



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

May 02, 2018
4:00-5:00 p.m.

1. Consideration and action on a request for final approval of Favero Legacy Cluster Subdivision Phase 1 1st Amendment, an amendment to open space parcels C and D.
2. Consideration and action on a request for approval of Circle N Subdivision, a three-lot subdivision, with right-of-way area to be dedicated on 3350 North Street.
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 Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Favero Legacy Cluster Subdivision Phase 1, 1st Amendment

Type of Decision: Administrative

Agenda Date: Wednesday, May 02, 2018

Applicant: Robert Favero

File Number: LVF040218

Property Information

Approximate Address: 3750 West 2200 South Taylor, 84401

Project Area: 2 acres

Zoning: Agricultural (A-1)

Existing Land Use: Agriculture

Proposed Land Use: Open space parcels within a cluster subdivision

Parcel ID: 15-627-0007, 15-627-0008

Township, Range, Section: T6N, R2W, Section 28

Adjacent Land Use

North: Residential	South: Agricultural
East: Agriculture	West: Agricultural

Staff Information

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

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) 1-7 (Definitions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (Agricultural-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Development History

Favero's Legacy Cluster Subdivision Phase 1 was recorded on May 9, 2017.

Background

The owner of open space parcels C and D is requesting final approval for an amendment to the open space parcels to create buildable areas that would allow the placement of agricultural structures within both open space parcels. The buildable envelope will allow for agricultural structures to be placed only within the buildable envelope where the maximum building area coverage cannot exceed 5 percent of the total open space lot area. Each open space parcel contains 43,560 sq. ft. which would allow the maximum building coverage of 4,356 sq. ft. Minimum yard setbacks for an "Other Main Building" in the A-1 Zone apply to all structures placed within the buildable envelope.

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

Analysis

General Plan: The Western Weber General Plan supports cluster type development as a means to preserve open space (see page 2-12 of the Western Weber General Plan).

Zoning: The subject property is located in the Agricultural Zone (A-1), the purpose of this zone is stated in the LUC §104-5-1.

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

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the A-1 zone in LUC §104-5 to ensure that the regulations and standards have been adhered to. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Individually Owned Open Space Parcels: Open Space Parcels C and D contain one acre each. The Cluster Code requires that individually owned open space parcels may not be less than one acre.

Secondary Water: Hooper Irrigation has provided a letter stating that Favero’s Legacy Cluster Subdivision has sufficient shares of stock to connect to the pressurized system. The Irrigation of open space parcels will utilize secondary water.

Bonus Density Requirements: Bonus density granted for open space preservation and the community garden will not be affected by this proposed amendment.

Open Space Preservation Plan: The Open Space Preservation Plan states that “Building inside these designated envelopes will be used for agricultural purposes, storage of equipment, and/or shelter for animals and commodities. All building will be built with new materials and completed within 12 months from the time they are started.”

Review Agencies: The Weber County Engineering Department is requiring that the applicant enters into a deferral agreement for the improvements along 3900 West. Weber County Surveying has reviewed the proposal and has items that will be adequately addressed by a revised plat.

Tax Clearance: The 2017 property taxes have been paid in full. The 2018 property taxes are due in full as of November 30, 2018.

Public Notice: A notice was mailed not less than ten calendar days prior to the preliminary approval meeting 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

Weber County Planning Division recommends final approval of Favero Legacy Cluster Subdivision Phase 1 1st Amendment, an amendment to open space parcels C and D. This recommendation is conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. A Deferral Agreement for asphalt, curb, gutter, and sidewalk for the area along 3900 West Street shall be entered into by the owner.
2. Structures built within the buildable envelope will be used for agricultural purposes, storage of equipment, and/or shelter for animals and commodities.
3. Structures built within the buildable envelope are not to exceed 5% of the total size of the parcel.
4. Minimum yard setbacks for an “Other Main Building” in the A-1 Zone apply to all structures placed within the buildable envelope.

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 ordinances.

Administrative Approval

Administrative final approval of Favero Legacy Cluster Subdivision Phase 1, 1st Amendment, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

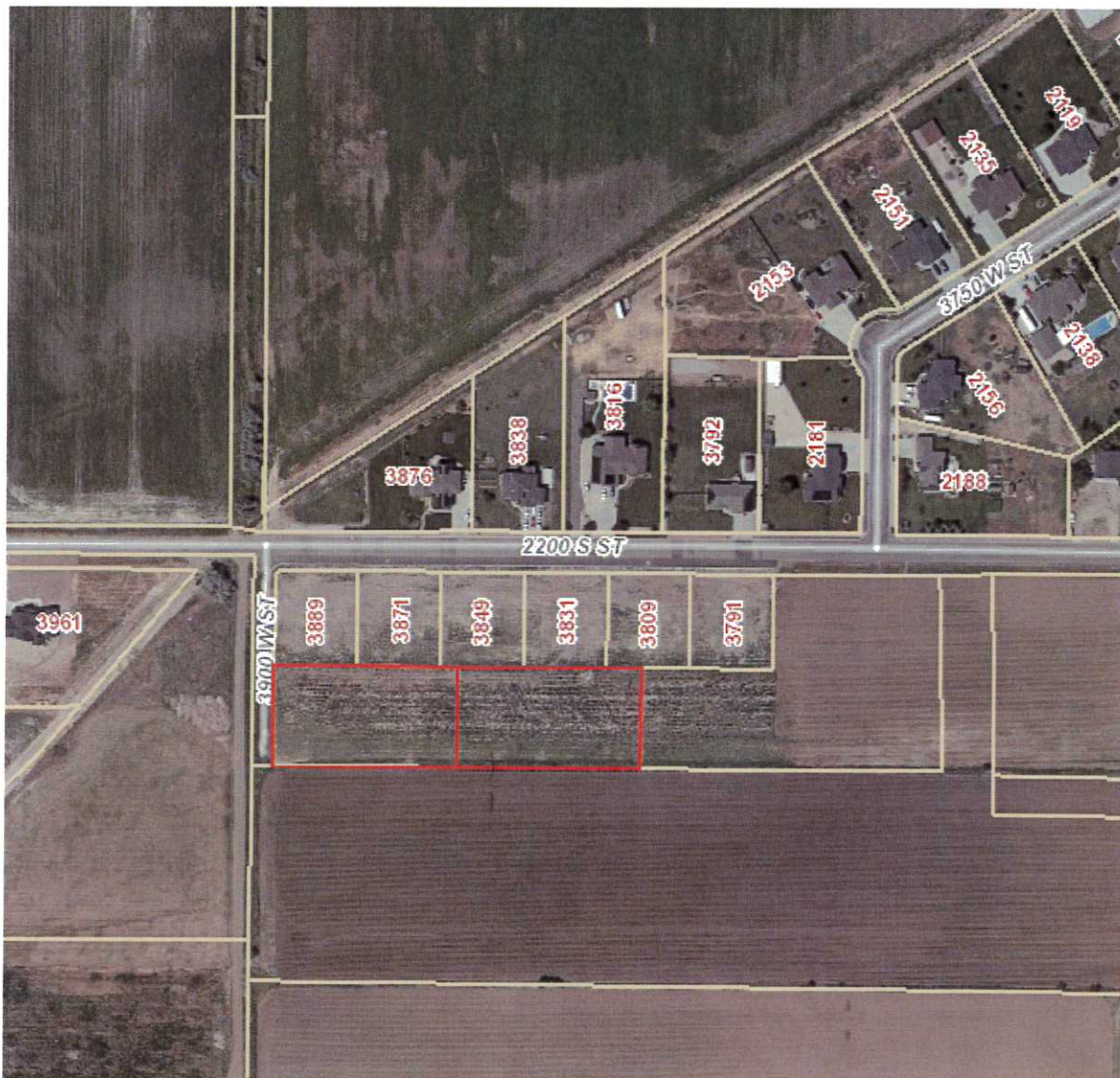
Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Favero's Legacy Cluster Subdivision Phase 1 1st Amendment Plat
- B. Recorded Subdivision Plat
- C. Recorder's plat

Area Map

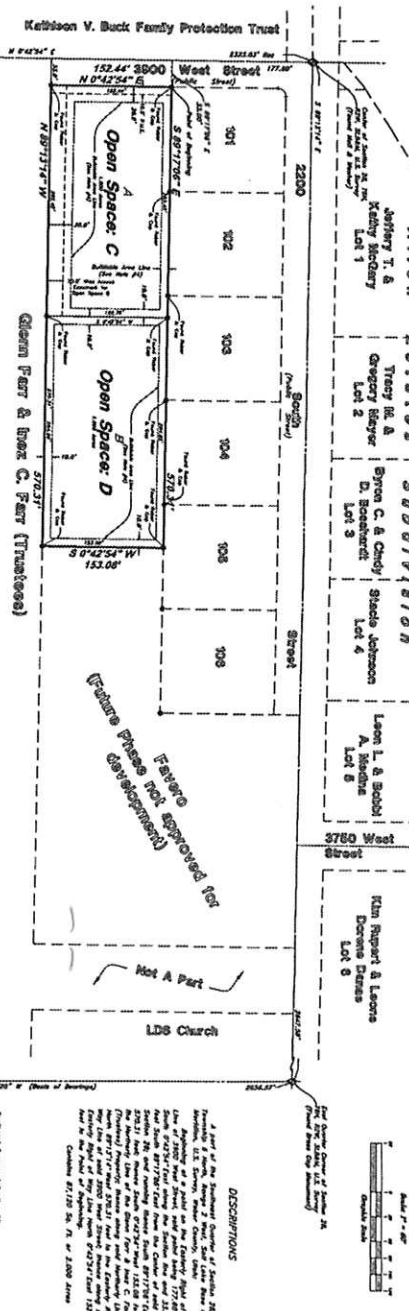




Favero's Legacy Cluster Subdivision - Phase 1 - 1st Amendment

Amending Open Space Parcels A & B
A part of Section 28, T8N, R21W, S28&M, US Survey
Webster County, Utah
March 2018

AGRICULTURAL NOTE
Applicant is the applicant and is the applicant for a subdivision of agricultural land. The applicant is requesting that the subdivision be approved for agricultural use. The applicant is requesting that the subdivision be approved for agricultural use. The applicant is requesting that the subdivision be approved for agricultural use.



DESCRIPTIONS

A part of the Subdivided Property of Section 28, Township 8 North, Range 21 West, South 28 and 29, US Survey, Webster County, Utah, containing 17.17 acres, more or less, as shown on the Survey of the Favero's Legacy Cluster Subdivision, Phase 1, recorded in the County Clerk's Office of Webster County, Utah, on 03/21/18. The Survey of the Favero's Legacy Cluster Subdivision, Phase 1, is recorded in the County Clerk's Office of Webster County, Utah, on 03/21/18. The Survey of the Favero's Legacy Cluster Subdivision, Phase 1, is recorded in the County Clerk's Office of Webster County, Utah, on 03/21/18.

OWNERS DEDICATION

The undersigned owners of the herein described part of land, do hereby set apart and dedicate to the public, for the use and enjoyment of the public, the herein described part of land, as shown on the Survey of the Favero's Legacy Cluster Subdivision, Phase 1, recorded in the County Clerk's Office of Webster County, Utah, on 03/21/18. The Survey of the Favero's Legacy Cluster Subdivision, Phase 1, is recorded in the County Clerk's Office of Webster County, Utah, on 03/21/18. The Survey of the Favero's Legacy Cluster Subdivision, Phase 1, is recorded in the County Clerk's Office of Webster County, Utah, on 03/21/18.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed and sworn Surveyor of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the Survey of the Favero's Legacy Cluster Subdivision, Phase 1, recorded in the County Clerk's Office of Webster County, Utah, on 03/21/18. The Survey of the Favero's Legacy Cluster Subdivision, Phase 1, is recorded in the County Clerk's Office of Webster County, Utah, on 03/21/18. The Survey of the Favero's Legacy Cluster Subdivision, Phase 1, is recorded in the County Clerk's Office of Webster County, Utah, on 03/21/18.

ACKNOWLEDGMENT

The foregoing instrument having been read and explained to me by the parties thereto, and they being of legal age, sound mind, and of legal capacity, they have acknowledged to me that they executed the same for the purposes and consideration therein expressed.

NOTICE
1. Property is subject to a 20% First Step Storm Drain Deduction for all storm drain improvements.
2. Open Space Parcels A, B, C, and D are to be maintained as open space and are not to be developed.
3. The applicant is requesting that the subdivision be approved for agricultural use.
4. The applicant is requesting that the subdivision be approved for agricultural use.

FLOOD PLAN
The applicant is requesting that the subdivision be approved for agricultural use.

WATER RIGHT
The applicant is requesting that the subdivision be approved for agricultural use.

HOOPER WATER IMPROVEMENT DISTRICT
The applicant is requesting that the subdivision be approved for agricultural use.

WEBER COUNTY PLANNING COMMISSION APPROVAL
The applicant is requesting that the subdivision be approved for agricultural use.

WEBER COUNTY ENGINEER
The applicant is requesting that the subdivision be approved for agricultural use.

WEBER COUNTY ATTORNEY
The applicant is requesting that the subdivision be approved for agricultural use.

WEBER COUNTY SURVEYOR
The applicant is requesting that the subdivision be approved for agricultural use.

LEGEND
1. Shaded area is to be used for agricultural purposes.
2. Shaded area is to be used for agricultural purposes.

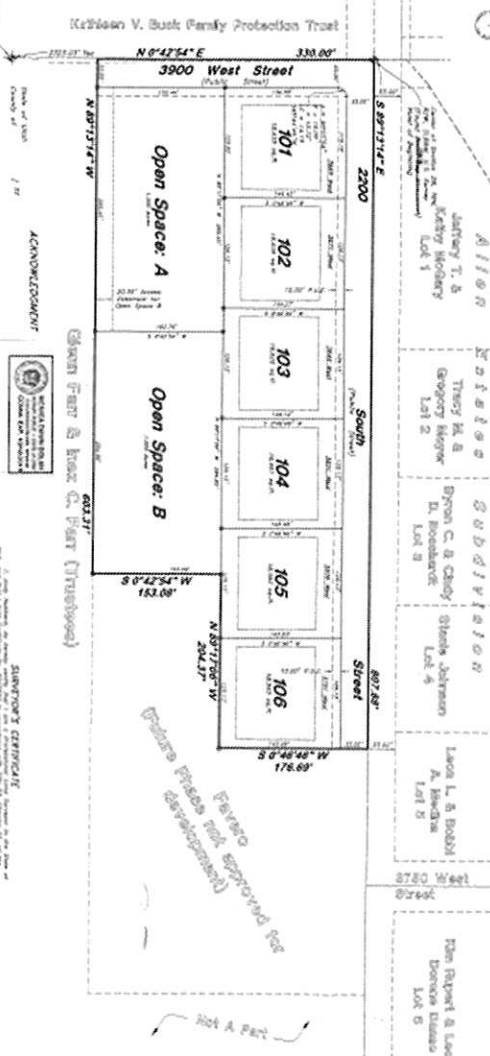
WEBER COUNTY RECORDS
The applicant is requesting that the subdivision be approved for agricultural use.

Z1-18



Favero's Legacy Cluster Subdivision - Phase 1

A Part of Section 28, T6N, R2W, S184M, U.S. Survey
 Weber County, Utah
 December 2016



Legend
 Proposed by the Subdivider
 Existing State, Federal, and County Records
 Easements, Right-of-Way, and other interests
 Survey and other boundaries
 Contour lines
 Proposed easement
 Proposed right-of-way

ACCORDING TO THE SUBDIVISION
 The Subdivider has obtained the necessary permits from the State of Utah, the County of Weber, and the City of Ogden, Utah, to subdivide the land herein described for residential purposes.

DESCRIPTIONS
 A part of the Subdivided Cluster of Section 28, T6N, R2W, S184M, U.S. Survey, Weber County, Utah, is hereby divided into six lots and two open spaces, to-wit:
 Lot 1, containing 0.20 acre, more or less, bounded on the north by West Street, on the east by Fawcett Street, on the south by Fawcett Street, and on the west by West Street.
 Lot 2, containing 0.20 acre, more or less, bounded on the north by West Street, on the east by Fawcett Street, on the south by Fawcett Street, and on the west by West Street.
 Lot 3, containing 0.20 acre, more or less, bounded on the north by West Street, on the east by Fawcett Street, on the south by Fawcett Street, and on the west by West Street.
 Lot 4, containing 0.20 acre, more or less, bounded on the north by West Street, on the east by Fawcett Street, on the south by Fawcett Street, and on the west by West Street.
 Lot 5, containing 0.20 acre, more or less, bounded on the north by West Street, on the east by Fawcett Street, on the south by Fawcett Street, and on the west by West Street.
 Lot 6, containing 0.20 acre, more or less, bounded on the north by West Street, on the east by Fawcett Street, on the south by Fawcett Street, and on the west by West Street.

NOTICE
 This Subdivider does not warrant or represent by this plat that the plat contains all correct information for the purposes of this act. The Subdivider warrants that the plat contains all information required by law to be shown on this plat.

ACKNOWLEDGMENT
 I, the Subdivider, hereby certify that the subdivision has been made in accordance with the provisions of the Utah Subdivision Act.

OWNER'S DECLARATION
 We, the undersigned, being the owners of the land herein described, do hereby certify that the subdivision has been made in accordance with the provisions of the Utah Subdivision Act.

FLOOD PLAIN
 The proposed subdivision is not located in a flood plain area as shown on the Flood Hazard Insurance Study for the State of Utah, effective as to the County of Weber, Utah, as of the date of this plat.

MARION WEST WEGER MATRONS
 No interest shown by Marion West Weger Matrions in this subdivision.

HOOPER WATER IMPROVEMENT DISTRICT
 No interest shown by Hooper Water Improvement District in this subdivision.

WATER COUNTY PLANNING COMMISSION APPROVAL
 I, the County Engineer, do hereby certify that the subdivision has been made in accordance with the provisions of the Utah Subdivision Act.

WATER COUNTY ENGINEER
 I, the County Engineer, do hereby certify that the subdivision has been made in accordance with the provisions of the Utah Subdivision Act.

WATER COUNTY ATTORNEY
 I, the County Attorney, do hereby certify that the subdivision has been made in accordance with the provisions of the Utah Subdivision Act.

WATER COUNTY SHERIFF
 I, the County Sheriff, do hereby certify that the subdivision has been made in accordance with the provisions of the Utah Subdivision Act.

WATER COUNTY ENGINEER
 I, the County Engineer, do hereby certify that the subdivision has been made in accordance with the provisions of the Utah Subdivision Act.

WATER COUNTY ATTORNEY
 I, the County Attorney, do hereby certify that the subdivision has been made in accordance with the provisions of the Utah Subdivision Act.

WATER COUNTY SHERIFF
 I, the County Sheriff, do hereby certify that the subdivision has been made in accordance with the provisions of the Utah Subdivision Act.

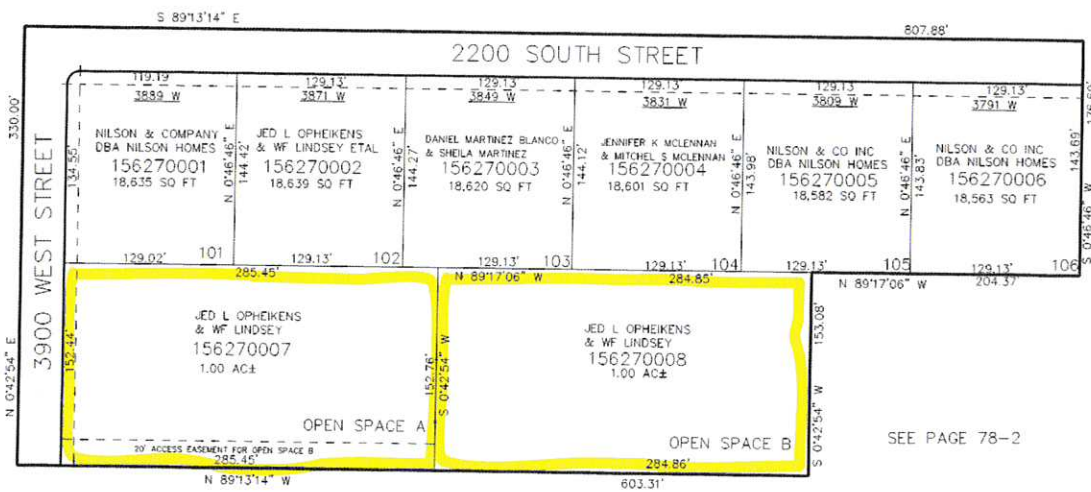
PART OF THE SE.1/4, OF SECTION 28, T.6N., R.2W., S.L.B. & M.
FAVERO'S LEGACY CLUSTER SUBDIVISION PHASE 1

627

TAXING UNIT: 514

IN WEBER COUNTY
SCALE 1" = 60'

SEE PAGE 78-2



SEE PAGE 78-2

SEE PAGE 78-2

10' UTILITY & DRAINAGE EASEMENTS EACH
SIDE OF PROPERTY LINES AS INDICATED
BY DASHED LINES EXCEPT AS OTHERWISE
SHOWN.

FOR COMPLETE ENG DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 81, PAGE 12 OF RECORDS.



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of Circle N Subdivision, a three-lot subdivision, with right-of-way area to be dedicated on 3350 North Street.

Application type: Administrative

Agenda Date: Wednesday, May 02, 2018

Applicant: Gregory G Nelson, Authorized Representative

File Number: UVC 011118

Property Information

Approximate Address: 3240 E 3350 N Liberty

Project Area: 27.63 Acres

Zoning: Agricultural Valley 3 (AV-3)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-023-0032

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

Adjacent Land Use

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

Staff Information

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

Report Reviewer: SB

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 6 (Agricultural Valley Zone, AV-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a three-lot subdivision with a request to dedicated 32,408.64 sq ft to 3500 North Street for the purpose of future road widening. Each lot will be configured to have access from 3350 N Street. This 27.63-acre parcel will preserve the rural character of the surrounding area while creating three 9.6 acre agricultural/residential lots.

As part of the approval process, the proposal has been reviewed against the current Uniform Land Use Code of Weber County, Utah (LUC), and the standards of the AV-3 zone found in LUC chapter 104-6. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This three-lot subdivision is in harmony with the Ogden Valley General Plan by preserving the rural character of the Valley as found on page 4 of the 2016 Ogden Valley General Plan.

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

“The purpose of the AV-3 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.”

AV-3 Zone Site development standards: Minimum lot area within the AV-3 Zone is 3 acres with a width of 150 feet. Each lot within this proposal complies with AV-3 Zone site development standards.

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

Secondary Water: Secondary water will be provided by Weber Basin Improvement District. A letter from the Utah Department of Natural Resources, Division of Drinking Water Rights states that the owner has the right to the 1-acre-foot of water per year for the irrigation of .1833 acres of land (see Exhibit C).

Culinary Water: Weber-Morgan Health Department has provided the applicant with a permit to dig a private well for this residential lot.

Sanitary System: Weber-Morgan Health Department has prepared a letter stating the feasibility for each lot within this proposal to install an at-grade septic system.

Review Agencies: The Weber County Fire District has conditionally approved this proposal with conditions and comments that must be read and adhered to. Weber County Engineering, Surveying, and Planning Departments have posted their reviews and have specified additional requirements and revisions that will need to be addressed prior to recording the final Mylar.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes are due in full as of November 30, 2018.

Public Notice: The required noticing for the final subdivision plat approval has been mailed 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(c).

Planning Division Recommendation

Staff recommends final approval of Circle N Subdivision, consisting of 3 lots, with right-of-way area to be dedicated on 3350 North Street. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. A deferral for asphalt, curb, gutter, and sidewalk shall be recorded with the final Mylar.
3. Weber County Commission shall approve the road dedication and sign the final Mylar.

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of Circle N Subdivision, consisting of 3 lots, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Circle N Subdivision Plat
- B. Current Recorders Plat
- C. Weber Basin Water Conservancy and State Engineer Letter
- D. Health Department feasibility letters

Area Map



N.W. 1/4
SECTION 29, T.7N., R.1E., S.L.B. & M.
IN WEBER COUNTY

23-6

TAXING UNIT: 36

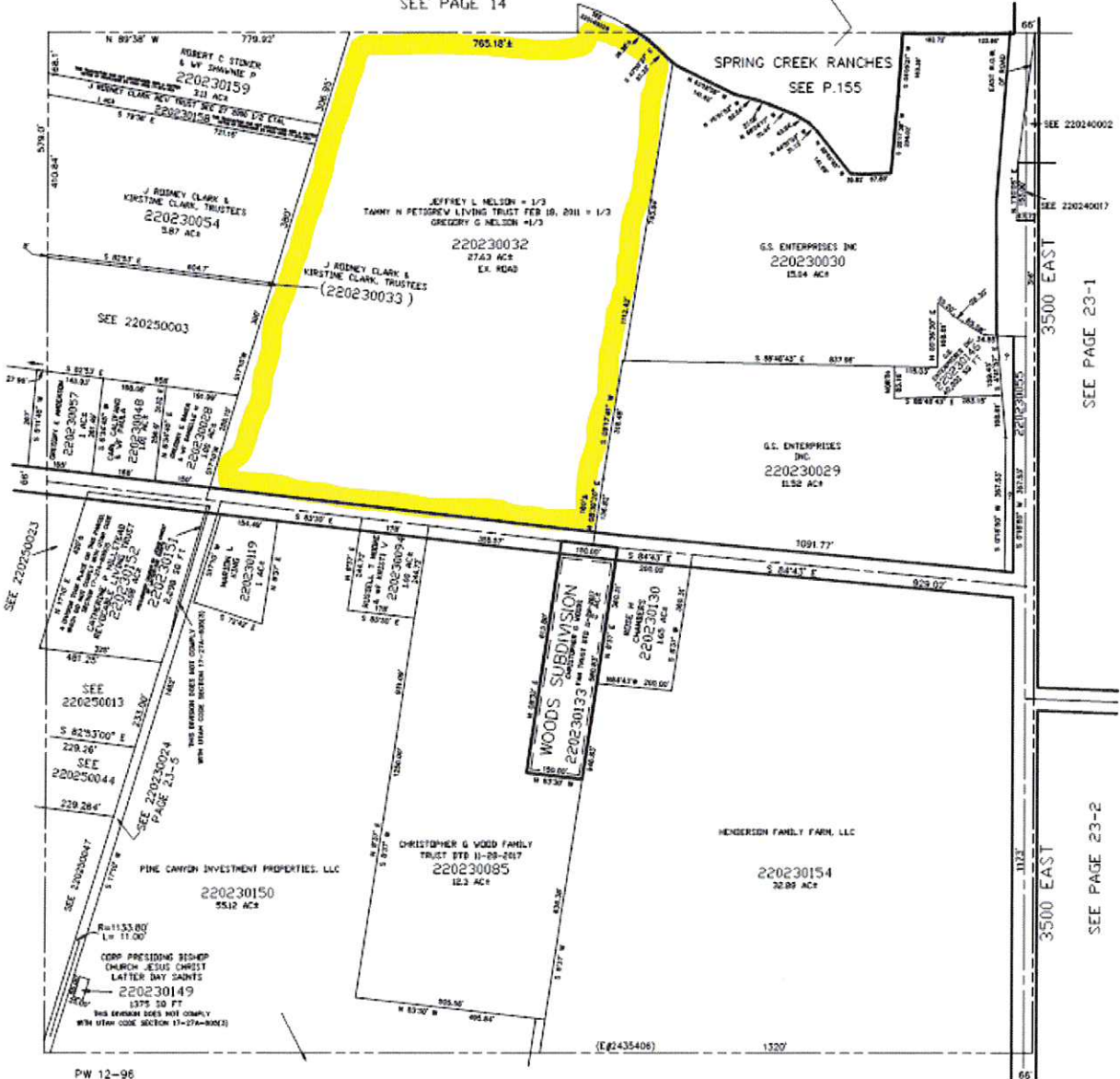
SCALE 1" = 200'

SEE PAGE 14

SEE PAGE 25

SEE PAGE 23-1

SEE PAGE 23-2



PW 12-96

SEE PAGE 23-5

*ADDRESS AFFIDAVIT E#203020

BEFORE THE STATE ENGINEER OF THE STATE OF UTAH

IN THE MATTER OF EXCHANGE)
) . MEMORANDUM DECISION
APPL. NO. 1276 (35 Area))

Exchange Application No. 1276 (35 Area) filed by Nelson Children Trust, c/o Lynn Nelson, 824 North Tremont Street, Tremonton, Utah seeks the right to exchange a maximum of 25.0 acre feet of water obtained by Appl. No. 27608, U.S. Bureau of Reclamation and contract with Weber Basin Water Conservancy District, which has storage rights in Pineview Reservoir. The 25.0 acre feet of water will be released from Pineview Reservoir into the Ogden River and, in lieu thereof, 25.0 acre feet of water will be diverted from an eight-inch diameter well, 100 to 300 feet deep, located the following points: (1) South 50 feet and East 1250 feet; (2) South 50 feet and East 1650 feet, both from the NW Corner of Section 29, T7N, R1E, SLB&M. The water will be used for the domestic purposes of 25 families and for the irrigation of 6.0 acres of land.

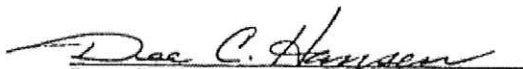
It appears that this exchange can be made provided certain precautions are taken.

It is, therefore, ordered and Exchange Appl. No. 1276 (35 Area) is hereby APPROVED subject to prior rights and the following conditions:

- 1. No more water may be diverted from the well each year than the applicant is entitled to under the contract with Weber Basin Water Conservancy District.
- 2. The applicant shall install a permanent totalizing water meter to measure the water obtained and the meter shall be available for inspection by the river commissioner at all reasonable times as may be required by the river commissioner in regulating this exchange.
- 3. The water being exchanged shall be released into the Ogden River as called for by the river commissioner.

This decision is subject to the provisions of Section 73-3-14, Utah Code Annotated, 1953, which provides for plenary review by the filing of a civil action in the appropriate district court within sixty days from the date hereof.

Dated this 25th day of August, 1978.


Dee C. Hansen, State Engineer

DCH:RAL:jj

cc: Weber Basin Water Conservancy District
cc: J. Floyd Barnett

#56634

H. E. 1276

ASSUMPTION OF CONTRACT BY SUCCESSOR OWNER

WHEREAS, under date of April 8, 1978, Mary L. Nelson, Trustee & Lynn H. Nelson, entered into a certain contract with the Weber Basin Water Conservancy District, for the purchase of 25.0 acre-feet of Weber Basin Project water for domestic and miscellaneous purposes, which contract was thereafter recorded in the office of the County Recorder of Weber County, Utah, Entry No. 750788, Book 1261, Page 301, and

WHEREAS, the undersigned have succeeded to the ownership of the lands described in said contract and are now the owners thereof,

NOW, THEREFORE, in consideration of the premises, the undersigned do hereby assume responsibility for and hereby agree and undertake to perform and discharge all of the terms and conditions of the said contract, the same as if they were the original purchasers thereunder.

Dated: November 28, 1979

Lynn H. Nelson
Mary L. Nelson Trustee
Original Owners

William T. Wittmann
Gregory D. Nelson
Mary L. Nelson
Successor Owners

Address: _____
Zip _____

STATE OF UTAH)
 : SS
COUNTY OF Wasatch)

On the 28th day of Nov., 1979, personally appeared before me the signer S of the above instrument, who duly acknowledged to me that They executed the same.

Donaldson G. DeHart
Notary Public

(SEAL)

My commission expires:
2.20, 1982

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

November 22, 2017



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

RE: Preliminary Subdivision **Determination**
Nelson Subdivision, 3 lots
Parcel #22-023-0032
Soil log #14602

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical so as to provide the required 100 foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Lot 1-3: Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the gravelly sandy clay loam, massive structure soil horizon with a documented percolation rate of 8.3 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.

All subdivisions plats submitted for review **are to show the location of exploration pits and percolation tests as well as the documented soil horizons and 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 R317-4, 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
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER
EWMA

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org

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



November 14, 2017

Gregory Nelson
4620 S West View Dr
Salt Lake City, Ut 84124

RE: Wastewater Site and Soils Evaluation #14602
3240 E 3350 N Eden, Ut 84310
Parcel # 22-023-0032

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on November 7, 2017. The exploration pit is located on the enclosed plat developed during the site evaluation along with the assigned numerical code for each exploration pit. The soil horizons, required percolation depths, actual and anticipated maximum ground water tables have been logged as follows:

Exploration Pit #1 (UTM Zone 12 Nad 83 0427315 E 4574618 N)

0-20" Loam, granular structure
20-46" Gravelly clay loam, granular structure, 15% fine gravel
46-72" Gravelly sandy clay loam, massive structure, 35% fine gravel
72-111" Gravelly sandy clay loam, massive structure, 75% fine-coarse gravel

Conduct the required percolation test so that the bottom of the percolation test holes are at 60 inches deep from the original grade.

Exploration Pit #2 (UTM Zone 12 Nad 83 0427202 E 4574640 N)

0-36" Loam, granular structure
36-56" Clay loam, granular structure, 10% fine gravel
56-104" Gravelly sandy clay loam, massive structure, 55% fine-coarse gravel

Conduct the required percolation test so that the bottom of the percolation test holes are at 42 inches deep from the original grade.

Exploration Pit #3 (UTM Zone 12 Nad 83 0427103 E 4574657 N)

0-33" Loam, granular structure, 10% fine gravel
33-53" Gravelly sandy clay loam, blocky structure, 55% fine gravel
53-108" Gravelly sandy clay loam, massive structure, 75% fine-coarse gravel

Conduct the required percolation test so that the bottom of the percolation test holes are at 48 inches deep from the original grade.

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

Percolation tests may be completed by any individual on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

If you have any further questions, contact this office at your convenience.

Sincerely,

Tiffany Stauffer, LEHS
Environmental Health Division
801-399-7160

TS/gk

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org