

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

April 14, 2021
4:00 to 5:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/88676986299>

Meeting ID: 886 7698 6299

1. UVG021921: Consideration and action on Green Hill Country Estates Phase 1, 2nd amendment. Located at 9237 E Kelley Drive, Huntsville.
2. UVL031721: Consideration and action on Mario Lejtman Subdivision, located at 1500 N 6150 E, Eden.

The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/ink in a web browser:

Meeting ID: Meeting ID: 886 7698 6299

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





Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on the application for final approval of Green Hill Country Estates Phase 1 2 nd Amendment
Agenda Date:	Wednesday, April 14, 2021
Applicant:	Rex Thornton
File Number:	UVG021921

Property Information

Approximate Address:	9237 E Kelley Dr, Huntsville
Project Area:	2.42 acres
Zoning:	F-5
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	21-053-0001
Township, Range, Section:	T7N, R1E, Section 21

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 9, Forest Zones
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

This is a lot line adjustment between two lots in the Green Hill Country Estates Subdivision phase 1. The boundary is changing due to the location of rockwalls that were built along the property line. The boundary change will clear up the ownership of the rockwalls.

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

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest 5 Zone. The purpose and intent of the Forest zone is identified in the LUC §104-9-1 as:

The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas.

The two lots are part of an existing cluster subdivision and are allowed to be a minimum of 9,000 square feet in size. Because this is only a boundary adjustment, each lot will have minor changes to its area. Each lot maintains at least 95,000 square feet. The lot width of each lot is not changing from the original cluster subdivision approval. Each lot has a minimum of 100 feet of width.

Sensitive Lands: A seasonal stream runs through the middle of these lots. A 50 foot setback is shown on the proposed plat from either side of the stream.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

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 subdivision per noticing requirements outlined in LUC §106-1.

Staff Recommendation

Staff recommends final approval of Green Hill Country Estates Phase 1 2nd Amendment. This recommendation for approval is subject to all applicable review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of UVG021921 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: _____

Weber County Planning Director

Exhibits

A. Proposed amended plat

Location Map 1



PART OF THE SE 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - FEBRUARY 2021 D=21°09'50"
B=342.6A

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots as shown or noted hereon and name said tract GREEN HILL COUNTRY ESTATES PHASE NO. 1
2ND AMENDMENT: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage easement(s), the same, to be used for the installation maintenance and operation of public utility service(s) (s) for the purpose of the preservation of the public utility for the perpetual preservation of water channels in their natural state whichever is applicable to the Local Entity, designee(s), successor(s), or assign(s) and other uses as may be authorized by recorded document by the Local Entity with the understanding that the Local Entity is not to be bound by any written authorization of the Local Entity.

IN WITNESS WHEREOF, said GREGORY MICHAEL AND CYNTHIA LYNN THORNTON REVOCABLE LIVING TRUST, dated the 23rd day of May, 2019, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20____.

GREGORY MICHAEL THORNTON: Trustee	CYNTHIA LYNN THORNTON: Trustee
STATE OF UTAH)	
) SS	
COUNTY OF WEBER)	

On the date first as we written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that he/she/they is/are the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that he/she/they as trustee(s), executed the same in the name of the trust.

As a Notary Public commissioned in Utah, having commission number _____, I do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files and official stamp the date in this certificate first above written:

Notary Signature: _____ My Commission Expires: _____
(print name below signature): _____

IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20____.

STATE OF UTAH)
 : SS
COUNTY OF WEBER)

HEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

WHEREFORE, as a Notary Public commissioned in Utah, having commission number _____ witness my hand and official seal.

tary Signature: _____ (Print name below signature): _____	My Commission Expires: _____
--	------------------------------

tract of land located in the Southeast Quarter of Section 9, Township 6 North, Range 2 East, Salt Lake Base and Meridian, described as follows:

of Lots 12 and 13 of Green Hills Country Estates Phase No1. according to the official plat thereof:

beginning at the Southwest corner of said Lot 12, being a common corner with Lot 11 of said subdivision, which is N 17°36' 78" East 180°9'54" West and 1908.09 feet North 0°54'36" East from the Southeast corner of Section 9; and running thence North 0°54'36" East along said line of said Lot 11 440.65 feet to the south right-of-way of Kelley Drive, a private road; thence along said right-of-way the following five (5) courses: S 88°12'56" East 35.00 feet to a point of curvature, (2) along the arc of a 233.61 foot curve to the left a distance of 109.33 feet to a second point of curvature, (3) along the arc of a 242.64 foot curve to the right a distance of 89.63 feet, (4) along the arc of a 272.33 foot curve to the left a distance of 121.47 feet to a point of beginning, (5) along the arc of a 272.33 foot curve to the left a distance of 121.47 feet to the North corner of Lot 14 of said subdivision; thence South 12°05'24" East along said line of said Lot 14 8.13 feet; thence South 72°54'36" West 509.91 feet to the point of beginning.

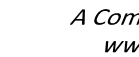
Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 90008384--2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17--23--17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the records of the Office of the State Engineer, and that no warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County as indicated by their approval hereon.

The purpose of this survey is to amend the lot line between Lots 12 & 13 of Green Hill Country Estates Phase No1, a subdivision in Weber County Utah.

Documents used to aide in this survey:

1. Weber County Tax Plat 21-053
2. Deeds of record as found in the Weber County Recorders Office for parcels 21-053-0001, 21-053-0002.
3. Plats and Record of Survey's as found in the Weber Recorder's and Surveyor's offices.

Boundary was established from said Green Hill Country Estates Phase No1.
Basis of bearing is state plane grid from monument as shown.

 <p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>	<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>	<p style="text-align: right;">Weber County Recorder</p> <p>Entry no. _____</p> <p>Filed for record and recorded _____ day of _____ 20____</p> <p>at _____</p> <p>in book _____ of official record</p> <p>on page _____</p> <p>County Recorder: Leann H Kilts</p>
<p>DEVELOPER: MARY THORNTON</p> <p>address: 9237 E. KELLEY DR. HUNTSVILLE UT, 84317</p> <p>E 1/4 of Section 9, Township 6 North, Range 2 East, Salt Lake Base and Meridian.</p>		<p style="text-align: center; border: 1px solid black; padding: 5px;">1</p>
<p>Divisions</p>		<p style="text-align: center;">Subdivision</p>
<p>DRAWN BY: TK</p>		<p>By Deputy: _____</p>
<p>CHECKED BY: TK</p>		<p>Fee paid _____</p>
<p>DATE: 1/28/2021</p>		
<p>PROJ: 3867-2021</p>		

This plot and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on the application for final approval of Mario Lejtman Subdivision, located at 1500 N 6150 E, Eden.
Agenda Date:	Wednesday, April 14, 2021
Applicant:	Mario Lejtman
File Number:	UVL031721

Property Information

Approximate Address:	1500 N 6150 E, Eden
Project Area:	30.43 acres
Zoning:	S-1
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	20-002-0078
Township, Range, Section:	T6N, R1E, Section 02

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 10, Shoreline S-1 zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

This is a proposal for a one lot subdivision consisting of 30.43 acres and a remainder parcel of 49.830 acres. This proposed lot has existing frontage along two existing private streets, 6150 E and 6300 E.

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

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Shoreline (S-1) Zone. The purpose and intent of the Shoreline zone is identified in the LUC §104-10-1 as:

The objectives in establishing the Shoreline Zone S-1 are:

- *To promote the use of the land for agriculture and for fish, wildlife and recreational purposes both public and private;*
- *To facilitate the conservation of water and other natural resources;*

- *To reduce hazards from floods and fires;*
- *To preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone;*
- *To ensure adequate provision for water supply, domestic sewage disposal and sanitation.*

The minimum lot size in the S-1 zone is five acres and the minimum lot width is 300 feet. Lot 1 is 30.43 acres and has 1315.33' of width along 6300 E.

Wastewater will be handled by an individual septic system. The applicant has provided a feasibility letter from the Weber Morgan Health Department that explains the design requirements. Culinary water will be provided by Eden Water Works. The will-serve letter from Eden Water Works references a requirement to provide proof of secondary water. The applicant's proof of secondary water and will serve letters are attached as **Exhibit B**.

Sensitive Lands: This subdivision is located within zone three of the public water source protection overlay. The use of single family dwellings is permitted within the overlay zone. Zone three does not restrict the use of septic systems for single family dwelling lots. The subdivision is not located in a floodplain or a geologic hazards area.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

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 subdivision per noticing requirements outlined in LUC §106-1.

Staff Recommendation

Staff recommends final approval of UVL031721, the Mario Lejtman Subdivision. This recommendation for approval is subject to all applicable review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of UVL031721 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: _____

Weber County Planning Director

Exhibits

- A. Proposed amended plat
B. Will serve and feasibility letters

Location Map 1

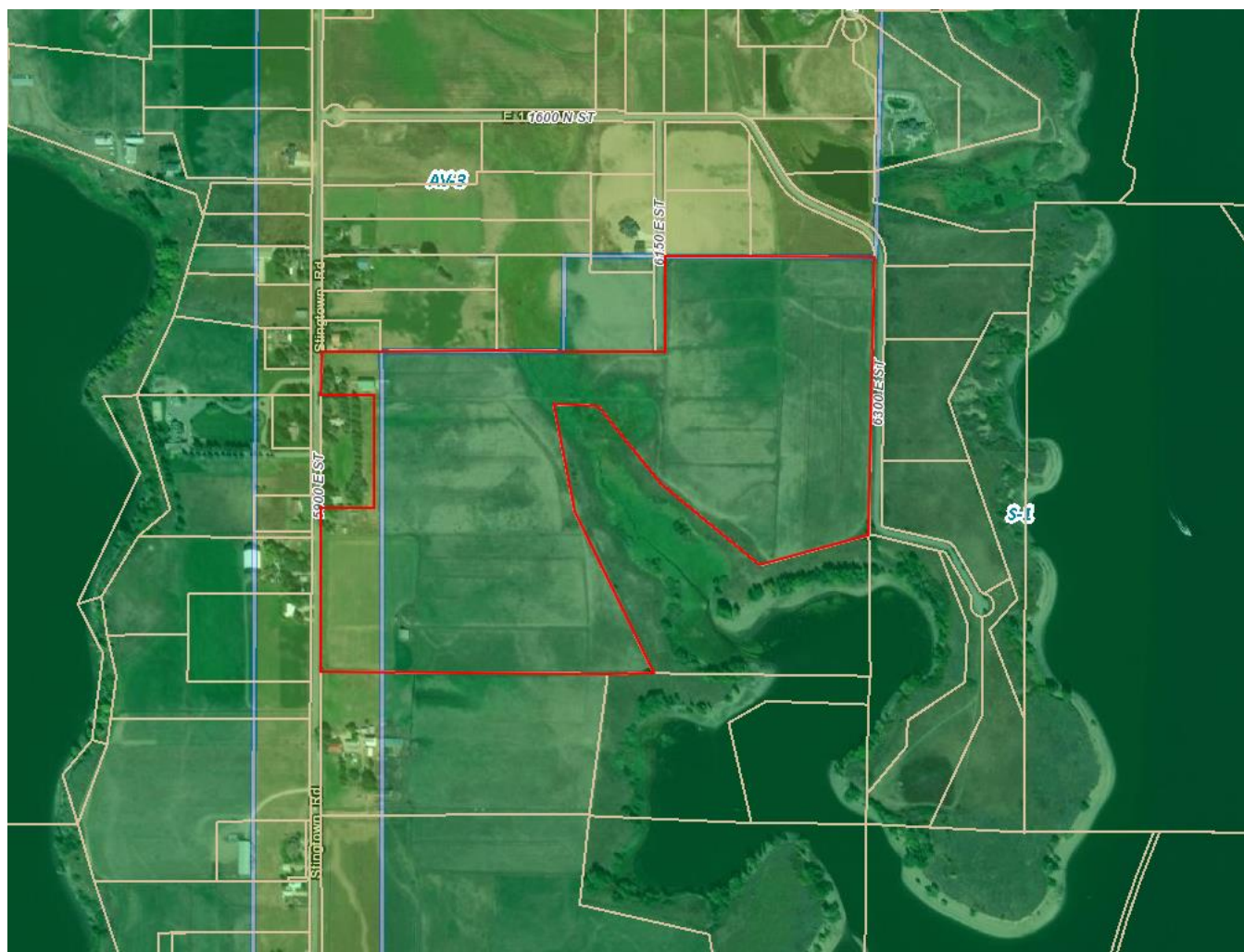
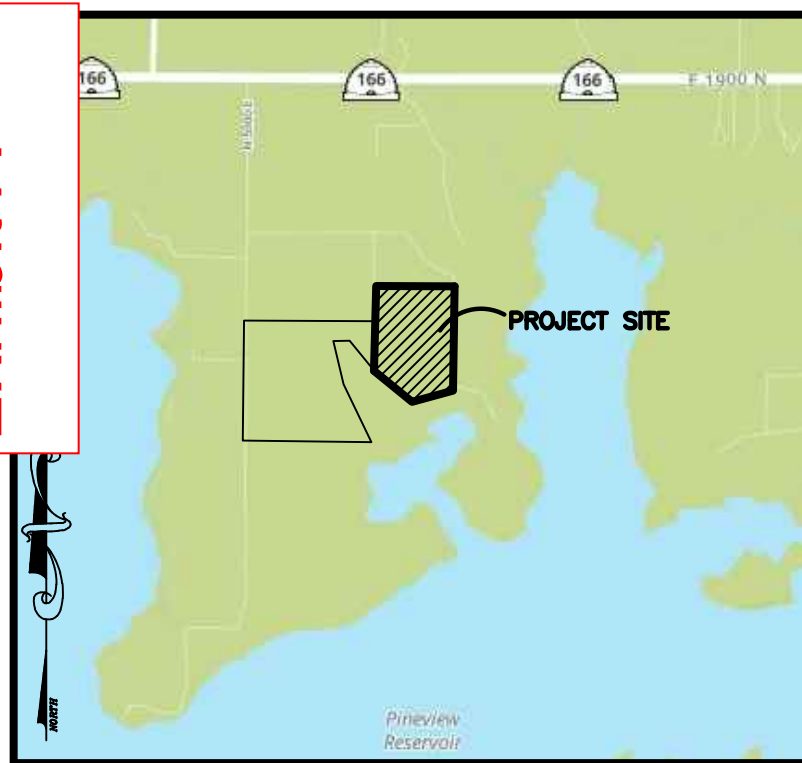


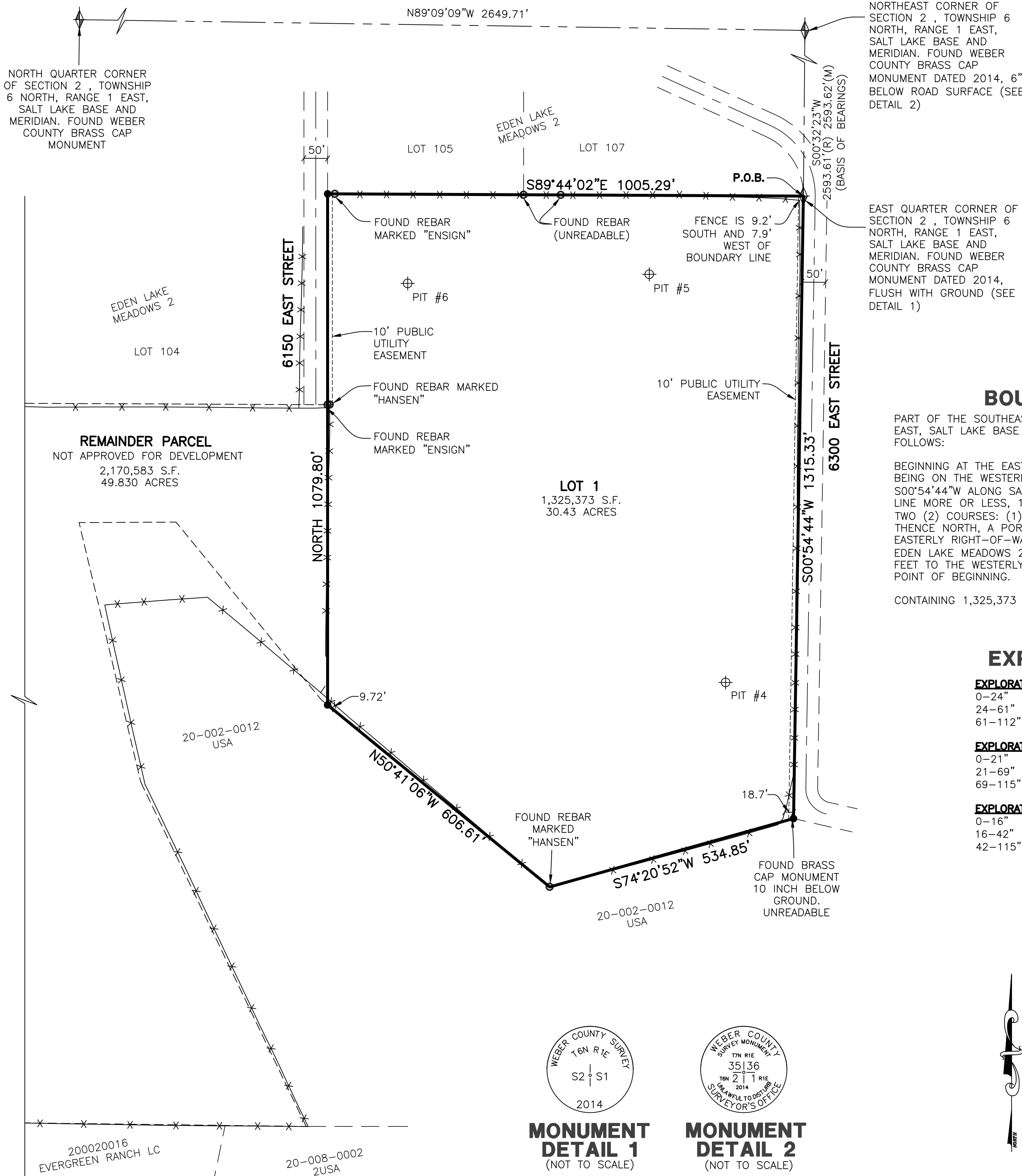
Exhibit A



VICINITY MAP
SCALE: NONE

Mountain View Vista Subdivision

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER, 2020



DEVELOPER:
MARIO D. LEITMAN
P.O. BOX 48333
LOS ANGELES, CA. 90048

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

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

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

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

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
At _____ Filed For Record _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

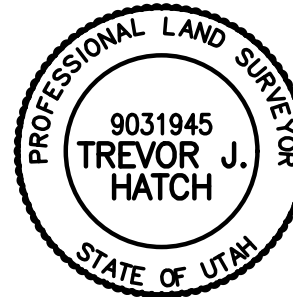
SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **MOUNTAIN VIEW VISTA SUBDIVISION** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



NOTE

ACCESS FOR THIS LOT IS THROUGH THE PRIVATE STREETS SHOWN ON PHASES 1 AND 2 OF EDEN LAKE MEADOWS, AS PER THE OWNERS DEDICATION FOR PHASE 1 OF EDEN LAKE MEADOWS, WHICH GRANTS 'A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS A LINE BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°32'23\"/>

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO ONE LOT WITH A REMAINDER PARCEL. THERE IS A HANSEN AND ASSOCIATES SURVEY THAT MATCHES THE DEED AND SURROUNDING DEEDS VERY WELL. THE BOUNDARY WAS DETERMINED BY FOUND REBAR AND CAPS AT THE CORNERS AND IS TIED TO THE EXISTING MONUMENTS AS SHOWN HEREON. ALL BOUNDARY AND LOT CORNERS, THAT DOES NOT HAVE AN EXISTING REBAR, TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 2, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 6300 EAST STREET; THENCE S00°54'44\"/>

CONTAINING 1,325,373 SQUARE FEET OR 30.43 ACRES MORE OR LESS.

EXPLORATION PIT DATA

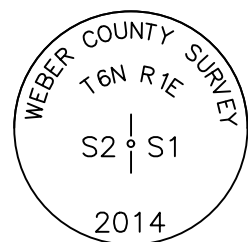
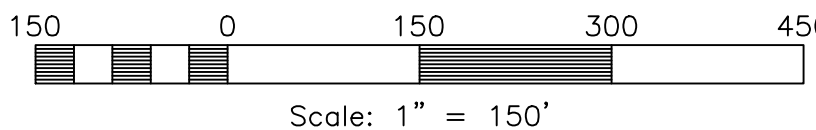
EXPLORATION PIT #4 - N41° 16.994' W111° 47.829' 0-24" SILT LOAM, GRANULAR STRUCTURE, 3% FINE GRAVEL 24-61" SILT LOAM, MASSIVE STRUCTURE, 5% GRAVEL 61-112" GRAVELLY LOAMY SAND, 60% GRAVEL

EXPLORATION PIT #5 - N41° 17.135' W111° 47.864' 0-21" SILT LOAM, GRANULAR STRUCTURE, 3% GRAVEL 21-69" SILT LOAM, MASSIVE STRUCTURE, 5% GRAVEL 69-115" GRAVELLY LOAMY SAND, 60% GRAVEL

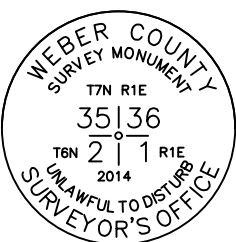
EXPLORATION PIT #6 - N41° 17.132' W111° 47.975' 0-16" SILT LOAM, GRANULAR STRUCTURE, 3% GRAVEL 16-42" SILT LOAM, MASSIVE STRUCTURE, 5% GRAVEL 42-115" GRAVELLY LOAMY SAND, 60% GRAVEL

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = EXPLORATION PIT LOCATION
- = FOUND AS NOTED
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE



MONUMENT DETAIL 1
(NOT TO SCALE)



MONUMENT DETAIL 2
(NOT TO SCALE)



5402 E 2200 N

PO BOX 13

EDEN, UT 84310

801-791-1772

edenwaterworks@gmail.com

January 13, 2021

Weber Morgan Health Department
477 23rd Street
Ogden, UT 84401

Regarding: Mountain View Vista Subdivision Lot 1
Mario D Lejtman – Developer
Eden, UT 84310

To Whom It May Concern:

Please accept this letter as confirmation that subject to Share of Stock and applicable fees being paid, Eden Water Works Company will serve culinary water to the property stated above. This letter is only valid once proof of secondary water is sent into Eden Water Works Co.

If you have any questions or need further information you may contact the office at 801-791-1772.

Sincerely,

A handwritten signature in dark ink, appearing to be 'P. Lejtman', followed by a long horizontal flourish line.

Board of Trustees
Eden Water Works Company



5402 E 2200 N
PO BOX 13
EDEN, UT 84310
801-791-1772

edenwaterworks@gmail.com

January 13, 2021

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

Re: Mountain View Vista Subdivision Lot 1
Mario D Lejtman – Developer
Eden, UT 84310

The Eden Water Works Company would like to inform you of the availability of water for the proposed property above. Shares of class "D" and "Commercial" stock in the Company are available for purchase.

It is mandatory that the following conditions be met:

1. Proof of secondary water rights assigned to property sent in to EWWC.
2. Purchase Eden Water Works Company share to include item #3.
3. Additional cost of replacement water from Weber Basin Water.
4. Pay applicable any additional fees.
5. **Prior to occupancy**, meter must be installed and tested. *Failure to do so will result in a \$50.00 fine for the first week and \$100.00/week thereafter. Jumpers are not allowed and fines will be imposed.*

Upon the purchase of stock and when these conditions are met and verified by a member of the Board of Trustees or its designated representative, the Board will be pleased to make the connection to the Company water system.

Sincerely,

Board of Trustees
Eden Water Works Company



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



August 14, 2020

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

RE: Pine Canyon Investment Properties (previously Harris Property)
Approximately 3350 N 3200 E, Liberty
Parcel #220230150
Soil log #13092 & 13289

The soil and percolation information for the above-referenced lot have been reviewed. The source of culinary water is unspecified at this time. It may be provided by an approved public water system or by a private well. The lot as a singular parcel would meet the minimum lot sizing and space requirement for either source of culinary water. If serviced by a private well. **The placement of the well is critical 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

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 24 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the silty 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.

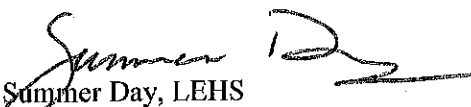
Subdivision:

Extensive site and soil work was completed on this parcel during the 2005 to 2006 timeframe. This work appears to have been completed in anticipation of subdividing the parcel. The soils throughout the parcel were classified consistently as silt loam, granular structure, suitable for a conventional system. The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

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

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

Sincerely,


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