Phase 1 First Amendment, to relocate open space and plat a ten lot subdivision over a 3.7 acre parcel located on the corner of 900 South Street and 3600 West Street.
Agenda Date: Wednesday, November 18, 2026
Applicant: Joseph Herring

Property Information

Approximate Address: 825 S 3600 W
Project Area: 6.7 acres
Zoning: Agricultural A-1 and A-2
Existing Land Use: Vacant/Cluster Open Space
Proposed Land Use: Residential/Agricultural
Parcel ID: 15-823-0049, 15-043-0097
Township, Range, Section: T2N, R2W, Sections 15 and 16

Adjacent Land Use

North: Residential/Agricultural
South: Residential/Agricultural
East: Residential
West: Hooper Irrigation Co.

Staff Information

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
801-399-8767
Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 2 Agricultural Zones

Development History

The Riverbend Farms Cluster Subdivision Phase 1 was recorded on July 26, 2023.

Preliminary approval from the Planning Commission was granted on July 7, 2026.

Resolution number 42-2026 to relocate the open space preservation easement was approved by the Weber County Commission on October 27, 2026.

Summary

This is a request for final subdivision approval of an amendment to Riverbend Farms Cluster Subdivision Phase 1. The original cluster subdivision plan was approved with 72.2 aces gross acres. After deducting for roads, the net developable area is 62.13 acres. The cluster code was written to preserve at least 30% of the net developable open space in the Agricultural A-1 and A-2 zones. This plan preserved 64 percent open space.

The process for a cluster subdivision proposal begins with a sketch plan endorsement from the planning commission before review of a preliminary subdivision application. The cluster subdivision ordinance is now repealed, as May 26, 2026, under Ordinance Number 2026-06. So the planning division, under the direction of the county attorney, recommends that the planning commission remain the approval body for this cluster subdivision amendment. The County Commission will be the approval body for the relocation of the open space since the original cluster subdivision dedicated an open easement over all of the common area and agricultural parcels. The planning division will create a resolution to be approved by the County Commission, which will allow for the relocation of the open space, while the amended subdivision plat will serve as the

legal document memorializing the amendment. The Planning Director will remain the land use authority for final Subdivision approval.

Analysis

General Plan: With conditions stated in the Staff Recommendation. This proposal does not conflict with the Weber County General Plan as it relates to residential development and open space preservation along the Weber River Corridor.

Zoning: The property is located within the A-1 and A-2 Zones. The purpose of these zones is stated in the LUC §104-2.

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

Site Development Standards: The minimum lot size for lots within a cluster subdivision in the A-1 and A-2 Zones is 60 wide and 9000 sq. ft. in area. All lots within this development meet or exceed the minimum requirement.

Bonus Density: The following table provides area calculations for the entire development, including the land area of the proposed amendment:

Gross Acreage	Area deducted for roads	Net developable Area	Open Space	Percentage of Open Space
78.944	10.415	68.529	43.047	62%

The Riverbend Farms Cluster Subdivision Phase 1 contains a total of 48 lots; with the inclusion of more land, Phase 1 will have a total of 58 lots.

Weber County Code requires that each phase preserve the appropriate amount of open space. With the inclusion of the 3.02 acres, Phase 1 is preserving 54% open space. Since this development was granted a 50% bonus density, the following criteria must be met:

1. Provide a minimum 50 percent open space of the net developable acreage, as defined in section 101-1-7.
2. Provide one street tree of at least two-inch caliper, from a species list as determined by county policy, every 50 feet on both sides of each street within the subdivision boundaries. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to the 50-foot spacing as otherwise reasonably possible, provided compliance with the clear view triangle as defined in section 108-7-7.
3. Comply with all provisions of title 108, chapter 16: Ogden Valley Outdoor Lighting Ordinance, which is incorporated by reference herein as applicable to a cluster subdivision in the Western Weber Planning Area that receives bonus density. A note shall be placed on the final subdivision plat indicating this requirement.

Pathways: A ten-foot pathway along 900 South Street, 3600 West Street, and through the open space river corridor is required

Open Space: The open space parcel that will be dedicated as a common area with an open easement dedicated to Weber County has the potential to be held by the HOA with the option of being deeded to the park district for open space along the river corridor, with a ten-foot pathway as intended by the Weber County General Plan. The planned ten lot subdivision will be developed on land which is individually owned by Riverbend Farms LLC, a subsidiary of Nilson Land Development.

Flood Zone: This lot development parcel is within the 500-year floodplain area of the Weber River according to the April 12, 2021 Flood Insurance Rate Map FIRM.

Culinary Water: The final will-serve letter from Taylor West Weber Water District is included. The District will provide only culinary water to the Riverbend Amended 10-lot subdivision with the condition that a pressurized secondary water system must be functional before final approval from the District is granted. The subdivision plan must include a signature block for the Taylor West Weber Water District.

Secondary Water: Hooper Irrigation Company will serve this development with pressurized irrigation water. All final fees, plan reviews, and water shares shall be surrendered to the Hooper Irrigation before service is complete.

3600 West Street: The Street Master Plan for this area shows that 3600 West Street is planning Future Major Collector (100' ROW). For this purpose, the planning division is recommending these elements:

1. The appropriate ROW dedication is made to 3600 West and 900 South
2. Driveway access from 3600 West is limited. The use of shared accesses is permitted under Section 106-2-2.050 (b) and designed in accordance with 108-7-29.
3. Section 106-2-1.020 (d) (2) requires a ten foot pathway along all collector streets.

Sewer Services: Central Weber Sewer District has provided a will-serve letter stating that the District can serve this development. The District will need to approve the connection plans and inspect the connection. The area proposed for lot development is annexed into the district, see E#3216966.

Review Agencies: The Weber County Planning and Engineering have submitted comments that will be addressed by a revised subdivision plat and revised civil drawings. The County Surveyor's office will submit comments regarding final subdivision plat revisions. The Weber Fire District has posted its approval; further requirements will become necessary at the time of building permits.

Staff Recommendations

Staff recommends final approval of the Riverbend Farms Cluster Subdivision Phase 1 First Amendment. This recommendation is based on all review agency requirements and upon the following conditions:

1. Developer shall provide a cost estimate for all subdivision improvements, including a 10' open space common area pathway along the river, a 10' pathway on the north side of 900 South Street, a 10' pathway on the west side of 3600 West Street, and street trees.
2. The final subdivision plat shall show open space pathway dedication with dedication language conveying an open space easement and open space land to the county.

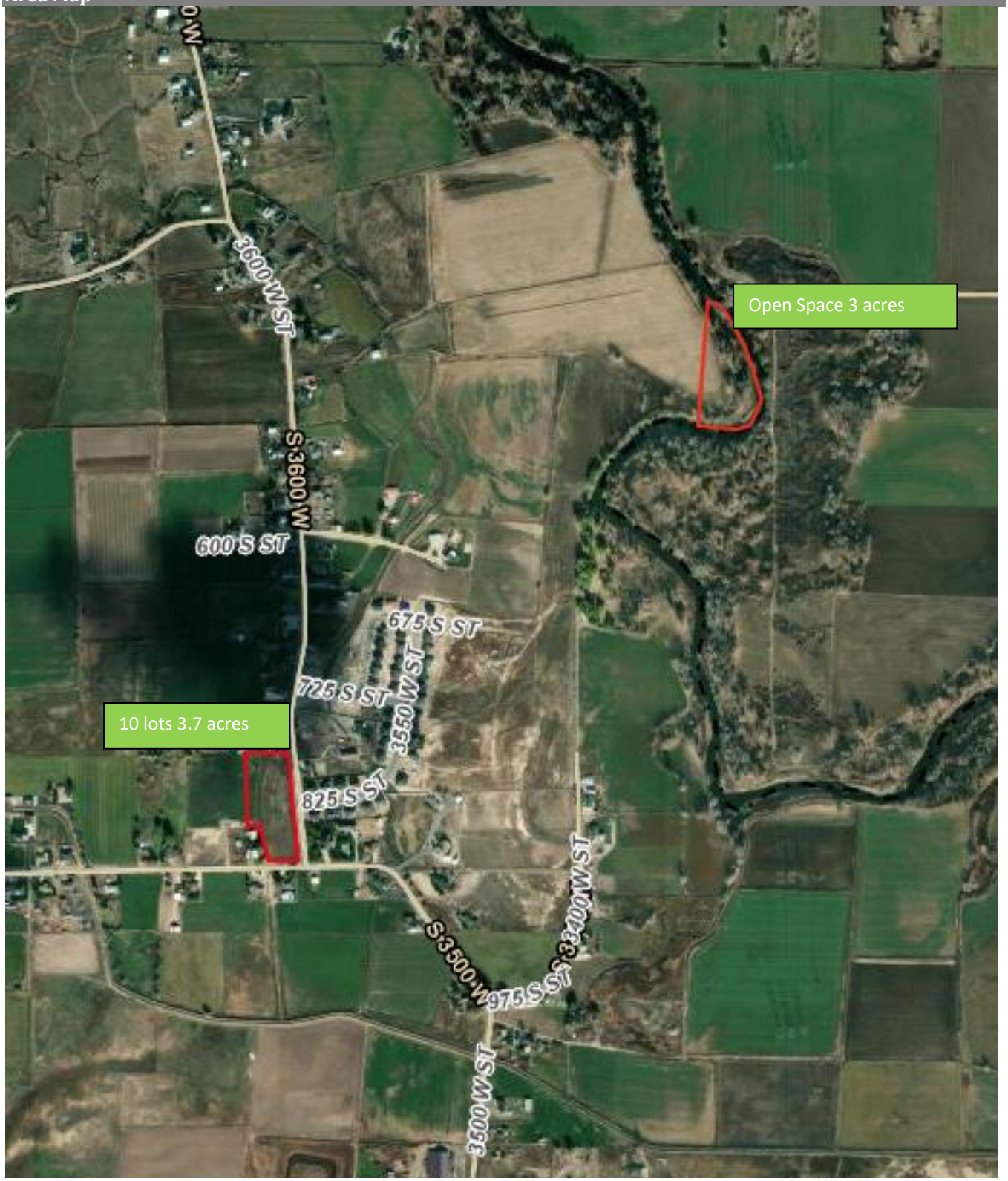
The following findings are the basis for the staff's recommendation:

1. The proposed subdivision conforms to the Weber County General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Exhibits

A. Riverbend Farms Cluster Subdivision Phase 1 First Amendment plat
B. Construction drawings
C. Will serve letters

Area Map


Open Space 3 acres
10 lots 3.7 acres
3600 W ST
S 3600 W
600 S ST
675 S ST
725 S ST
3550 W ST
825 S ST
S 3500 W
975 S ST
3400 W ST
3500 W ST

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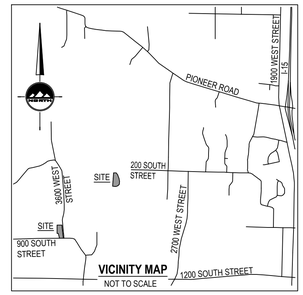
RIVERBEND FARMS PHASE 1 AMENDED

AMENDING PARCEL A, RIVERBEND FARMS PHASE 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
AND THE NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
OCTOBER 2026

GENERAL NOTES:

1. PROPERTY IS ZONED A-1 CLUSTER SUBDIVISION.
   A. FRONT YARD SETBACK IS 20'
   B. REAR YARD SETBACK IS 20'
   C. SIDE YARD SETBACK IS 8'
   D. CORNER LOT SIDE YARD SETBACK IS 20'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT.
3. PUBLIC UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
5. A SUBDIVISION LOCATED IN AN AGRICULTURE A-1, A-2, A-3, OR AV-3 ZONE SHALL HAVE THE FOLLOWING PLAT 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 USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION."
6. REFERENCE DOCUMENTS:
   PLAT: ENTRY NO. 3292112
   RECORD OF SURVEY: FILE NO. 7052
   RECORD OF SURVEY: FILE NO. 7248
   RECORD OF SURVEY: FILE NO. 8169
7. LOTS 157 AND 158, 149 AND 150 WILL HAVE SHARED ACCESS. LOTS 151 AND 156 WILL HAVE NO ACCESS. NO ACCESS FOR LOT 158 ONTO 900 SOUTH STREET.
8. OPEN SPACE TRAIL, EXACT LOCATION TO BE DETERMINED BY WEBER COUNTY.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	10.50'	16.40'	89°30'07"	N40°04'46"E	14.78'
C2	30.00'	23.61'	45°05'57"	S72°37'12"E	23.01'
C3	55.00'	31.53'	32°50'45"	S66°29'36"E	31.10'
C4	55.00'	49.39'	51°26'58"	N71°21'32"E	47.75'
C5	55.00'	43.83'	45°39'45"	N22°48'11"E	42.68'
C6	55.00'	57.06'	59°26'12"	N29°44'48"W	54.53'
C7	55.00'	46.87'	48°49'25"	N83°52'36"W	45.46'
C8	55.00'	30.70'	31°58'49"	S55°43'17"W	30.30'
C9	30.00'	23.61'	45°05'57"	S62°16'51"W	23.01'
C10	10.50'	16.58'	90°29'53"	N49°55'14"W	14.91'
C11	10.00'	16.37'	93°48'00"	N42°13'36"E	14.60'



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. **8034679** in accordance with Title 17, Chapter 73 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-73-504 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The Weber County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Parcel A, Riverbend Farms Phase 1
Recorded: July 26, 2023
Entry No. 3292112
Book 96 Page 9 and 10

Contains: 164,139 square feet or 3.791 acres.

ALSO:

A parcel of land, being a portion of those parcels described in that certain Warranty Deed (Entry No. 2782040, Recorded March 9, 2016) lying West of the Weber River, situate in the Northwest Quarter of Section 15, Township 6 North, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on an existing fence line, said point being North 88°02'46" West 3875.70 feet along the Section Line and North 1°57'14" East 621.92 feet from the East Quarter Corner of Section 15, Township 6 North, Range 2 West, Salt Lake Base and Meridian and running thence:

North 05°26'18" East 533.11 feet along the easterly line of the property described in the Quit Claim Deed dated December 31, 2001 (Entry No. 1817636, B: 2198 P:0991) more or less to the westerly line of the Weber River;

thence along the westerly line of the Weber River the following twelve (12) courses and distances:

1) South 51°10'07" East 113.49 feet;
2) South 40°47'33" East 145.49 feet;
3) South 17°48'46" East 82.89 feet;
4) South 05°48'00" West 29.30 feet;
5) South 16°14'55" East 94.33 feet;
6) South 15°57'46" East 83.08 feet;
7) South 20°52'30" West 114.74 feet;
8) South 55°57'09" West 94.55 feet;
9) South 80°16'04" West 44.54 feet;
10) North 85°45'04" West 61.51 feet;
11) South 89°50'56" West 57.63 feet;
12) North 79°03'53" West 28.54 feet more or less to the westerly line of the property described in the Quit Claim Deed dated November 71, 2022 (Entry No. 3262624;

thence North 07°42'57" East 83.76 feet along said westerly line to an existing fence line;

thence North 59°34'52" West 7.83 feet along an existing fence line to the point of beginning.

Contains 131,860 square feet or 3.027 acres

Trent R. Williams
License No. 8034679

Date

OWNER'S DEDICATION

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 hereon and name said tract:

RIVERBEND FARMS PHASE 1 AMENDED

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.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility and drainage easements, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

We hereby dedicate, grant and convey to the governing body all those parts or portions of said tract of land designated as parks, the same to be used as public open space.

And do further dedicate, grant, and convey to Weber County, Utah, a perpetual right and easement over, upon, and under the lands designated herein as a perpetual open space right and easement on and over the common areas and open space areas to guarantee to Weber County that the common areas and open space areas remain open and undeveloped except for approved recreational, parking, and open space purposes.

And do further dedicate, grant, and convey to Weber County an easement for a trail within and along the Open Space Parcel.

By: CHAD BUCK
MANAGER
JDC COMMUNITY LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of WEBER |S.S.

On the _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of Weber in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the _____ of _____, a Limited Liability Company and that he/she signed the Owner's Dedication and Acknowledgement of Responsibilities freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

A NOTARY PUBLIC COMMISSIONED IN UTAH:

NOTARY SIGNATURE: _____ COMMISSION NUMBER: _____

NAME (PRINT): _____ MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY

RIVERBEND FARMS PHASE 1 AMENDED

AMENDING PARCEL A, RIVERBEND FARMS PHASE 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
AND THE NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 3

PROJECT NUMBER : 14027B
MANAGER : C.PRESTON
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 10/22/2026

DEVELOPER
NILSON HOMES
1740 COMBE ROAD, SUITE 2
SOUTH OGDEN, UTAH 84403
801-392-8100

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

SANDY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

TAYLOR WEST WEBER WATER DISTRICT

APPROVED THIS _____ DAY OF _____, 20_____,
BY TAYLOR WEST WEBER WATER DISTRICT

_____
SIGNATURE

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 PLAY 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 _____.

_____
SIGNATURE

WEBER LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY LAND USE AUTHORITY
ON THE _____ DAY OF _____, 20_____.

SIGNED THIS ____ DAY OF _____, 20 _____.

_____.
SIGNATURE AND TITLE

WEBER COUNTY ATTORNEY'S APPROVAL

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_____.

_____
SIGNATURE

WEBER COUNTY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 20_____.

_____
SIGNATURE

WEBER COUNTY RECORDER

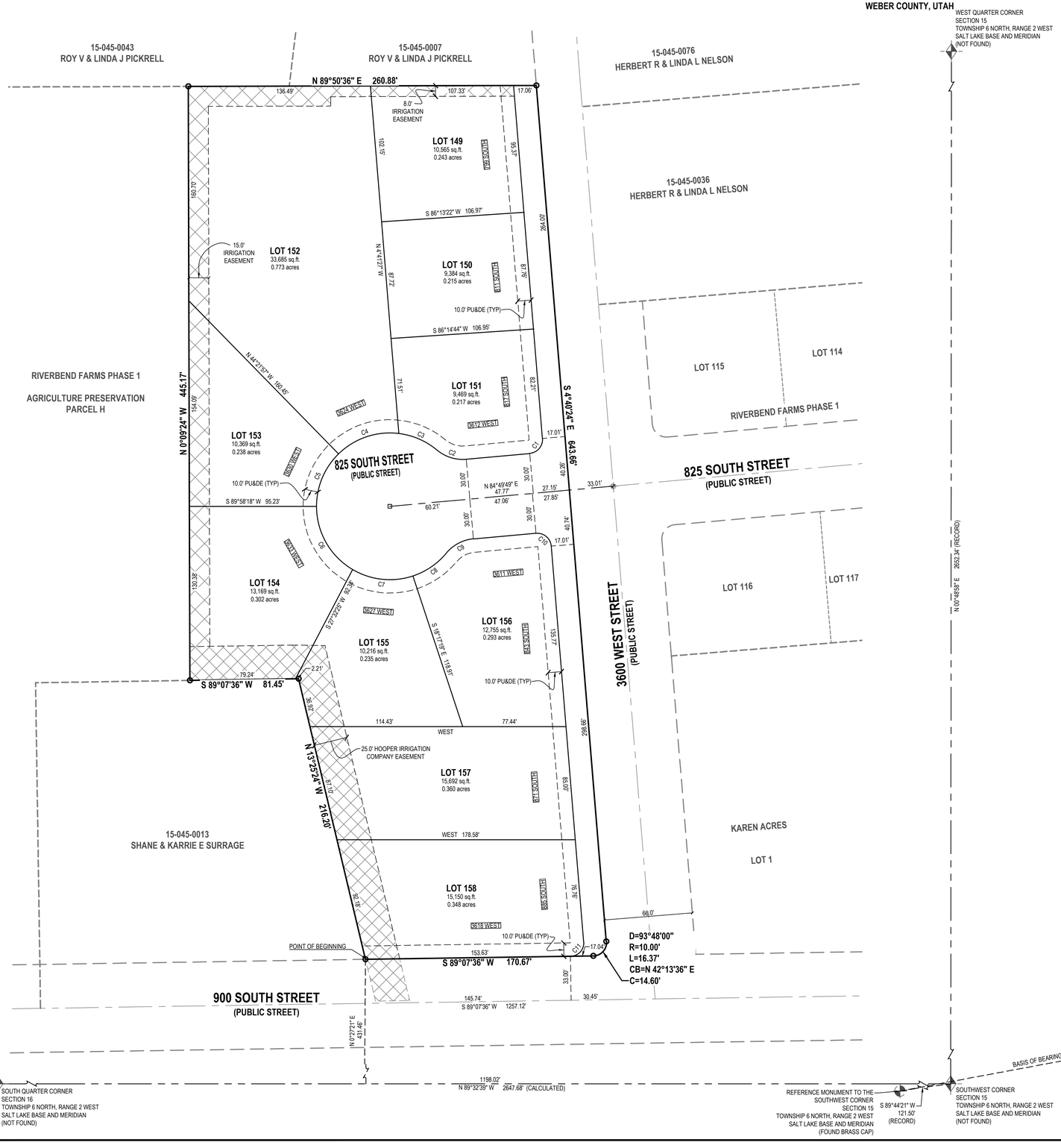
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

_____
WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

RIVERBEND FARMS PHASE 1 AMENDED

AMENDING PARCEL A, RIVERBEND FARMS PHASE 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
AND THE NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH



LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- TANGENT
- IRRIGATION EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

RIVERBEND FARMS PHASE 1 AMENDED

AMENDING PARCEL A, RIVERBEND FARMS PHASE 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
AND THE NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS ____ DAY OF ____ 20__
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

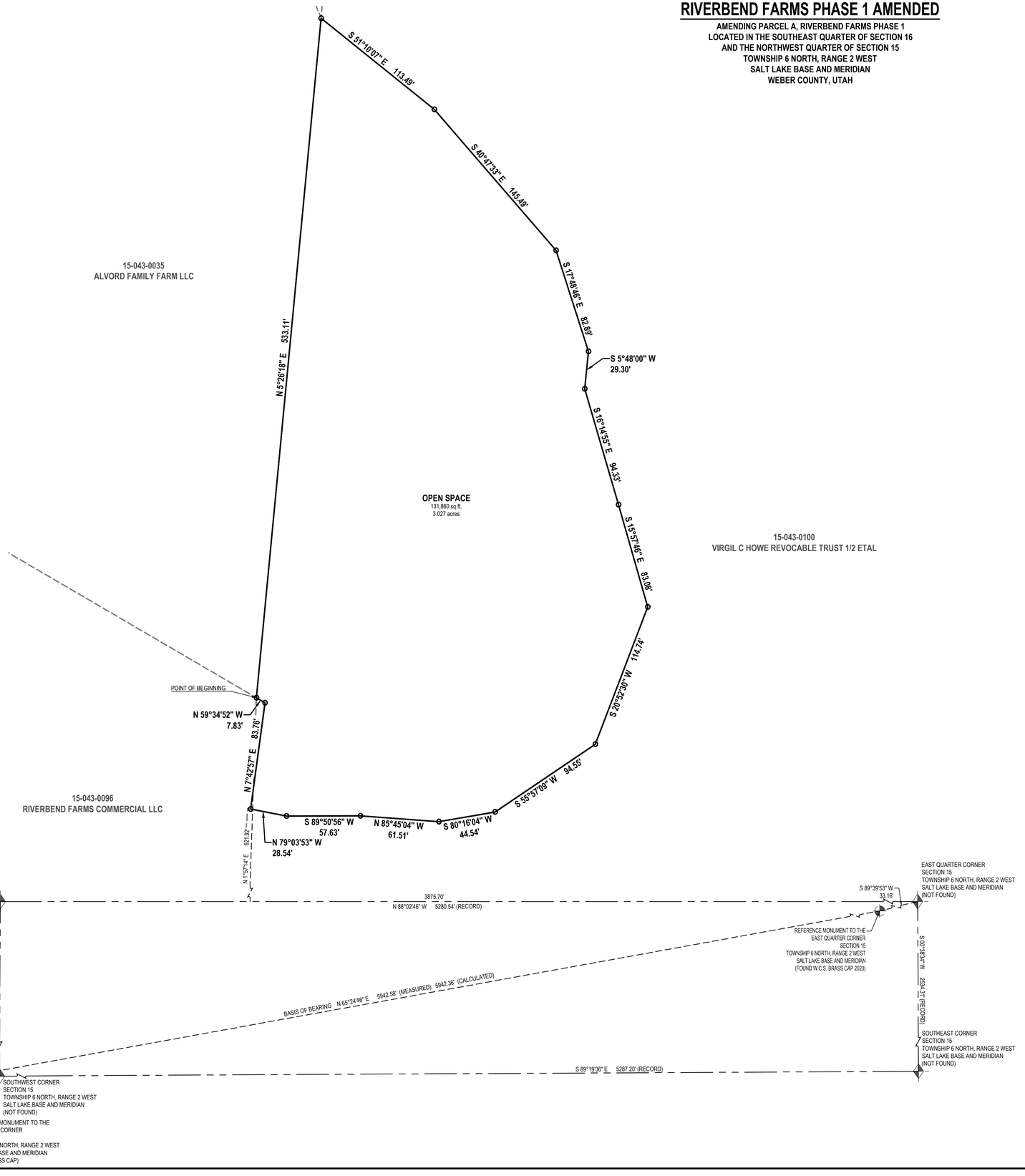
SANDY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 3

PROJECT NUMBER : 14027B
MANAGER : C.PRESTON
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 10/22/2026

RIVERBEND FARMS PHASE 1 AMENDED

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- EASEMENT
- TANGENT

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

RIVERBEND FARMS PHASE 1 AMENDED

AMENDING PARCEL A, RIVERBEND FARMS PHASE 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
AND THE NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS ____ DAY OF ____, 20__
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN
THE STANDARD IN ENGINEERING

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919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

SANDY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 3 OF 3

PROJECT NUMBER : 14027B
MANAGER : C.PRESTON
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 10/22/2026

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION

BENCHMARK

WITNESS TO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4237.72'

B

RIVERBEND FARMS PHASE 1 AMENDED SUBDIVISION

FOR CONSTRUCTION

DATE PRINTED
October 5, 2026

825 SOUTH 3600 WEST
WEBER COUNTY, UTAH

INDEX OF DRAWINGS

1 OF 3	SUBDIVISION PLAT
2 OF 3	SUBDIVISION PLAT
3 OF 3	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-300	OVERALL GRADING AND DRAINAGE PLAN
C-301	GRADING PLAN
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN
PP-1	825 SOUTH STREET PLAN AND PROFILE
PP-2	3600 WEST STREET PLAN AND PROFILE
PP-3	3600 WEST STREET PLAN AND PROFILE
PP-4	900 SOUTH STREET PLAN AND PROFILE
PP-5	OFFSITE SANITARY SEWER PLAN AND PROFILE
C-600	DETAILS
C-601	DETAILS

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

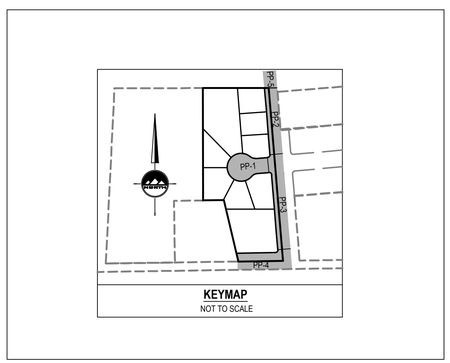
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

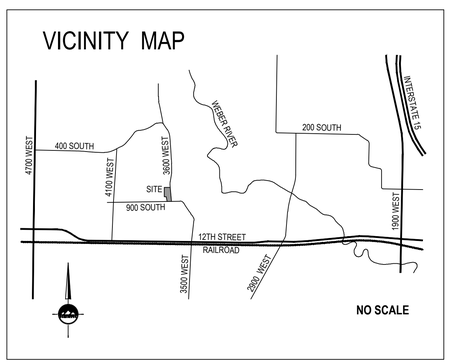
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



KEYMAP
NOT TO SCALE



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO WEBER COUNTY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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FOR:
NILSON HOMES
1740 COMBE ROAD, SUITE 2
SOUTH OGDEN, UTAH 84403

CONTACT:
STEVE ANDERSON
PHONE: 801-392-8100

RIVERBEND FARMS PHASE 1 AMENDED SUBDIVISION
825 SOUTH 3600 WEST
WEBER COUNTY, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
10-05-2026
TIMOTHY JAMES SHUPE
STATE OF UTAH

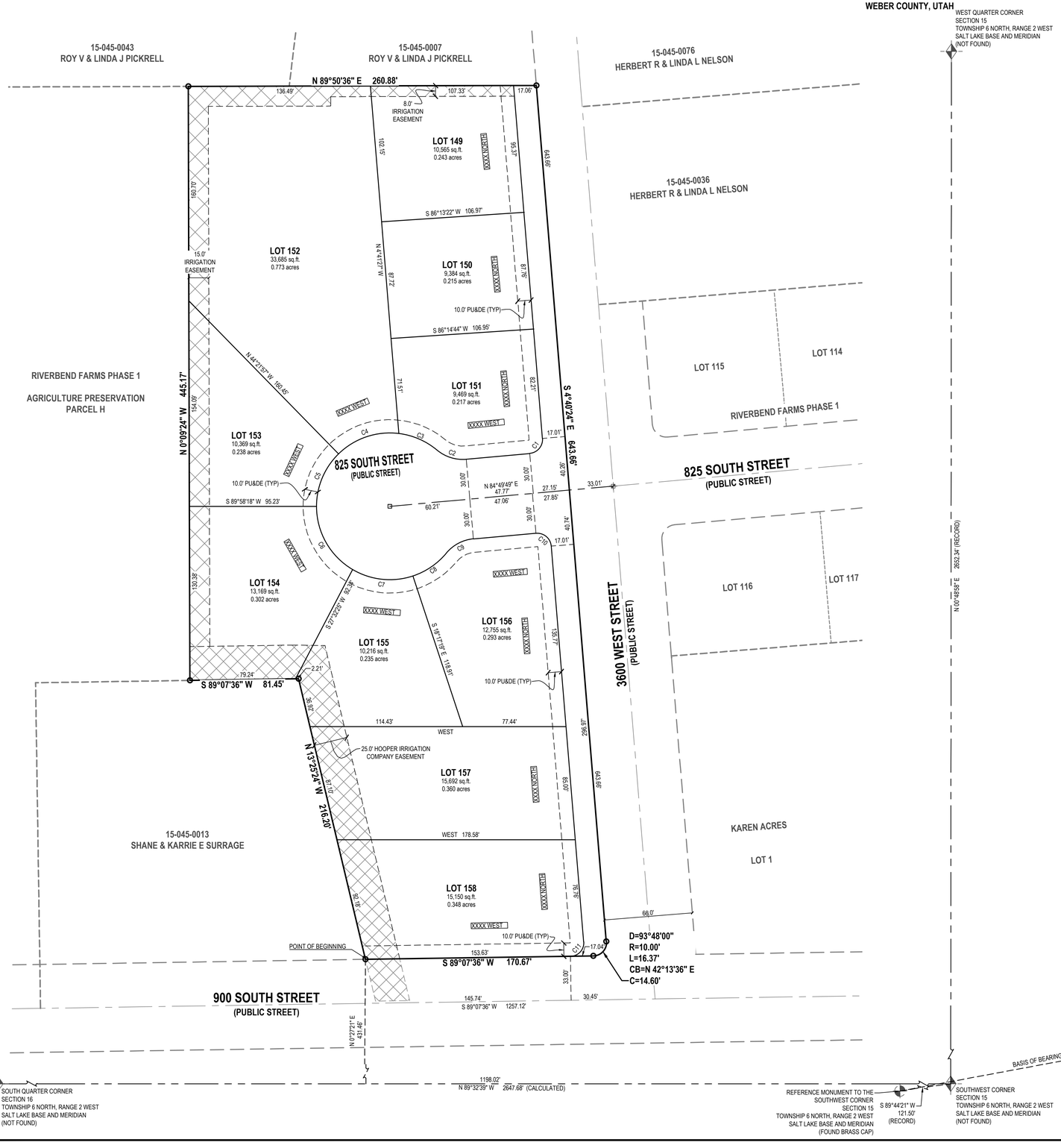
NO.	DATE	REVISION
		FOR REVIEW

COVER

PROJECT NUMBER	PRINT DATE
14027	2026-10-05
PROJECT MANAGER	DESIGNED BY
C.PRESTON	M.ELMER

RIVERBEND FARMS PHASE 1 AMENDED

AMENDING PARCEL A, RIVERBEND FARMS PHASE 1
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TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH



LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
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- ADJACENT RIGHT OF WAY
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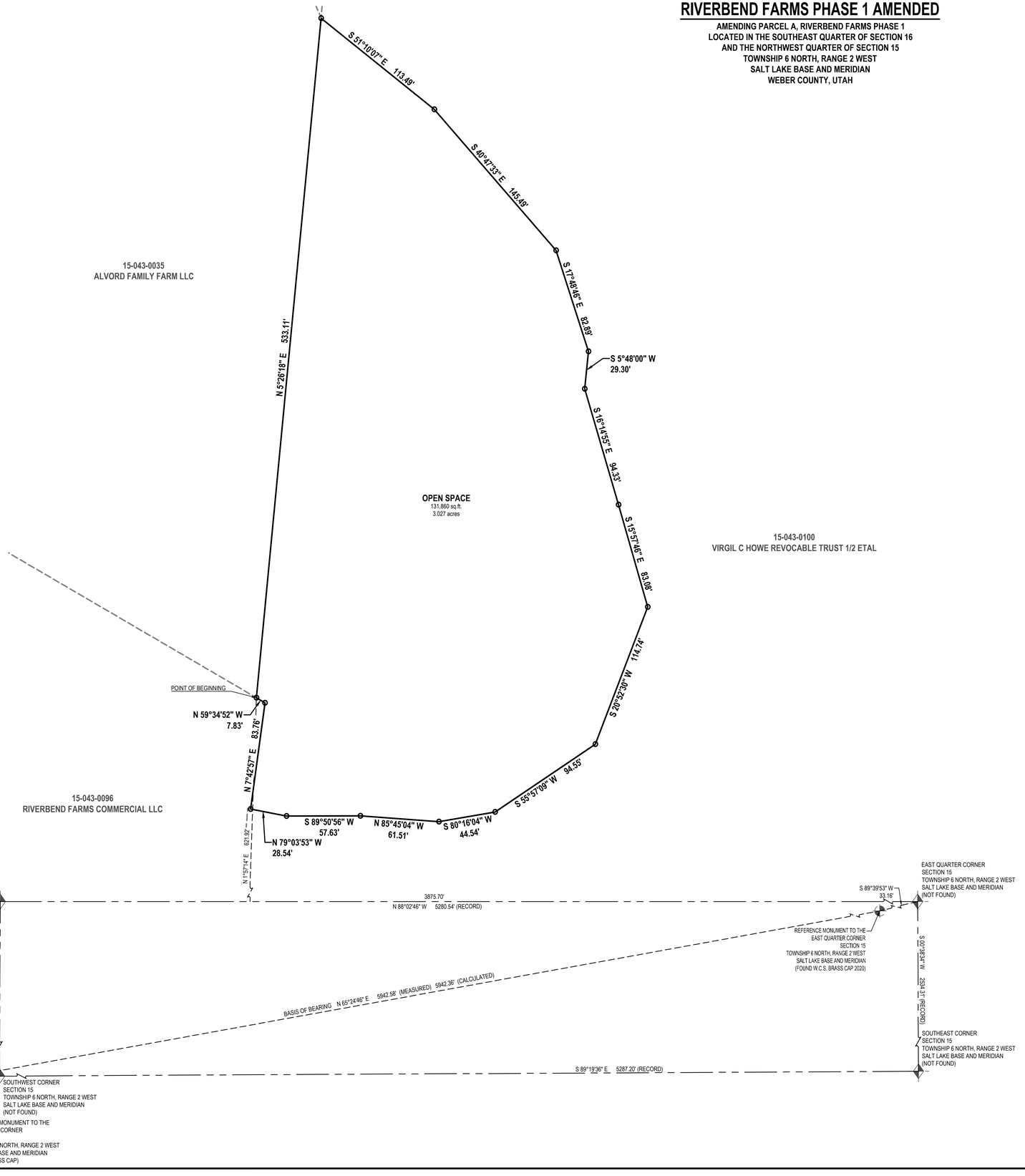
SANDY Phone: 801.255.0529
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CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 3

PROJECT NUMBER : 14027B
MANAGER : C.PRESTON
DRAWN BY : J.RINDLISBACHER
CHECKED BY : T.WILLIAMS
DATE : 10/2/2026

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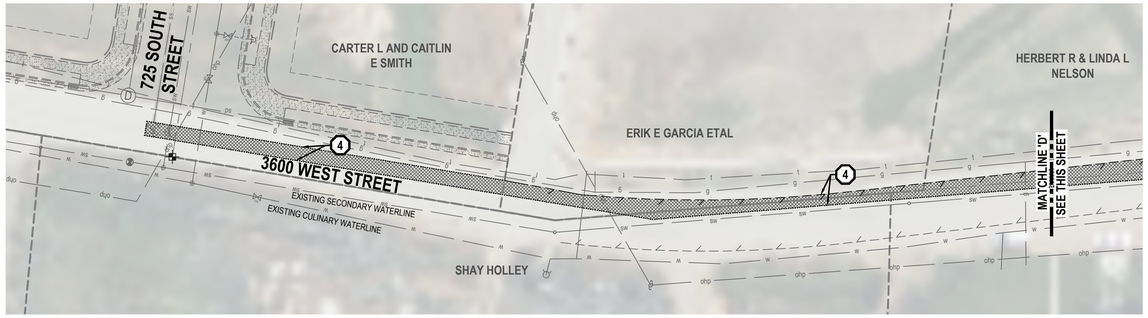
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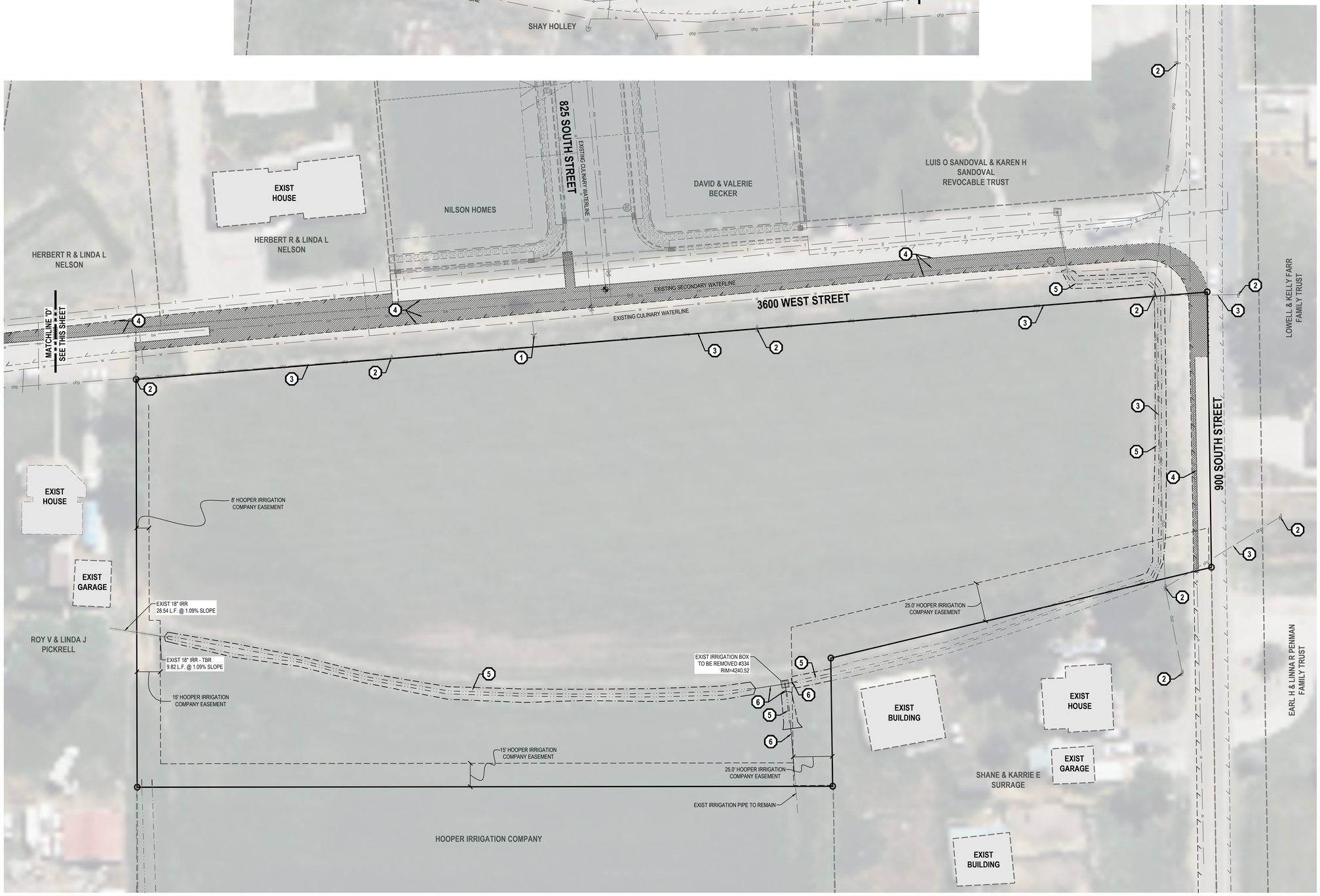
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BENCHMARK

WITNESS TO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4237.72'





GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXIST FIRE HYDRANT TO BE RELOCATED
2. EXIST UTILITY POLE TO REMAIN
3. EXIST OVERHEAD POWER TO REMAIN
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXIST ASPHALT
5. REMOVE EXISTING DITCH
6. REMOVE EXISTING IRRIGATION PIPE

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

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LAYTON
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WWW.ENSIGNENG.COM

FOR:
NILSON HOMES
1740 COMBE ROAD, SUITE 2
SOUTH OGDEN, UTAH 84403

CONTACT:
STEVE ANDERSON
PHONE: 801-392-8100

RIVERBEND FARMS PHASE 1 AMENDED SUBDIVISION

825 SOUTH 3600 WEST
WEBER COUNTY, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
10-05-2026
STATE OF UTAH
TIMOTHY JAMES WHEELER

NO.	DATE	REVISION
		FOR REVIEW

DEMOLITION PLAN

PROJECT NUMBER 14027
PRINT DATE 2026-10-05
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

C-100

811 Know what's below. Call before you dig.

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ELEV = 4237.72'

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL FIRE HYDRANT AND VALVE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
2. INSTALL HANDICAP ACCESSIBLE RAMP PER APWA PLAN 235.2
3. INSTALL 30" TYPE 'A' CURB AND GUTTER
4. INSTALL CONCRETE SIDEWALK PER APWA PLAN 231. WIDTH PER PLAN
5. INSTALL STREET LIGHT PER WEBER COUNTY STANDARDS AND SPECIFICATIONS. COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH WEBER COUNTY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER
6. EXISTING FIRE HYDRANT
7. REQUIRED SHARED DRIVEWAY FOR LOTS FACING 3600 WEST STREET
8. INSTALL ASPHALT PAVEMENT
9. MATCH EXIST IMPROVEMENTS
10. INSTALL 10' ASPHALT TRAIL
11. INSTALL (1) WARNING SIGNS PER MUTCD OM3-3L
12. INSTALL STOP SIGN PER MUTCD R1-1 WITH STREET SIGN PER WEBER COUNTY STANDARDS AND SPECIFICATIONS
13. INSTALL 25 MHP SPEED LIMIT SIGN PER MUTCD R2-1 PER WEBER COUNTY STANDARDS AND SPECIFICATIONS

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825 SOUTH 3600 WEST
WEBER COUNTY, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
10-05-2026
STATE OF UTAH
TIMOTHY JAMES SHIPP

NO.	DATE	REVISION
		FOR REVIEW

SITE PLAN

PROJECT NUMBER 14027
PRINT DATE 2026-10-05
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

C-200

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

C

TAYLOR WEST WEBER WATER DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
11/2/2026

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve for Subdivision** approval has been given and Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for **Riverbend Amended 10 Lot Subdivision.** The address is approx. 3600 W. 850 S. West Weber UT. This subdivision must connect to Hooper Irrigation for the pressurized secondary water system for outdoor use. Plan review fees and water right impact fees have been paid. A pressurized secondary water system must be functional before building permit approval will be granted.

Requirements:

- Plan review fee=**Paid $2,000**
- Water Right Impact fee= **Paid $78,420**
- Hooper Irrigation as pressurized secondary provider.

Requirements for building

- Impact fees=**$6,856.00** per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. Fees are subject to change.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL SUBDIVSION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENATIVE OF THE DISTRICT.

Sincerely,

Ryan Rogers-Manager
Taylor West Weber Water District

C

HOOPER IRRIGATION CO.
EST. 1866

November 24, 2025

Weber County Planning Commission
2380 Washington Blvd, Suite 240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Riverbend Farms Amended Subdivision, West Lots

The Riverbend Farms Amended Subdivision, West Lots is located at approximately 850 South and 3600 West, and a total of 10 lots are proposed. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office and an escrow for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision phase. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots, and the shares are in good standing.

This subdivision only is in consideration and guaranteed service, and the plan review is good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been surrendered to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

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

Sincerely,

Michelle Pinkston

Michelle Pinkston
Office Manager
Board Secretary

Phone: (801)985-8429 Email: HooperIrrigationCo@msn.com Website: www.HooperIrrigationCompany.com

Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of the H&H Subdivision consisting of 2 lots.
Agenda Date:	Wednesday, November 18, 2026
Applicant:	Brent Hipwell, Owner
File Number:	LVH021225

Property Information

Approximate Address:	453 N 3600 West
Project Area:	2.76 Acres
Zoning:	Agricultural (A-2)
Existing Land Use:	Residential/Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-028-0056, 15-028-0057
Township, Range, Section:	T6N, R2W, Section 9

Adjacent Land Use

North:	Residential/Agricultural	**South:**	Residential/Agricultural
East:	Residential/Agricultural	**West:**	Residential/Agricultural

Staff Information

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

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 2 (Agricultural A-2)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 19 (Development on a Substandard Street or Public Right-of-Use Road

History

This proposal was approved in an administrative review meeting held on September 17, 2025. The time limitations from the land use code require that the subdivision plat be recorded within 12 months of the date of final approval. Since final approval recently expired, the Planning Division will hold a public meeting to consider final approval of this proposal to allow the property owner to finalize the improvement guarantee and record the subdivision plat.

Background and Summary

The applicant is requesting approval of a two-lot subdivision that occupies an area of 2.76-acres. Access to the properties is via a fully dedicated 60’ public right-of-way and a substandard public road called 3600 West Street.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in the A-2 Zone. The purpose of this zone is stated in the LUC §104-2.

> *"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."*

Site Development Standards: Lots created in the A-2 Zone are required to comply with site development standards for the A-2 Zone. Each lot within this proposal exceeds the minimum standards with regard to lot area and width.

Small Subdivision: "The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director." LUC §106-1-5.30 (c). This proposal qualifies as a small subdivision consisting of nine or fewer lots as defined in Section 101-2-20 Su, Small Subdivision.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Taylor West Weber Water Improvement District currently serves both lots with culinary water. Both lateral connection are made under the direction of the District and are fully operational. The District requires:

1. The owner shall purchase the appropriate number and class of secondary water shares from Hooper Irrigation Company, and
2. The Hooper District shall hold said water shares in escrow until Hooper has installed necessary infrastructure and is ready and able to service this property, and
3. The owner shall be responsible to pay for the connection.
4. Failure to connect will result in a 1,000.00 fee annually.
5. Additional requirements can be found in Exhibit B

Secondary Water: The Hooper Irrigation Company cannot serve this property at this time. However it is anticipated that neighboring development of Lomond View Subdivision will result in an accessible Hooper service line for this property and greater area.

Substandard Street: Since 3600 South Street at this location is considered substandard, Section 108-7-19 (c) applies. The applicant is responsible for the improvement of the applicant's own street frontage. The County Engineer has the full authority and discretion to determine which improvements are installed, and which may be deferred to a later time. The applicant must also pay a proportionate share of street design, street improvements. To determine a proportionate share, the applicant shall:

Provide an engineer's cost estimate to improve the street to a county standard.

Determine the streets estimated build-out potential which is the sum of estimated lots expected along the street plus the number of lots proposed by the applicant. Follow sections 108-7-19 (3) (a) (b) and (c). Section 108-7-19 (4) gives complete discretion to the County Engineer on specific improvements required of the applicant.

Secondary Egress: In this circumstance, the development plan aligns with the Future Streets and Transit Map. Development on a terminal street may be allowed no more than 30 residential lots before a secondary emergency egress and fire access that ties back with the greater interconnected public street network is required. This segment of 3600 West is considered a temporary terminal street that is currently serving 16 lots. With the addition of this two lot subdivision, This development remains compliant with Code Section 106-2-2.040 (b).

Temporary Terminal Street: The temporary terminal street code, Section 106-2-2.040 (b), allows for the extension of 3600 West Street because the area dedicated to the pubic street aligns with the Western Weber General plan and a legislatively adopted development agreement for a development called Lomond View Subdivision.

Septic System: Weber-Morgan Health Department has provided a feasibility letter stating that water table monitoring and soil evaluations have been completed. A fee, application, and full size copies of the subdivision plat showing the location of the exploration pits and percolation tests as well as the documented soil horizons and percolation rates is required by the Health Department before approving the subdivision plat. The septic feasibility letter determines that the packed be media system for each lot may be installed following approval from the Health Department and following the issuance of a wastewater disposal permit.

Review Agencies: The Weber County Fire District has approved this proposal conditioned upon the installation of a fire hydrant, the road will need to be at least 26' of drivable surface, and a turn-around shall be installed at the north of lot 3. Weber County Engineering have posted a series of comments that will be addressed by a revised subdivision plat, subdivision improvement drawings, and a written response. The County Surveyors Office is ready to approve the latest subdivision plat. The county Planning Division has included final requirements in this report as conditions of approval.

Staff Recommendation

Staff recommends that final plat approval of the H&H Subdivision, a two lot residential subdivision of land. The Staff's recommendation adds the following conditions that are required before recording the subdivision plat:

1. A cost estimate shall be prepared by the developer and submitted to the County Engineer for approval.
2. The owner shall pay a roughly proportionate share to bring the street closer to compliance with County Standards, as directed in Section 108-7-19 (c).
3. The owner is financially responsible for the improvements to their own street frontage. Which may be in the form of installation of improvements, escrow funds deposited with the county, and a deferral agreement, as directed is Section 108-7-19 (c) (2).
4. If a deferral agreement is accepted by the County then the agreement shall be recorded with the final Mylar.
5. All requirements from the Taylor Wester Weber Water District are satisfied before recording the final subdivision plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Area Map



Exhibits

A. H&H Subdivision plat
B. Taylor West Weber Will-Serve letter
C. Septic Feasibility Letter

A

H & H SUBDIVISION

A LOT AVERAGE SUBDIVISION
WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
JANUARY 2025

LOT AVERAGE TABLE

	SQUARE FEET	AVERAGE WIDTH
LOT 1	40,000	197'
LOT 2	80,001	197'
AVERAGE	60,000	197'

LEGEND

- SUBJECT PROPERTY LINE
- INTERIOR LOT LINES
- ADJOINING PROPERTY LINE
- CENTERLINE
- PUBLIC UTILITY EASEMENT (PUE)
- FENCE LINE
- EXISTING WATERLINE
- EASEMENT FOR FUTURE R/W
- ROADWAY DEDICATION
- FOUND REBAR SET BY OTHERS SET 5/8"X24" REBAR WITH CAP
- SECTION CORNER

SCALE: 1" = 50'
0 50 100
Scale in Feet
(Data in Parentheses is Record)

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

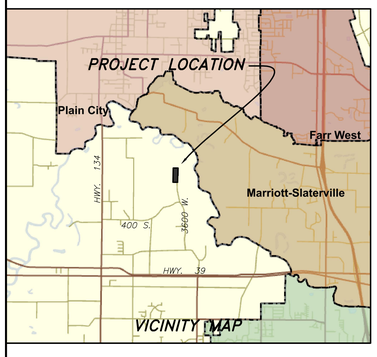
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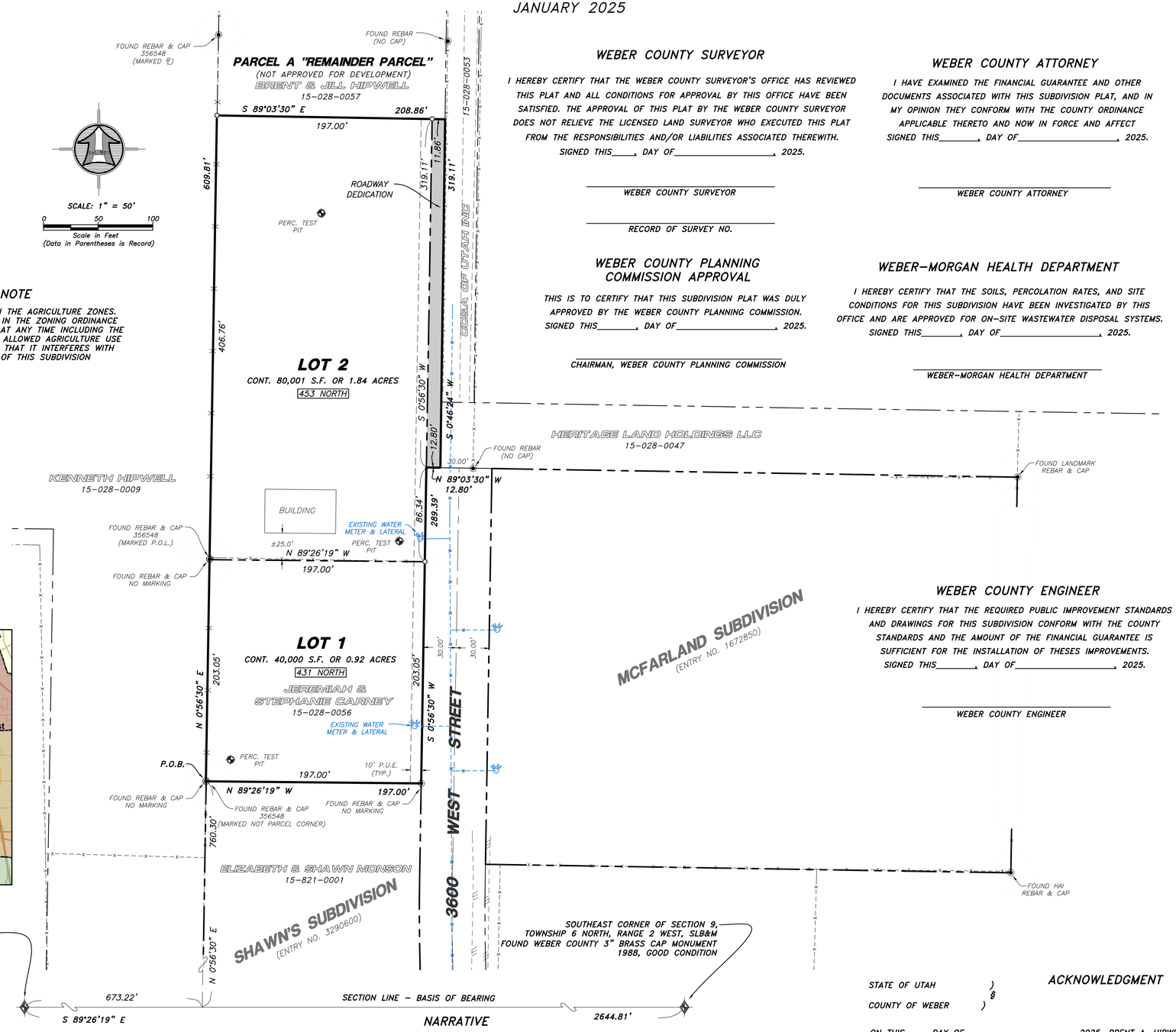
1 – ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

2 – A DEFERRAL AGREEMENT RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE IS REQUIRED FOR CURB & GUTTER AND SIDEWALK THAT ARE TO BE CONSTRUCTED AT A LATER DATE.

3 – 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 & GUTTER IS INSTALLED.

4 – FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE EQUAL OR EXCEED THE MINIMUM AREA AND MINIMUM WIDTH ALLOWED IN THE ZONE. A SUBDIVISION AMENDMENT WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL COMPLY WITH SECTION 106-2-4.020 OF THE WEBER COUNTY CODE.





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_____, 2025.

WEBER COUNTY SURVEYOR

RECORD OF SURVEY NO.

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_____, 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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_____, 2025.

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_____, 2025.

WEBER–MORGAN HEALTH DEPARTMENT

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 THESES IMPROVEMENTS.
SIGNED THIS_____, DAY OF_____, 2025.

WEBER COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 PROFESSIONAL LAND SURVEYORS ACT: AND 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 HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS H & H SUBDIVISION IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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 UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY 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 _____, 2025.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11386802

PROFESSIONAL LAND SURVEYOR 11386802 Roger C. Slade STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT IN AN EXISTING FENCE LINE LOCATED 673.22 FEET SOUTH 89°26'19" EAST ALONG THE SOUTH LINE OF SAID SECTION AND 760.30 FEET NORTH 00°56'30" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 9;

RUNNING THENCE NORTH 00°56'30" EAST 609.81 FEET ALONG SAID EXISTING FENCE LINE; THENCE SOUTH 89°03'30" EAST 208.86 FEET; THENCE SOUTH 00°46'24" WEST 319.11 FEET TO THE NORTH LINE OF MCFARLAND SUBDIVISION, RECORDED AS ENTRY NO. 1672850 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 89°03'30" WEST 12.80 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF 3600 WEST STREET; THENCE SOUTH 00°56'30" WEST 289.39 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 89°26'19" WEST 197.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.85 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

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 H & H 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. WE ALSO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE 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. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS THIS _____ DAY OF _____, 2025.

JEREMIAH MICHAEL CARNEY

STEPHANIE LEE CARNEY

BRENT A. HIPWELL

JILL C. HIPWELL

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

ON THIS_____DAY OF_____2025, JEREMIAH MICHAEL CARNEY AND STEPHANIE LEE CARNEY HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

DEVELOPER:
BRENT HIPWELL
585 SOUTH 3600 WEST
OGDEN, UTAH 84404
(801) 791-0107

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

ON THIS_____DAY OF_____2025, BRENT A. HIPWELL AND JILL C. HIPWELL HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____
_____IN BOOK_____OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

COUNTY RECORDER

BY:_____
DEPUTY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY BRENT HIPWELL. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE MCFARLAND SUBDIVISION, ENTRY NO. 1672850, ROS# 6717 AND OTHER SURVEYS IN THE AREA ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

RIGHT-OF-WAY FOR 3600 WEST STREET WAS ESTABLISHED FROM SAID MCFARLAND SUBDIVISION.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°26'19" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

B

TAYLOR WEST WEBER WATER DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

9/4/2024

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary will serve** approval has been given and Taylor West Weber Water District (the "District") has the capacity to provide **only** culinary water for 1 lot, for Brent Hipwell. The approximate address is 485 N. 3600 W. Ogden (unincorporated Weber County). This is part of a three lot subdivision the Distict currently serves lots 431 N. and 435 N. on 3600 W. and will continue to do so. A deed restriction not allowing any more building permits will be placed on the remaining parcel until pressurized secondary is available. The District currently has a 6" water line on 3600 W. The District will contract through Weber Basin Water, via the water right impact fee, to contract enough capacity to serve this proposed lot. Due to a 4" water line upstream of this lot, the hydrant flows will need to be reviewed and the fire marshal must sign off on the flow rates for any additional building in the area. The District has plans to install a 14" water line in the master plan. The District standards and specifications must be used in all installation procedures.

Requirements that need to be met for culinary water service:

- Plan review, inspection and recording fee= **$200**
- Water rights impact fee**= $7,842.00 Per lot**.
- Secondary Water= Contract with Hooper Irrigation for pressurized secondary water. See attachment.
- Impact fee=**$6,756.00**. This includes the cost of the meter.
- Connection fee=**$2,300.00**, this includes the cost for parts. If road work and asphalt work is required additional fees will be assessed after the work is completed. (An approved contractor may be hired to install the connection if desired (see below).
- If desired a licensed contractor approved by the district may install the connection with parts specified in the district standards and under the supervision of the District.
- Construction water fee **$100** for the use of water during construction of the home.
- The fire marshal may require a fire hydrant, and the cost of the fire hydrant will be determined if required. An independent contractor may install the fire hydrant under the supervision of the district inspector.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.

This is for subdivision preliminary approval only. Board approval must be given. Final subdivision approval shall not be permitted until approval is given by the District. This letter expires six months from the date it is issued. Expires 3/4/2025

Sincerely,

Ryan Rogers

Taylor West Weber Water District - Manager

TAYLOR WEST WEBER WATER DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

FUTURE SECONDARY WATER CONNECTION AGREEMENT

This Agreement ("Agreement") is between TAYLOR WEST WEBER WATER DISTRICT ("District"), HOOPER IRRIGATION COMPANY ("Hooper"), and the signatory of this document hereinafter referred to as the "Owner". Owner owns in fee simple real property located at the address and description described in "Exhibit A".

WHEREAS, Owner acknowledges that the property described in Exhibit A lacks an established secondary water connection; and

WHEREAS, Owners desires to obtain an established culinary water connection from District; and

WHEREAS, District requires a functional and approved secondary water connection where available prior to allowing a connection to its culinary water system; and

WHEREAS, Owner agrees to establish a secondary water connection to Hooper when such a connection becomes available subject to the terms of this Agreement; and

THEREFORE, in exchange for valuable consideration, including the mutual covenants contained in this Agreement, Owner and District agree as follows:

1. Purchase of Shares. Prior to District allowing Owner to connect to District's culinary water lines, Owner shall purchase the requisite number and class of water share(s) in Hooper to service the Owner's property identified in Exhibit A. Owner shall contact Hooper and provide relevant information needed to determine the requisite number and class of water share(s). The number and class of water share(s) required shall be determined solely by Hooper.

   After purchase of said water share(s), Owner shall bring said water share(s) to Hooper. Hooper shall verify that the purchased water share(s) are valid and sufficient, and upon verification Hooper shall hold said water share(s) in escrow until such time as Hooper has installed the necessary infrastructure and is ready and able to service Owner's property with secondary water. At the time of delivering the water share(s) to Hooper, Owner shall also pay the connection fee, meter cost and installation costs required by Hooper. Owner shall bring a receipt from Hooper to District indicating the establishment of the escrow with Hooper and the payment of the associated connection fee as contemplated herein.

2. Meter, Installation & Time Limitation to Establish a Connection. Upon the installation of Hooper secondary water lines to Owner's property or within proximity to Owner's

property identified in Exhibit A so that a connection can reasonably be made, Owner shall allow Hooper to establish a connection to the Hooper secondary water line from the funds previously paid by Owner to Hooper under paragraph 1 above. The cost of the meter and installation are separate and additional costs from the connection fee described in paragraph 1 above. Hooper shall, in Hooper's sole discretion, determine when and if a secondary water connection to Hooper is reasonably available for connection.

3. Failure to Connect. Owner agrees and acknowledges that Owner's failure to connect to Hooper's secondary water line as required by this Agreement and at a time when Hooper is willing and able to establish a connection to Hooper's secondary water line will result in the District's ability to charge Owner a failure to connect fee in the amount of $1,000.00. District may charge Owner this failure to connect fee annually until Owner has established a connection to the Hooper secondary water line as provided by and agreed to in this Agreement.

4. Term. This Agreement shall be effective as of the date of the last party to execute this Agreement and shall remain in full force and effect until the terms of this Agreement have been satisfied.

5. Governing Law. It is understood and agreed by the parties hereto that this Agreement shall be governed by the laws of the State of Utah and the ordinances of Weber County, both as to interpretation and performance. All actions, including but not limited to court proceedings, administrative proceedings, arbitration and mediation proceedings, shall be commenced, maintained, adjudicated and resolved within the jurisdiction of the State of Utah.

6. Entire Agreement. District, Hooper, and Owner acknowledge and agree that this Agreement constitutes the entire integrated understanding between District, Hooper, and Owner, and that there are no other terms, conditions, representations or understanding, whether written or oral, concerning the rights and obligations of the parties to this Agreement except as set forth in this Agreement. This Agreement may not be enlarged, modified or altered, except in writing, signed by the parties.

[signature page to follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates provided below.

_____ _____
Signature of owner Date

_____
Printed Name

_____ _____
Signature of additional owner (if applicable) Date

_____
Printed Name

STATE OF UTAH
COUNTY OF _____

Before me personally appeared _____ and _____ who acknowledged to me that he/she/they executed the foregoing instrument this _____ day of _____, 20_____.

_____
Notary Public

_____ _____
Taylor West Weber Water District Date

STATE OF UTAH
COUNTY OF _____

Before me personally appeared _____ who acknowledged to me that he/she/they executed the foregoing instrument this _____ day of _____, 20____.

_____
Notary Public

_____ _____

Hooper Irrigation Company Date

STATE OF UTAH
COUNTY OF _____

Before me personally appeared _____ who acknowledged to me that he/she/they executed the foregoing instrument this _____ day of _____, 20____.

_____

Notary Public

EXHIBIT A

PROPERTY ADDRESS AND DESCRIPTION

C

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

WEBER-MORGAN
HEALTH DEPARTMENT

November 21, 2024

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

RE: **Parcel OWTS Feasibility Determination**
Brent Hipwell
Approx 327 N 3600 W
Parcel #: 15-028-0056, 15-028-0057
Soil log #14975

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

DESIGN REQUIREMENTS

Lot Associated with Exploration Pit #1,2, and 3 (parcel 15-028-0056, 15-028-0057) Anticipated ground water tables not to exceed 36 inches and soils with a documented percolation rate of 96 minutes per inch located at a depth of 30 inches, fall within the range of acceptability for the utilization of a Packed Bed Media Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches. The absorption field is to be designed using a maximum loading rate of 0.35 gal/ft²/day as required for the silty clay loam, massive structure soil horizon with a documented percolation rate of 96 minutes per inch.

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

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

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

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

Sincerely,

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