



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**March 29, 2017
4:00-5:00 p.m.**

- 1. Consideration and action on a request for final approval of Selman Acres Subdivision, consisting of 1 lot, considered a small subdivision. Applicant: Justen Selman.**
- 2. Consideration and action on an administrative application for final approval of the Tuft Luck Subdivision, a lone lot subdivision consisting of 5.8 acres. Applicant: Tom Quinn.**
- 3. *Adjournment***

The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



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



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Selman Acres Subdivision, consisting of 1 lot, considered a small subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, March 29, 2017

Applicant: Justen Selman

File Number: LVS021417

Property Information

Approximate Address: 2347 S 4700 W, Ogden, UT

Project Area: 5.27 acres

Zoning: A-1

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-079-0116

Township, Range, Section: Township 6 North, Range 2 West, Section 29

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 106, Subdivisions

Background

The applicant has submitted a request for final approval of the Selman Acres Subdivision, a small subdivision consisting of 1 lot, located at 2347 South 4700 W in the A-1 zone. No streets are being re-aligned or created with this proposal. Culinary water will be provided by the Taylor-West Weber Water District and sewer will be provided by the Central Weber Sewer Improvement District.

The proposed subdivision, in compliance with the recommended conditions, conforms to both the zoning and subdivision requirements including adequate frontage and access, adequate lot width, and lot area (see Exhibit A).

The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the Agriculture (A-1) Zone.

The purpose of the Agricultural (A-1) zone is identified in the LUC §104-5-1 as:

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

The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The A-1 zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet for a single family dwelling. Minimum yard set-backs for a single family dwelling in the A-1 zone are 30 feet on the front and rear, and a side yard of 10 feet with a total width of two side yards not less than 24 feet. The proposed 1 lot subdivision will be 5.27 acres and will dedicate approximately 3,743 square feet to UDOT to ensure adequate right of way width and has approximately 374.41 feet of frontage along 4700 West.

Culinary water and sanitary sewage disposal: Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. Hooper Irrigation Company has also provided a Will Serve letter regarding secondary water (see Exhibit B).

Additional design standards and requirements: The applicant has received a "Conditional Access Permit" from UDOT which shall expire if the access construction is not completed within 12 months from 12/31/2016. Per the LUC §106-4-2 (e) and (f) Curb, gutter, and sidewalk shall be installed by the applicant in subdivisions along the abutting Utah State Highways, unless a waiver is provided by the Utah State Department of Transportation. The applicant has provided the Conditional Access Permit, which does not have a requirement for curb, gutter, and sidewalk, implying a waiver of the mentioned requirements. (see Exhibit C)

There is an FAA easement on the property that restricts development within the easement boundaries. The final plat shows where the easement is located on the property and a note has been added to the plat to show the entry number of the easement for guidelines for development.

Review Agencies: To date, the proposed subdivision has been reviewed by the Surveyor's Office and the Fire District. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to the final mylar being recorded.

Tax clearance: There is no outstanding tax payment currently related to this parcel.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the Selman Acres Subdivision, a small subdivision consisting of 1 lot. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A deferral agreement for curb, gutter, and sidewalk must be filed and recorded with the final Mylar.

This recommendation is based on the following findings:

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

Administrative Approval

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

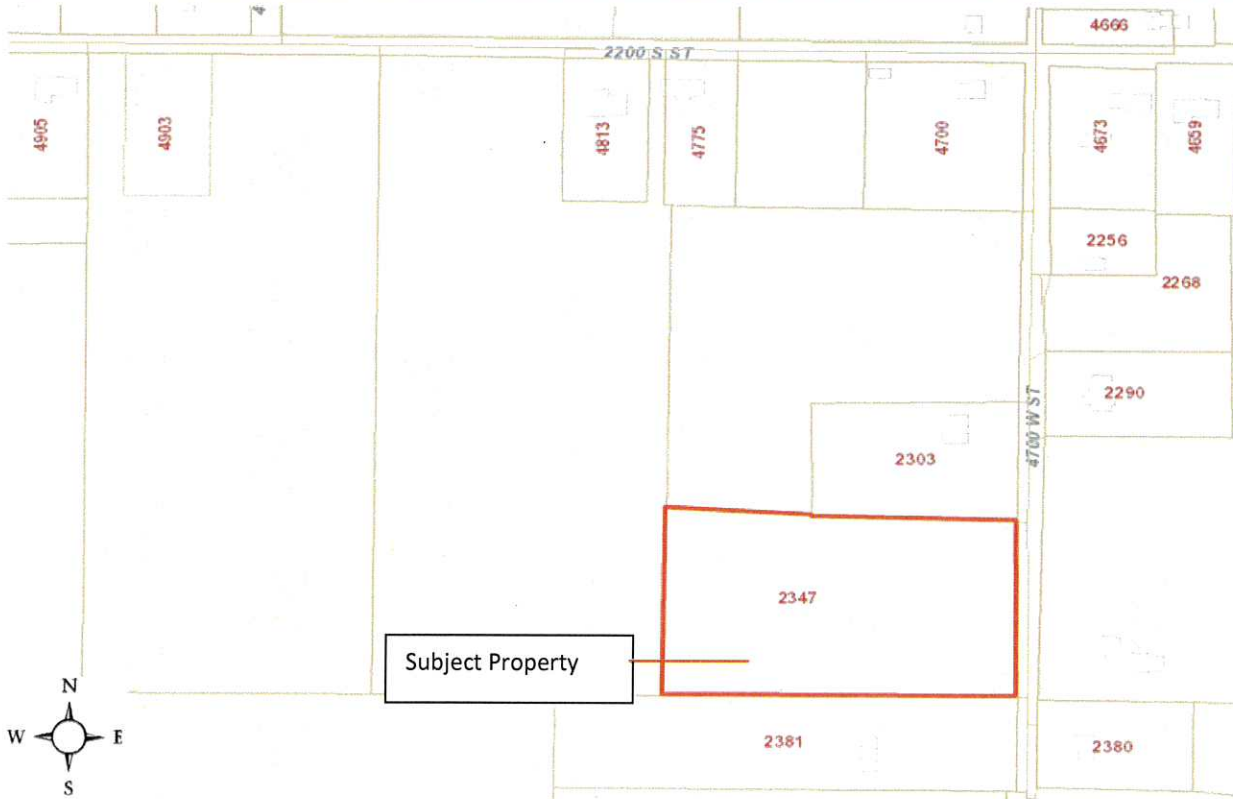
Date of Administrative Approval: Wednesday, March 29, 2017.

Rick Grover
Weber County Planning Director

Exhibits

- A. Final Subdivision Plat
- B. Culinary and Wastewater Will Serve Letters
- C. UDOT State Highway Access Approval

Map 1

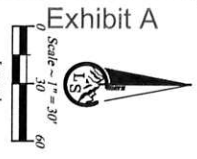


Map 2



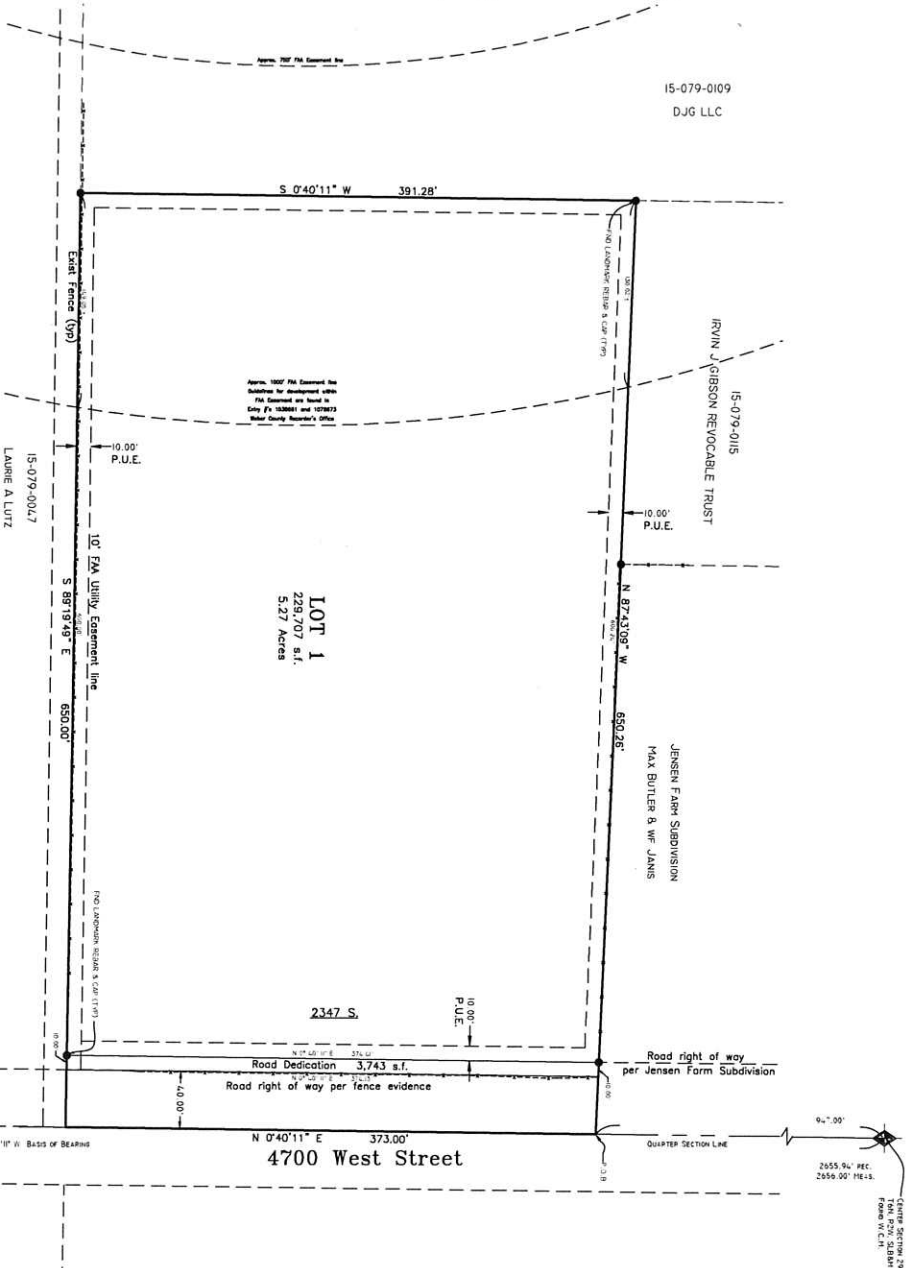
SELMAN ACRES SUBDIVISION

PART OF THE SW 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: JANUARY 2017



- Legend**
- DESIRING FENCE
 - STREET CENTERLINE
 - FENCE SECTION CORNER
 - FENCE SECTION MONUMENT
 - FENCE CORNER MONUMENT
 - FENCE BEARING AND DISTANCE MONUMENT
 - SET POINT BEARING AND DISTANCE MONUMENT
 - ROAD/STREET DEDICATION

NOTE: This subdivision is the preferred map in the agricultural zone. Agricultural operations are permitted on the land shown on this plat. The plat is subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.



WEBER COUNTY PLANNING COMMISSION APPROVAL
I, _____, Clerk of the Planning Commission, do hereby certify that the above described plat was approved by the Planning Commission on the _____ day of _____, 20____.

WEBER COUNTY ATTORNEY
I, _____, Attorney for the Weber County Surveyor's Office, do hereby certify that the above described plat was approved by the Attorney General on the _____ day of _____, 20____.

WEBER COUNTY COMMISSIONER'S ACCEPTANCE
I, _____, Commissioner of the Weber County Surveyor's Office, do hereby certify that the above described plat was approved by the Commission on the _____ day of _____, 20____.

WEBER COUNTY ENGINEER
I, _____, Engineer, do hereby certify that the above described plat was approved by the Engineer on the _____ day of _____, 20____.

SURVEYOR'S CERTIFICATE
I, _____, Surveyor, do hereby certify that the above described plat was approved by the Surveyor on the _____ day of _____, 20____.

Subdivision Information

Subdivision Name: **SELMAN ACRES SUBDIVISION**

Plat No.: **PH**

Surveyor: **DAVID R. BISHOP**

Date: **1/23/2017**

Address: **2662 42ND ST, SU 114 SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN**

BOUNDARY DESCRIPTION

A part of the North end of the Southwest Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, containing 5.27 acres, more or less, bounded as follows: Beginning at a point 847.00 feet South 07°17'11\"/>

NARRATIVE

This survey was performed at the request of Selman Acres for the purpose of subdividing the land shown on the attached plat into two lots, Lot 1 and Lot 2. The survey was conducted in accordance with the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

OWNERS DEDICATION

I, **JUSTIN C. SELMAN**, owner of the above described land, do hereby dedicate the land shown on the attached plat to the public use of the State of Utah for the purpose of providing for the transportation of traffic. This dedication is made in accordance with the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

WITNESSES

I, _____, Clerk of the County, do hereby certify that the above described plat was approved by the County on the _____ day of _____, 20____.

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

January 18, 2017

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that *final* approval has been given to provide culinary water only for one home for Justen Selman at the address of 2347 South 4700 West in Taylor, Utah.

Requirements:

*Water rights fee = 1/4 share of Hooper or Wilson Irrigation (in District's name) or a Weber Basin contract (\$2,902 or current cost when paid)

*Secondary water = must hookup to Hooper Irrigation pressurized secondary system

*Hookup/Impact fee = \$6,824

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.



Val Surrage - Manager

VS/sph

Expires 07/18/17



Central Weber Sewer Improvement District

February 27, 2017

Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401-1473

Reference: Proposed Subdivision
2347 South 4700 West
Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for a proposed Subdivision at 2347 South 4700 West District (District) can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

1. The District does not have a gravity flow sanitary sewer line at this location. According to the attached letter from Weber County (Chad Meyerhoffer) the County has the nearest line located at 4813 West 2200 South. The County line would feed into the District's collection system. It would be the responsibility of the developer to work with Weber County on the sizing and details of any sewer line between the subdivision and connection to the County's line. The District does have the capacity to accept and treat the wastewater if the connection can be made to the County's sanitary sewer line.
2. The entire parcel of property to be served will need to be annexed into the District prior to any connection and prior to the selling of lots. An annexation petition is available from the District's Office.
3. The District must be notified for inspection if at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.

4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction.. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. Impact Fees must be paid prior to any connection to the sanitary sewer. As of this date the District's sanitary sewer impact fee is \$2333 per equivalent residential unit (ERU).

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT



Lance L. Wood, P. E.
General Manager

cc: Chad Meyerhoffer, Weber County Engineering



GENERAL INFORMATION

Issuance Date	Region	Project Name	OLP Application ID
12/31/2016	Region 1	(16-098) Selman Home	75145
Physical Address	City	Permit Type	Access Use Type
2347 S 4700 W	OUTSIDE CITY LIMITS	Change	Residential

PERMITEE INFORMATION

Property Owner Name	Primary Contact	Primary Phone	Email
Justen Selman	Justen Selman	(435) 421-9533	juselman@wsd.net

LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION


State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0134	2.263	41.2237415	-112.0928095	1616	5 - Reg. Priority Urban

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Keith Bladen	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS

Special Limitations: The roadway pavement needs to be sawcut and the cut edge needs to be cleaned and tacked before constructing the new drive approach. A bonded contractor may now apply for an Encroachment Permit, as described in bold in the paragraph above, to perform the work. A copy of the Conditional Access Permit must be provided when the contractor applies for the Encroachment Permit. A copy of the "UDOT Approved" plans must be provided when applying for the Encroachment Permit. A copy of the Conditional Access Permit must be on the project site with the Encroachment Permit at all times when workers are present. A copy of the "UDOT Approved" plans must be on the project site with the Encroachment Permit and the Conditional Access Permit at all times when workers are present. As per Administrative Rule R930-7, the first effort of connecting to utilities will be by boring methods.

1. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. This conditional access permit does not allow construction or other activities within a state right-of-way; and an encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence.
2. Licensee must do all work in accordance with UDOT approved plans.
3. An inspector may be required at permittee's expense, with 48 hours notice. By accepting this permit, I agree to pay for inspection fees.



4. Licensee is responsible for repairing and/or restoring any portion of the roadway damaged during construction.
5. Licensee must restore shoulder of highway to its original or better condition. Including reseeding, replacing sidewalk, fencing, pipe, culverts or signs removed or damaged during construction and any other roadway features.
6. The permit holder agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to pot holes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.
7. Permit Holder will comply with all applicable environmental laws.
8. Before Commencing work on the State highway, the contractor who is awarded the project must have a performance bond on file with UDOT, and obtain an encroachment permit from the REGION Permits office.



PUBLIC WORKS /ENGINEERING
(801) 399-8374
FAX: (801) 399-8862
Jared Andersen, P.E.
County Engineer

January 31, 2017

TO WHOM IT MAY CONCERN,

This letter is in regards to the property that is located at 2347 S 4700 W Taylor Utah:

There is a County Sewer main line that ends in front of the property located at 4813 West 2200 South. With the extension of this mainline sewer would be available to this property. The property owner will need to annex into the sewer district, and it would be the property owners responsibility to extend the mainline in 2200 South and run the lateral to their property with any necessary easements. When a building permit is obtained the property owner will need to fill out a Contract Application as well as pay Central Weber's Impact fee.

Should you have any questions or concerns please feel free to contact me at any time and I will see what I can do to help.

Sincerely,

Chad Meyerhoffer
Weber County Engineering Dept.
Phone: (801) 399-8004
e-mail: cmeyerho@co.weber.ut.us



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of the Tuft Luck Subdivision, a one lot subdivision consisting of 5.8 acres.

Type of Decision: Administrative

Agenda Date: Wednesday, March 29, 2017

Applicant: Tom Quinn, Owner

File Number: UVT 022717

Property Information

Approximate Address: 5951 E Old Snowbasin Road, Huntsville

Project Area: 5.8 acres

Zoning: Forest Valley (FV-3) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 20-035-0033

Township, Range, Section: T7N, R1E, Section 29

Adjacent Land Use

North: Snow Basin Road	South: Vacant Residential
East: Vacant Residential	West: Residential

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the Tuft Luck Subdivision, a one lot subdivision consisting of 5.8 acres located at approximately 5951 E Old Snowbasin Road in the FV-3 Zone. The proposed subdivision is located within the natural hazards study area and a geotechnical and geologic investigation has been provided with the subdivision application. Culinary water will be provided by a private well and wastewater will be controlled by an individual septic system.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements of the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley. This proposal conforms to the Ogden Valley General Plan.

Zoning: The subject property is located in the Forest Valley (FV-3) Zone. Single-family dwellings are a permitted use in the FV-3 Zone.

The proposed small subdivision complies with the site development standards of the FV-3 zone including minimum lot area of 3 acres and minimum lot width of 150 feet. The proposed lot is approximately 5.8 acres and has approximately 450 feet of frontage along Old Snowbasin Road.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC 106 chapter 1, and the FV-3 zone standards in LUC 104-14. The proposed subdivision will not create any new public streets. The proposal meets the criteria for "Small Subdivisions", as defined in LUC 101-1-7, and can be administratively approved per LUC 106-1-5(b)(1).

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water for the proposed subdivision will be provided by a private well. The sanitary sewage disposal will be an individual waste water treatment system.

Review Agencies: To date, the proposed subdivision has been approved by the Weber Fire District, and the Surveyor's Office. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: Additional standards and requirements from reviewing agencies, including the Weber County Engineering Division must be fulfilled before the recording of the final plat.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendations

Staff recommends final approval of the Tuft Luck Subdivision, a one lot subdivision consisting of 5.8 acres. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A deferral for curb, gutter, and sidewalk will be required to be recorded with the final mylar per LUC §106-4-2 (e) and (f).

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 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.

Administrative Approval

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

Date of Administrative Approval: Wednesday, March 29, 2017

Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Application
- B. Plat Map
- C. Feasibility letters

Area Map 1



Area Map 2



Weber County Subdivision Application

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

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name Tuft Luck		Number of Lots 1
Approximate Address 5975 E Old Snowbasin Road, Huntsville UT 84317		Land Serial Number(s) 200350033
Current Zoning	Total Acreage 5.8	
Culinary Water Provider well	Secondary Water Provider	Wastewater Treatment septic

Property Owner Contact Information

Name of Property Owner(s) Thomas Quinn Living Trust		Mailing Address of Property Owner(s) 1956 Grant Ave Ogden, UT 84401
Phone 801-337-5035	Fax	
Email Address quinn.tf@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Tom Quinn		Mailing Address of Authorized Person 1956 Grant Ave Ogden, UT 84401
Phone 801-337-5035	Fax	
Email Address quinn.tf@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Shane Johansen		Mailing Address of Surveyor/Engineer Johanson Engineering 909 East 4500 South Suite C Salt Lake City, Utah 84117
Phone 801-815-2541	Fax	
Email Address sjohansoneng@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

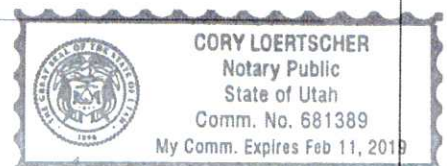
Property Owner Affidavit

I (We), Thomas F. Quinn, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Thomas F. Quinn
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 15th day of February 17.



Cory Loertscher
(Notary)

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



May 04, 2016

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

RE: Ralph Packard Property, 1 Lot
Old Snow Basin Rd., Huntsville
Parcel #20-035-0033

Gentlemen:

The plans and supporting information for the above-referenced subdivision have been reviewed.

Culinary water will be provided by a private well. The placement of the well is critical so as to provide the required 100 foot protection zone around the well. The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

Soil characteristics, percolation rates of 21 MPI, and anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Wastewater Disposal System with a maximum trench depth of 0 inches or a Packed-Bed Media Wastewater Disposal System with a At-Grade trench depth limited to 0 inches.

Documentation showing the Deed Covenant and Restriction is recorded will be required before a permit will be issued.

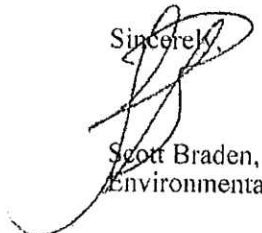
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

All subdivision plats submitted for review are to show the location of exploration pits and percolation tests. Key number or letter designation will be provided by this office along with logs of soil horizons and final percolation rates. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-501 through R317-513, 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,


Scott Braden, LEHS
Environmental Health Division

SB/gk

EDUCATE | ENCOURAGE | EMPOWER