



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

July 18, 2018
4:00-5:00 p.m.

1. Consideration and action on a final plat approval of Liberty Acres Subdivision, a two lot subdivision consisting of approximately 7.826 acres, adding additional acreage to Liberty Park.
2. Consideration and action on an amendment to the Valley Lake Estates No. 2 Subdivision to execute a lot line adjustment along the northern boundary of the original Lot 9 and Lot 10, to be recorded as lots 28 and lot 27, respectively.
3. Consideration and action on the Russian Olives Subdivision, a one lot subdivision consisting of 2.00 acres.
4. *Adjournment*

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st 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 final plat approval of Liberty Acres Subdivision, a two lot subdivision consisting of approximately 7.826 acres, adding additional acreage to Liberty Park.

Type of Decision: Administrative

Agenda Date: TBD

Applicant: J&S Liberty Investments, LLC

Authorized Agent: Steve Waldrip

File Number: UVL050318

Property Information

Approximate Address: 3500 E 4100 N, Liberty, UT, 84310

Project Area: 7.826 Acres

Zoning: AV-3 Zones

Existing Land Use: Residential/Agricultural

Proposed Land Use: Residential

Parcel ID: 22-010-0006

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

Adjacent Land Use

North: 4100 N St.	South: Residential/Agricultural
East: Residential/Agricultural	West: Residential/Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable
- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)

Development History

- Received application for Liberty Acres Subdivision 5/1/2018, a two lot subdivision consisting of 7.826 acres.

Background and Summary

The Planning Division recommends final approval of the Liberty Acres Subdivision, a small subdivision consisting of two lots (see Exhibit A). The proposed subdivision is located at approximately 3500 E 4100 N, Liberty, UT, 84310, and is in the AV-3 zone. The proposed subdivision will add acreage to Liberty Park.

The proposed subdivision will consist of 7.826 acres. The proposed subdivision and lot configuration meets all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing areas. "The County should help facilitate partnerships among various park stakeholders to explore possible expansion of Liberty Park and Eden Park and to explore common interests between the two park districts in a manner that provides optimal mutual gain. If the two park districts desire to merge or expand in the future, the County should support the merger or expansion." (2016 Ogden Valley General Plan 1.2.1, page 44).

Zoning: The subject property is located in the Agricultural Valley Zone more particularly described as the AV-3 zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-6-1 as:

“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.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the AV-3 zone in LUC §104-6. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The AV-3 Zone has a minimum lot area or a minimum lot width requirement per LUC §104-6-6 for a single family residential dwelling. While these requirements are met, the proposed subdivision will be increasing the acreage of Liberty Park. Public parks are a permitted use in the AV-3 zone (LUC §104-6-16).

Review Agencies: The Weber County Engineer has reviewed and approved the proposed subdivision amendment. To date, Weber County Surveyor and the Weber Fire District, have reviewed, but not yet approved the proposed subdivision. The proposal must comply with all review agency requirements prior to recording the final myar.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on 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(b).

Staff Recommendation

Staff recommends final plat approval of Liberty Acres Subdivision, a two lot subdivision consisting of approximately 7.826 acres, adding acreage to Liberty Park. This recommendation for approval is subject to all applicable review agency requirements.

Recommendation for approval 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 all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final plat approval of Liberty Acres Subdivision, a two lot subdivision consisting of approximately 7.826 acres, 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 is based on the findings listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits:

1. Subdivision Application
2. Feasibility Letters
3. Proposed Plat

Map 1

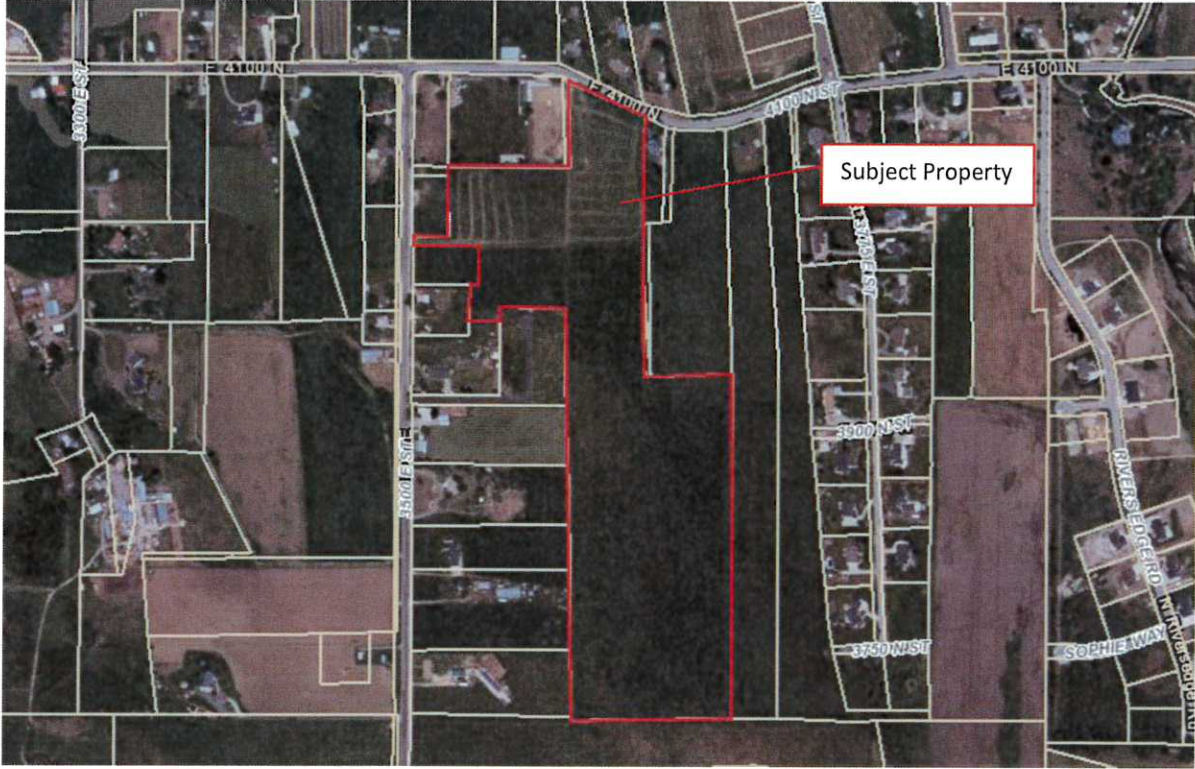





Exhibit 1 Subdivision Application

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84403			
Date Submitted/Completed April 27, 2018	Fees (Office Use) 1300 ⁰²	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name Liberty Acres		Number of Lots 2	
Approximate Address 3500 E 4100 N Liberty UT 84310		Land Serial Number(s) 22-010-0006	
Current Zoning AV-3	Total Acreage 7.576		
Culinary Water Provider Liberty Water	Secondary Water Provider Liberty Irrigation	Wastewater Treatment N/A	
Property Owner Contact Information			
Name of Property Owner(s) J&S Liberty Investments, LLC		Mailing Address of Property Owner(s) 1911 N 5700 E Eden UT 84310	
Phone 801-389-9329	Fax		
Email Address swaldrip@icloud.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) Steve Waldrip		Mailing Address of Authorized Person 1911 N 5700 E Eden UT 84310	
Phone 801-389-9329	Fax		
Email Address swaldrip@icloud.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 Great Basin Engineering		Mailing Address of Surveyor/Engineer 5746 S 1475 E Ste. 200 South Ogden, UT 84403	
Phone 801-394-4515	Fax		
Email Address andyh@greatbasineng.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
I (We) <u>J&S Liberty Investments, LLC</u> , 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
 _____ [Property Owner]		_____ [Property Owner]	
Subscribed and sworn to me this <u>30</u> day of <u>Apr.</u> 20 <u>18</u>			
		 _____ [Notary]	

Authorized Representative Affidavit

I (We), J&S Liberty Investments, LLC the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Steve Waldrip, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.



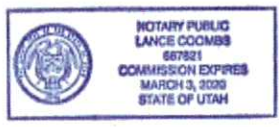
(Property Owner)

(Property Owner)

Dated this 30 day of April, 2018, personally appeared before me A. Stephen Waldrip, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



(Notary)



LIBERTY PIPELINE COMPANY

3967 N. 3500 E.
Liberty, Utah 84310
August 25, 2006

Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401
FAX: 399-8862

Attn: Kevin Hamilton

Mr. Hamilton,

This letter is to act as verification that culinary water is available and will be supplied by Liberty Pipeline Company for the proposed subdivision now identified as the "Elk Meadows Subdivision" located at about 3500 E. 4050 N. in Liberty, Utah. This subdivision will contain thirteen (13) building lots with thirteen (13) water connections.

If further information or verification is needed, please call me at my home: 745-3072 or at my office: 627-8314.

Thank you



Delbert Bishop
President

cc: Eric Coy
& Reeve & Associates Inc.
Attn: Chris
FAX 621-2666

BILL OF SALE

J & H DEVELOPMENT COMPANY, L.C., hereinafter referred to as **Grantor**, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, to him, in hand paid by **J & S LIBERTY INVESTMENTS, LLC**, hereinafter referred to as **Grantee**, does hereby assign, transfer and convey, from **Grantor** to **Grantee**, all of that personal property which is more particularly described as follows:

126 SHARES OF LIBERTY IRRIGATION ASSOCIATION STOCK (PRESENTLY ENCUMBERED BY WESTERN AGCREDIT)

6 SHARES OF WEBER BASIN WATER CONSERVANCY STOCK

Grantor, assigns, transfers and conveys, the personal property above stated, predicated upon the following, which the **Grantor** stipulates and warrants to be accurate and complete.

1. **Grantor is the owner of the personal property.**
2. **Grantor has not and has no knowledge of the collateralization of the personal property under the terms, conditions or stipulations of any financing statement, chattel mortgage or security agreement, other than stated herein.**
3. **All personal property taxes are current.**
4. **All dues, transfer fees or other cost due to the irrigation company are current.**

This Bill of Sale executed to provided constructive notice of the transfer of the personal property stated and to instruct **LIBERTY IRRIGATION ASSOCIATION** and **WEBER BASIN WATER CONSERVANCY DISTRICT**, to issue a new stock certificate, in favor of the **Grantee**, for the number of shares indicated herein.

This **Bill of Sale** dated this the 16th day of **JUNE 2010**.

J & H DEVELOPMENT COMPANY, L.C.

BY: 
JOHN W. HANSEN—MEMBER

State of Utah
County of Weber

On this the 16th day of **JUNE 2010**, personally appeared before me, **JOHN W. HANSEN AS MEMBER OF J & H DEVELOPMENT COMPANY, L.C.**, the signers of the foregoing instrument who duly acknowledged to me that he executed the same in accordance with the operating agreement of said limited liability company.


Notary Public

Certificate Number

59

Organized under the laws of the
State of Utah



This Certifies That Lynn Nelson

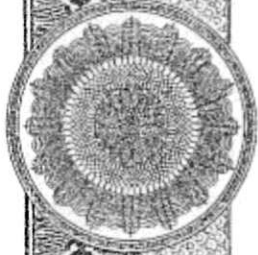
Liberty Irrigation Association,

is a member of

a corporation not for pecuniary profit, with all the rights, but subject to all the conditions granted or imposed by the By-laws of said Corporation now or at any time hereafter in force and effect.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers, this First day of June A.D. 1928

SECRETARY

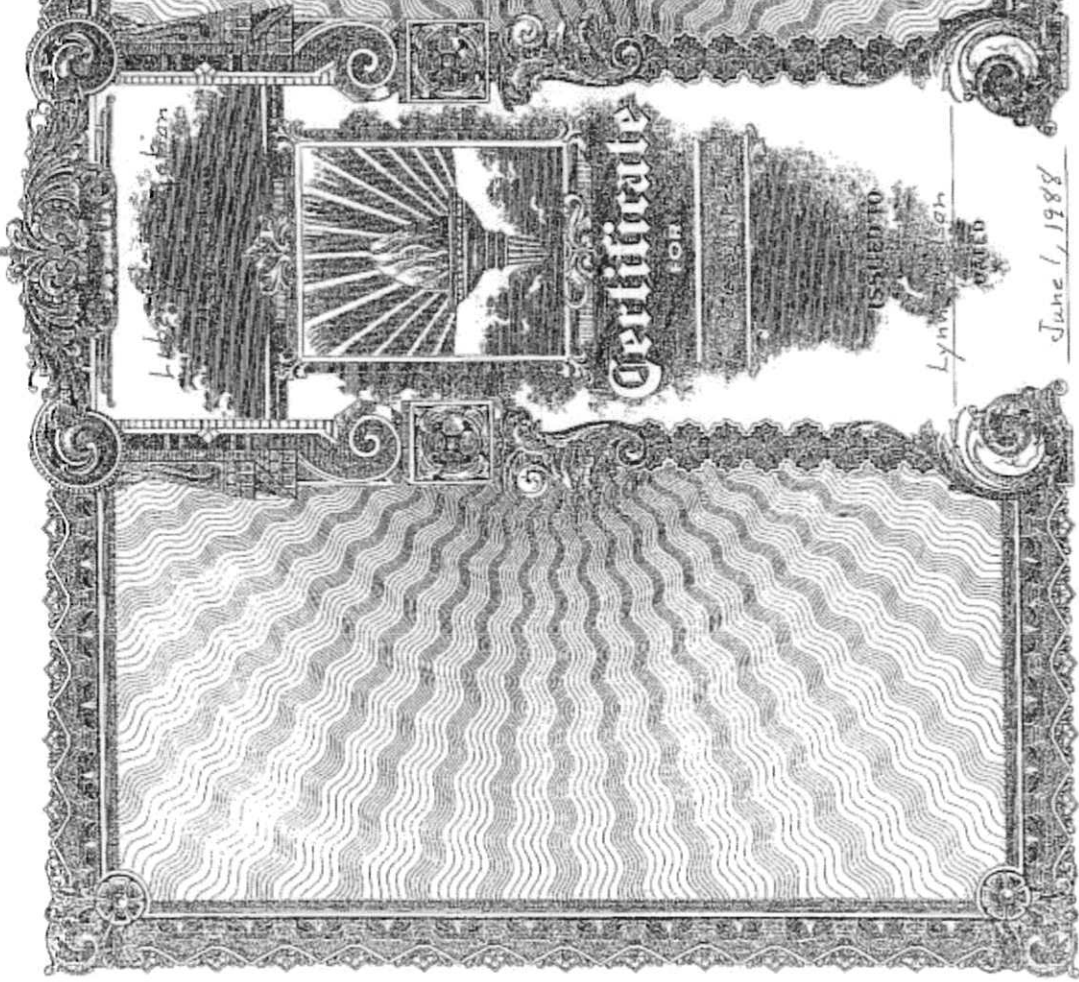


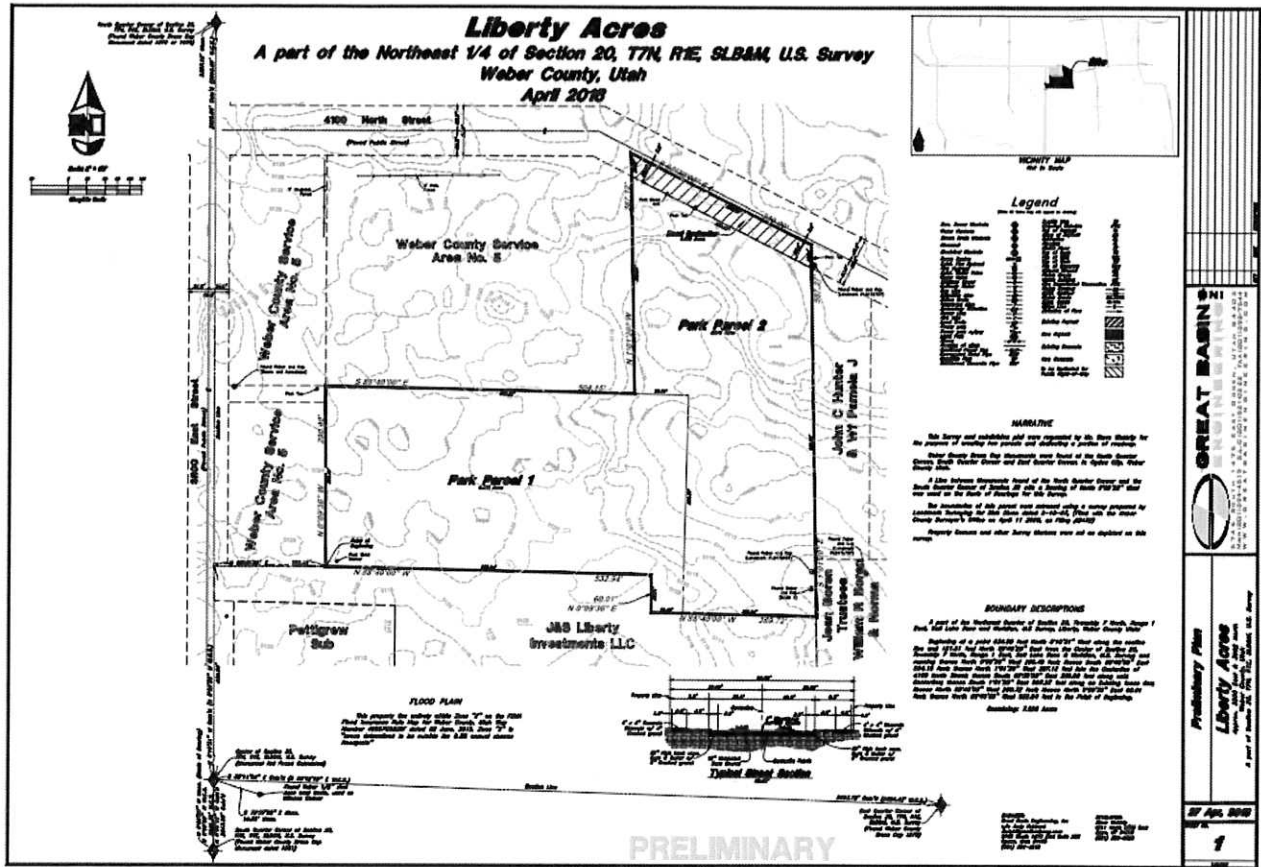
Wm. H. [Signature]
RESIDENT

THE UNDERSIGNED, LYNNE NELSON, DOES HEREBY SET OVER AND ASSIGN UNTO
J&H DEVELOPMENT, INC. ALL OF HER SHARES IDENTIFIED IN THIS CERTIFICATE
BEING 176 SHARES IN TOTAL.

DATE: SEPTEMBER 23, 2007

Lynne Nelson
LYNNE NELSON







Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an amendment to the Valley Lake Estates No. 2 Subdivision to execute a lot line adjustment along the northern boundary of the original Lot 9 and Lot 10, to be recorded as lots 28 and lot 27, respectively.

Type of Decision: Administrative

Agenda Date: TBD

Applicant: Patricia Dickens, and Elise Boeke Owners

File Number: UVV41218

Property Information

Approximate Address: 969 S 6800 E & 689 S 6800 E, Huntsville, UT, 84317

Project Area: 3.928 Acres

Zoning: FV-3 Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 20-038-0012, 20-038-0013

Township, Range, Section: Township 6 North, Range 1 East, Section 24

Adjacent Land Use

North: Vacant Residential	South: Residential
East: 6800 East	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RK

Applicable Ordinances

- Title 106, Chapter 2, Subdivision Standards.
- Title 106, Subdivisions, Chapter 1-8 as applicable

Development History

- 11/1/1965: Valley Lake Estates No. 2 recorded
- 3/23/2018: Portion of lot 10 deeded to owners of lot 9, in the Valley Lake Estates No. 2 Subdivision (entry #2911415)
- 4/12/2018: Received application for Valley Lake Estates No. 2, 1st Amendment, to adjust the lot line between the original lot 9 and Lot 10, to run along an existing fence line.

Background and Summary

The Planning Division recommends final approval of the Valley Lake Estates No. 2, 1st Amendment, a small subdivision consisting of two residential lots (see Exhibit A). The proposed subdivision is located at approximately 969 S 6800 E & 689 S 6800 E, Huntsville, and is in the FV-3 zone.

The proposed amendment will consist of 3.928 acres. The proposed subdivision amendment is to adjust the current boundary so that it runs along an existing fence line. The subdivision and lot configurations were established at a time that the zoning in the Ogden Valley was a minimum of 40,000 square feet for a residential lot; consequently, the lots are considered legal nonconforming lots. The proposed subdivision meets all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County, Utah (LUC).

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing residential areas.

Zoning: The subject property is located in the Ogden Valley Forest Valley Zone more particularly described as the FV-3 zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-14-1 as:

"The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, and the standards in the FV-3 zone in LUC Title 104 Chapter 14. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The FV-3 Zone has a minimum lot area or a minimum lot width requirement per LUC §104-14-5 for a single family residential dwelling. Lot 9 has an existing residential dwelling, therefore the following development standards will be reviewed upon submittal for a building permit for lot 10, as well as any other accessory use – small accessory buildings for either lot:

- Front yard setback: 30 feet
- Side yard setback: 10 feet except 1 foot if located at least 6 feet in rear of main building
- Rear yard setback: 1 ft. except 10 ft. where accessory building on a corner lot rears on side yard of an adjacent lot
- Accessory building height: 25 feet

The proposed lot configuration meets the width standards in the FV-3 Zone. The lots do not have adequate area for the FV-3 zone; however, per LUC §108-12-11(2):

"Any lot legally platted within the bounds of a subdivision that was created pursuant to the standards of the zoning code and subdivision code in effect at the time of its creation, but no longer complies due to subsequent changes to these codes, may be amended pursuant to the minimum standards in effect at the time of its creation. The amendment shall not create any new lots. An amended plat shall be required."

The proposed lots meet this requirement and are considered and are considered legal nonconforming lots.

Review Agencies: The Weber Fire District and Weber County Engineering Division have not yet reviewed the proposed subdivision amendment. The Weber County Surveyor's office has reviewed the proposal and provided the applicant with the needed corrections that will be necessary prior to approving the proposal. The proposal is required to comply with all review agency requirements prior to recording the final mylar.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 30, 2017.

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).

Staff Recommendation

Staff recommends final plat approval of Valley Lake Estates No. 2, 1st Amendment, adjusting the lot line between the existing lots 9 and 10, to follow an existing fence line. This recommendation for approval is subject to all applicable review agency requirements.

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.

Administrative Approval

Administrative final plat approval of Valley Lake Estates No. 2, 1st Amendment, adjusting the lot line between the existing lots 9 and 10, to follow an existing fence line, Valley Lake Estates No. 2, 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 is based on the findings listed in this staff report.

Date of Administrative Approval: Wednesday, July 18, 2018

Rick Grover
Weber County Planning Director

Exhibits

- A. Original Subdivision Plat
- B. Proposed Subdivision Plat

Map 1



Exhibit A: Plat of Original Subdivision

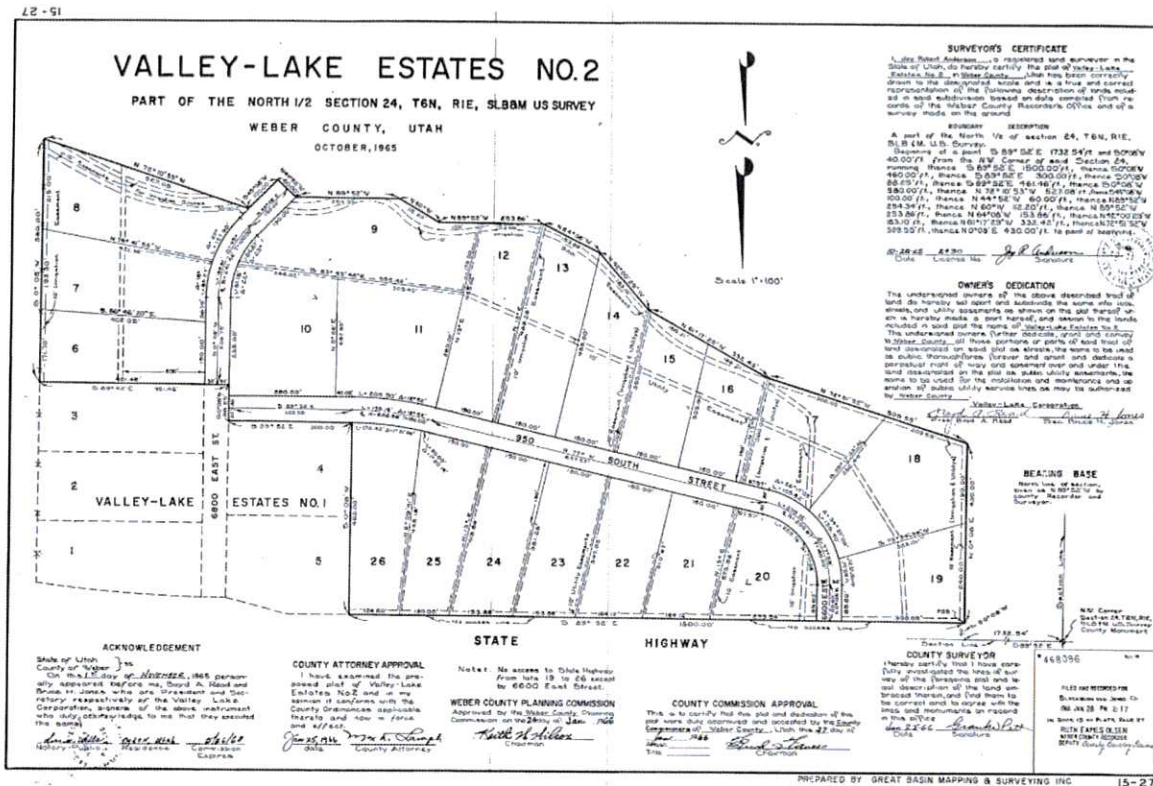
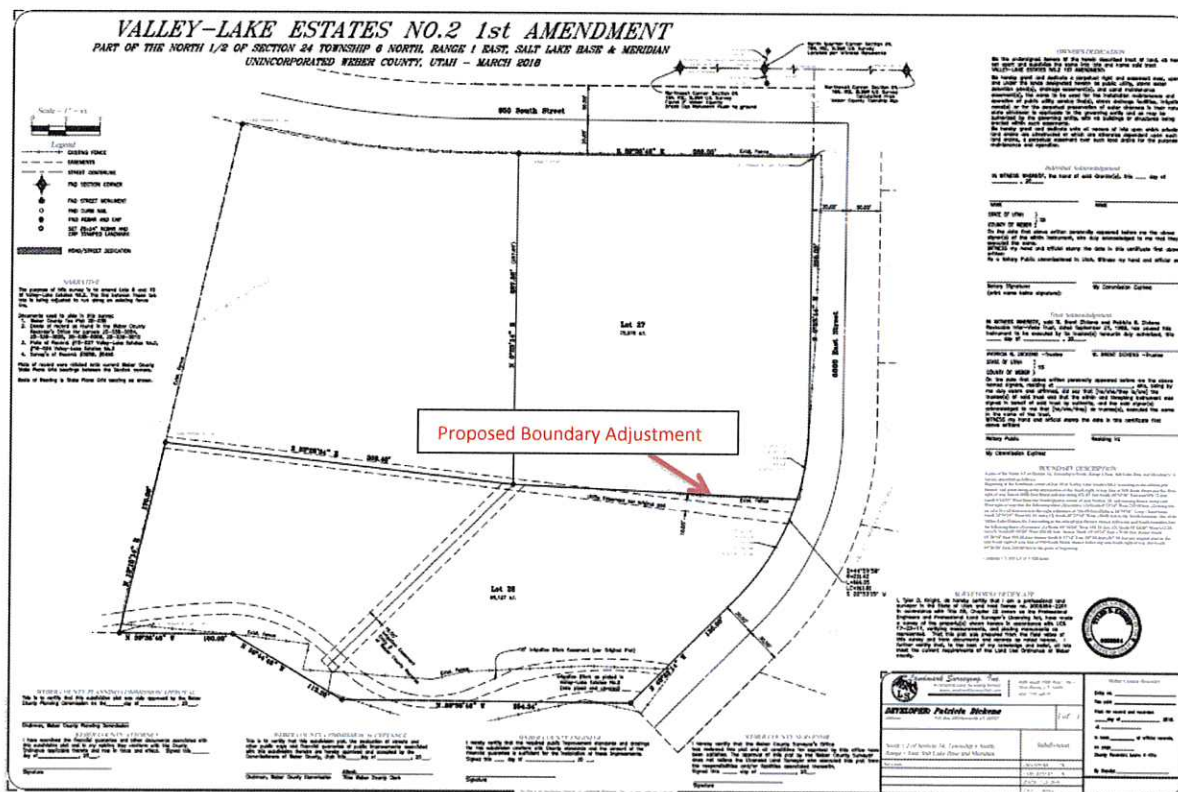


Exhibit B: Plat of Proposed Subdivision





Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on the Russian Olives Subdivision, a one lot subdivision consisting of 2.00 acres.

Type of Decision: Administrative

Agenda Date: Wednesday, July 18, 2018

Applicant: Mountain Views Land & Livestock, LLC (Owner)

Authorized Agent: John Price

File Number: LVR053018

Property Information

Approximate Address: 1935 S 7500 W, Ogden,

Project Area: 2.00 Acres

Zoning: A-3 Zone

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 10-048-0029

Township, Range, Section: Township 6 North, Range 3 West, Section 27 East

Adjacent Land Use

North: Agricultural	South: Agricultural
East: 7500 West	West: Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 106, Chapter 2, Subdivision Standards.
- Title 106, Subdivisions, Chapter 1-8 as applicable

Development History

- 5/30/2018: Received subdivision application for Russian Olives Subdivision, a one lot subdivision consisting of 2.00 acres.

Background and Summary

The Planning Division recommends final approval of the Russian Olives Subdivision, a small subdivision consisting of one lot (see Exhibit A). The proposed subdivision is located at approximately 1935 S 7500 W, Ogden, UT, 84404 and is in the A-3 Zone.

The proposed lot will consist of 2.00 acres. The proposal meets all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County, Utah (LUC).

Analysis

General Plan: The proposal conforms to the West Weber General Plan by encouraging development within the existing residential areas.

Zoning: The subject property is located in the West Weber Agricultural Zone more particularly described as the A-3 zone. The purpose and intent of the A-3 zone is identified in the LUC §104-8-1 as:

"The purpose of the A-3 Zone is to designate farming areas where heavy agricultural pursuits can be permanently maintained."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, and the standards in the A-3 zone in LUC Title 104 Chapter 8. Small subdivisions as defined in LUC §101-1-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The A-3 Zone has a minimum lot area of two acres and a minimum lot width of 150 feet (see LUC §104-14-5) for a single family residential dwelling. The proposed lot has approximate width/frontage of 150 feet. If a dwelling is to be constructed the following standards will need to be addressed upon submittal for a building permit (accessory use – small accessory buildings):

- Front yard setback: 30 feet
- Side yard setback: 10 feet with a total of 2 side yards not less than 24 feet
- Rear yard setback: 30 feet
- Accessory building height: 35 feet

The proposed lot configuration meets the minimum width and area standards in the A-3 Zone.

Review Agencies: The Weber Fire District, the County Surveyor, and the County Engineer have all reviewed the proposed subdivision. All review agency requirements, must be met prior to recording the mylar for this subdivision amendment.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes are not considered due at this time but will become due in full on November 30, 2018.

Public Notice: The required noticing for the subdivision plat amendments 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).

Staff Recommendation

Staff recommends final approval of the Russian Olives Subdivision, a one lot subdivision consisting of 2.00 acres. This recommendation for approval is based on the following conditions, subject to all applicable review agency requirements:

1. A deferral agreement must be executed upon recording of the final mylar.
2. Test pits must be shown on the final plat.

This recommendation for approval is based on the following findings:

1. The proposed subdivision conforms to the West Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.
3. No road dedication is required for this subdivision.

Administrative Approval

Administrative final plat approval of Russian Olives Subdivision, a one lot subdivision consisting of 2.00 acres, is hereby granted based upon its compliance with the Uniform Land Use Code of Weber County, Utah. This approval is subject to the requirements of applicable review agencies and is based on the findings listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

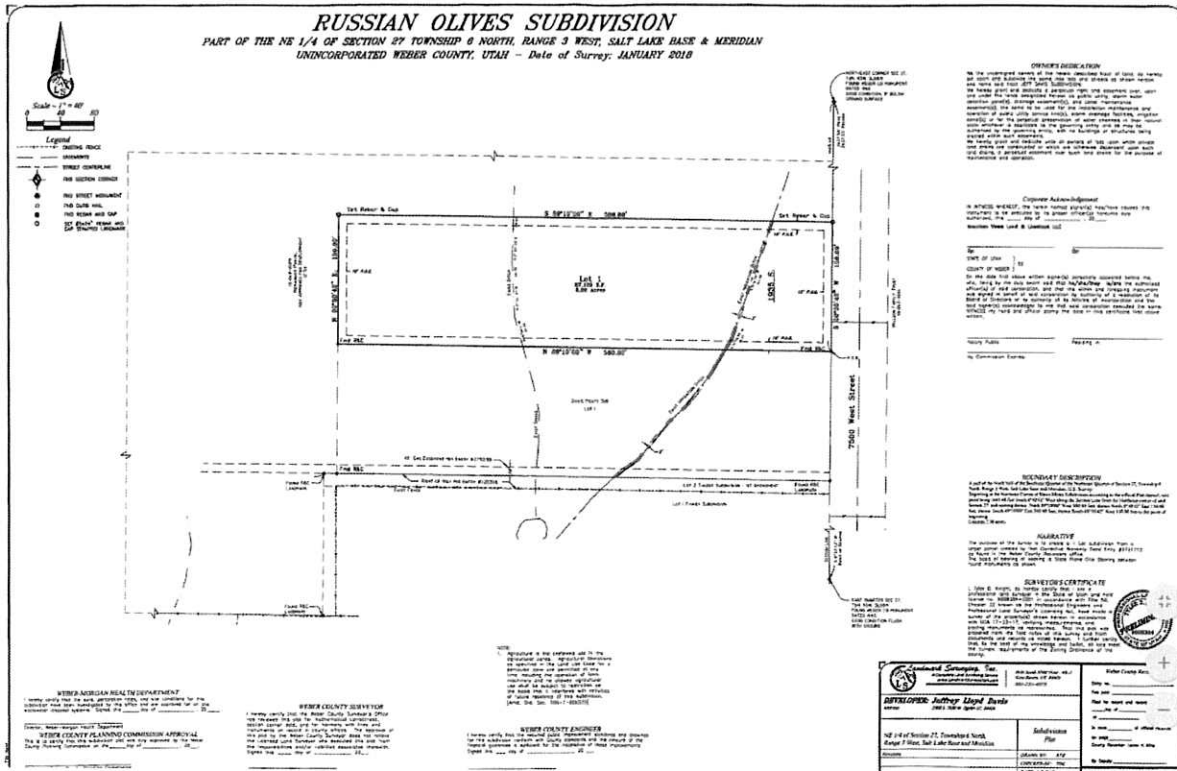
Exhibits

- A. Original Subdivision Plat
- B. Proposed Subdivision Plat
- C. Feasibility Letters

Map 1



Exhibit A: Plat of Proposed Subdivision



WEBER COUNTY HEALTH DEPARTMENT
 I hereby certify that the subdivision complies with the provisions of the Health Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Health Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Health Code of the State of Utah.

WEBER COUNTY SURVEYOR
 I hereby certify that the subdivision complies with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah.

WEBER COUNTY ENGINEER
 I hereby certify that the subdivision complies with the provisions of the Engineering Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Engineering Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Engineering Code of the State of Utah.

OWNER'S DECLARATION
 I, the undersigned owner of the herein described land, do hereby declare that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah.

OWNER'S ACKNOWLEDGMENT
 I, the undersigned owner of the herein described land, do hereby acknowledge that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah.

SURRENDER OF SUBDIVISION
 I, the undersigned owner of the herein described land, do hereby surrender the subdivision to the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah.

NARRATIVE
 The subdivision is in compliance with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah.

SURVEYOR'S CERTIFICATE
 I, the undersigned surveyor, do hereby certify that the subdivision complies with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah, and that the subdivision is in compliance with the provisions of the Survey Code of the State of Utah.

Professional Seal Surveyor Jeffrey Lloyd Davis 1987 No. 1000		Other County Seal No. _____ Date of Survey _____ Date of Plat _____ Date of Plat _____ Date of Plat _____
Subdivision Russian Olives		Plat No. _____ Date of Plat _____

Exhibit B: Feasibility Letters

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



December 6, 2017

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

RE: Jeffery L. Davis
Approx- 1935 S 7500 W
Parcel #10-048-0029
Soil log #14603

Gentlemen:

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

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.7 gal/sq. ft./day as required for the fine sandy loam, granular structure soil horizon.

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

SD/gk

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

WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT
5783 W 950 N
WARREN, UTAH 84404
801-731-1702
www.westwarrenwtr@gmail.com

May 2, 2018

One Behalf of Jeff Davis

To Whom It May Concern:

The West Warren and Warren Water Improvement District will supply culinary water to the address of 1935 South 7500 West in West Warren, Utah also called the Russian Olive Sub Division.

The water is available upon request and payment of \$3,700.00 for impact and connection fees and must be paid prior to the beginning of construction.

Should you have questions or comments, please contact the district clerk at the phone or e-mail listed above.

Sincerely,

Connie S. Judkins
District Clerk
West Warren and Warren Water Improvement District.

RLG/esj