

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Virtual Meeting Agenda

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**June 10, 2020  
4:00 to 5:00 p.m.**

**Join Zoom Meeting Meeting ID: 889 9131 9636  
Password: 035143**

- 1. UVS 010820- Consideration and action on an administrative application requesting final approval of Sommerskov Subdivision, consisting of 1 lot. (Presenter Tammy Aydelotte)**
  
- 2. LVB 031620- Consideration and action on an administrative application requesting final approval of Brent Harsha Subdivision, consisting of 2 lots. (Presenter Tammy Aydelotte)**

**Adjourn**

*The meeting will be held VIA **Join Zoom Meeting Meeting ID: 889 9131 9636 Password: 035143** 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 an administrative application, final approval of Sommerskov Subdivision, consisting of 1 lot, including road dedication along 2900 East St.

**Agenda Date:** Wednesday, June 10, 2020

**Applicant:** Elizabeth Nielsen, owner

**File Number:** UVS 010820

### Property Information

**Approximate Address:** 4295 North 2900 East, Liberty UT

**Project Area:** 8.13 acres

**Zoning:** Forest Valley (FV-3) Zone

**Existing Land Use:** Vacant Residential

**Proposed Land Use:** Residential

**Parcel ID:** 22-323-0001, 22-009-0031

**Township, Range, Section:** T7N, R1E, Section 18 SE, 19 NE

### Adjacent Land Use

<b>North:</b> Vacant	<b>South:</b> Residential
<b>East:</b> 2900 East St.	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** RG

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background

The applicant is requesting approval of administrative application, final approval of Sommerskov Subdivision, consisting of 1 lot, located at approximately 4295 North 2900 East in the AV-3 and FV-3 Zone. The proposed 8.13 acre lot within this subdivision meets the lot area and lot width requirements of this Zone, of 3.00 acres in area and 150 feet in width. Access for this lot will be from 2900 East. The purpose of this subdivision is to combine two parcels and relocate an access strip to the northern boundary of the subdivision.

Culinary water will provided by an existing private well, pending water test results as required by Weber-Morgan Environmental Health. A private septic system will be used for waste water. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock related uses.

**Zoning:** The subject property is located in both the AV-3 and FV-3 zones. The land use requirements for these zones are stated in the LUC§ 104-6 and 104-16, respectively, as follows:

*“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.”*

*“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.”*

Small Subdivision: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in both the AV-3 and FV-3 zones (LUC 104-6, LUC 104-14). The proposed subdivision will not create any new public streets. The proposal meets the criteria for a “Small Subdivisions”, as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: The AV-3 and FV-3 zones, require a minimum lot area of 3 acres and a minimum lot width of 150’. The proposed subdivision is a one lot subdivision amendment that fronts a county road identified as 2900 East Street.

The proposed subdivision will combine two legal lots and relocated an access easement to the norther boundary of the subdivision within the Sommerskov Subdivision. Road dedication will be required along 2900 East St.

Culinary water and sanitary sewage disposal: Weber-Morgan Health has issued conditional approval of an existing well (installed in 1976), pending results from a water test. Sanitary sewage disposal will be handled by an individual waste water treatment system; specifications are stated in the feasibility letter issued by the Weber County Health Department (See exhibit B).

Review Agencies: The proposed subdivision has been reviewed by all applicable reviewing agencies. Weber Fire, Weber-Morgan Health Department, and Planning Division have all issued approval of this project. Engineering and Surveyor have yet to issue approvals.

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

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, and other issues which are discussed in the General Plan.

## Staff Recommendations

Staff recommends final approval of the Sommerskov Subdivision, a one lot subdivision, including road dedication along 2900 East St. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A deferral agreement for curb, gutter, and sidewalk shall be recorded with the final plat.
2. A Private Well Deed Covenant and Restriction shall be recorded with the final plat.
3. An Onsite Wastewater Disposal System Deed Covenant and Restriction shall be recorded with the final plat.

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

Date of Administrative Approval: **Wednesday, June 10, 2020.**

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Rick Grover  
Weber County Planning Director

## Exhibits

- A. Application
- B. Subdivision Plat
- C. Water/Sewer Feasibility

## Area Map





## Weber County Subdivision Application

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

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information			
Subdivision Name <b>SOMMERSKOV</b>		Number of Lots <b>2</b>	
Approximate Address <b>LIBERTY, UT 4295 NORTH 2900 EAST</b>		Land Serial Number(s) <b>PARCELS #1) 223230001 #2) 220090031</b>	
Current Zoning <b>AV3-FV-3</b>	Total Acreage <b>8.13</b>		
Culinary Water Provider	Secondary Water Provider	Wastewater Treatment	

Property Owner Contact Information			
Name of Property Owner(s) <b>ELINE 2, LLC JENS : ELIZABETH NIELSEN</b>		Mailing Address of Property Owner(s) <b>302 SUMMERMEADOW CIR BOUNTIFUL, UT 84010</b>	
Phone <b>801-299-8200</b>	Fax		
Email Address <b>NIELSENS@PICTURELINE.COM</b>		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	

Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) <b>ELIZABETH NIELSEN</b>		Mailing Address of Authorized Person <b>302 SUMMERMEADOW CIR BOUNTIFUL, UT 84010</b>	
Phone <b>801-299-8200</b>	Fax		
Email Address <b>NIELSENS@PICTURELINE.COM</b>		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	

Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer <b>TYLER LAND MARK SURVEYORS KNIGHT</b>		Mailing Address of Surveyor/Engineer <b>4046 S 3500 W WEST HAVEN, UT 84401</b>	
Phone <b>801-731-4075</b>	Fax		
Email Address <b>landmarktk@aol.com</b>		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	

Property Owner Affidavit	
<p>I (We) <u>JENS NIELSEN</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.</p>	
<p>_____ (Property Owner)</p>	<p>_____ (Property Owner)</p>
<p>Subscribed and sworn to me this <u>17</u> day of <u>NOVEMBER</u> 20<u>19</u></p>	

Authorized Representative Affidavit

I (We), JENIS NISSE, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), TRISTA PHILLIPS, 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.

[Signature]  
\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 18 day of DECEMBER, 2019, personally appeared before me signer(s) of the Representative Affidavit who duly acknowledged to me that they executed the same.

[Signature]  
\_\_\_\_\_  
Notary

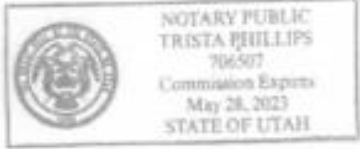
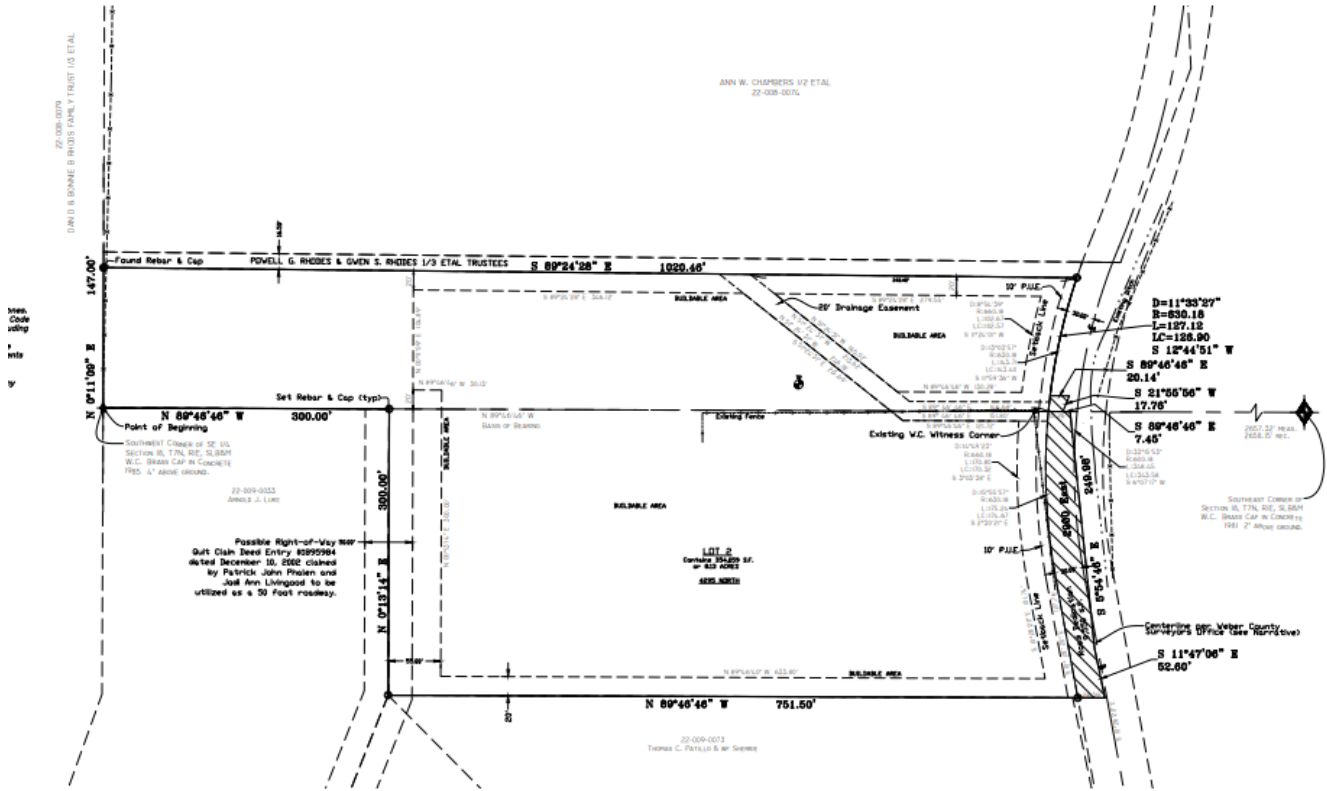


Exhibit B - Proposed Plat

**SOMMERSKOV SUBDIVISION**  
PART OF THE SE 1/4 OF SECTION 18, AND THE NE 1/4 OF SECTION 19  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
WEBER COUNTY, UTAH - OCTOBER 2019



NCE



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



April 17, 2020

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

RE: Preliminary Subdivision **Determination**  
Sommerskvo, 1 lots  
Parcel #22-323-0001 & 22-009-0031  
Soil log #13884

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well which was constructed on the property in 1976 to a depth of 285 feet with a documented flow rate of 40 gpm. The information provided by the Utah Division of Water Rights shows the well to be situated where the 100 foot protection zone is entirely within the proposed subdivision. **It is recommended that the well is tested to confirm that the water is safe for consumption.** The well was constructed before the inception of the Weber-Morgan Health Department Installation and Approval of Nonpublic Water System and Private Water Production Well Regulation was adopted.

DESIGN REQUIREMENTS

Lot 1: Anticipated ground water tables not to exceed 42 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption system is to be designed using a maximum loading rate of 0.45 gal/sq. ft. /day as required for a sandy clay 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.

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



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application for final approval of Brent Harsha Subdivision, consisting of 2 lots, including road dedication along 4100 West St.

**Agenda Date:** Wednesday, June 10, 2020

**Applicant:** Brent Harsha, owner

**File Number:** LVB 031620

### Property Information

**Approximate Address:** 643 South 4100 West, Ogden UT

**Project Area:** 0.934 acres

**Zoning:** Agricultural (A-1) Zone

**Existing Land Use:** Agriculture

**Proposed Land Use:** Residential

**Parcel ID:** 15-046-0009

**Township, Range, Section:** T6N, R3W, Section 16

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Residential
<b>East:</b> 4100 West St.	<b>West:</b> Agricultural

### Staff Information

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

**Report Reviewer:** RG

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background

The applicant is requesting approval of administrative application, final approval of Brent Harsha Subdivision, consisting of 2 lots, including road dedication along 4100 West St, located at approximately 643 South 4100 West in the A-1 Zone. The proposed 0.934 acre lot within this subdivision meets the lot area and lot width requirements of this Zone, of 40,000 square feet in area and 150 feet in width. Access for both lots will be from 4100 West. The purpose of this subdivision is to create an additional legal lot.

Culinary water service will provided by Taylor West Weber Water. Secondary water will be provided by Hooper Irrigation. A private septic system will be used for waste water. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock related uses.

**Zoning:** The subject property is located in an Agricultural Zone A-1 zone. The land use requirements for this zone are stated in the LUC§ 104-5 as follows:

*“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.”*

Small Subdivision: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone (LUC 104-5). The proposed subdivision will not create any new public streets. The proposal meets the criteria for a “Small Subdivisions”, as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: In the LUC §104-5-7, the A-1 zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150’. The proposed subdivision is a two lot subdivision amendment that fronts a county road identified as 4100 West Street.

The proposed subdivision will create an additional 1-acre lot, including road dedication along 4100 West St.

Culinary water and sanitary sewage disposal: A letter from Taylor West Weber Water Improvement District has been provided granting final approval. Secondary Water will be required from Hooper Irrigation. Applicant has submitted preliminary documents to Hooper Irrigation. Taylor West Weber will provide water once remaining requirements have been met. Sanitary sewage disposal will be handled by an individual waste water treatment system; specifications are stated in the feasibility letter issued by the Weber County Health Department (See exhibit B). The Weber-Morgan Health Department has performed a percolation test and has granted approval for a septic system to be installed for the Brent Harsha Subdivision.

Review Agencies: The proposed subdivision has been reviewed by all applicable reviewing agencies. The Engineering Division, County Surveyor, Weber Fire, and Planning Division have all issued approval of this project.

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

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, and other issues which are discussed in the General Plan.

## Staff Recommendations

Staff recommends final approval of the Brent Harsha Subdivision, a two lot subdivision, including road dedication along 4100 West St. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A signed deferral agreement will be recorded with final plat, per the County Engineer.
2. A Private Well Deed Covenant and Restriction shall be recorded with the final plat.
3. An Onsite Wastewater Disposal System Deed Covenant and Restriction shall be recorded with the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

## Administrative Approval

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

Date of Administrative Approval: **Wednesday, June 10, 2020.**

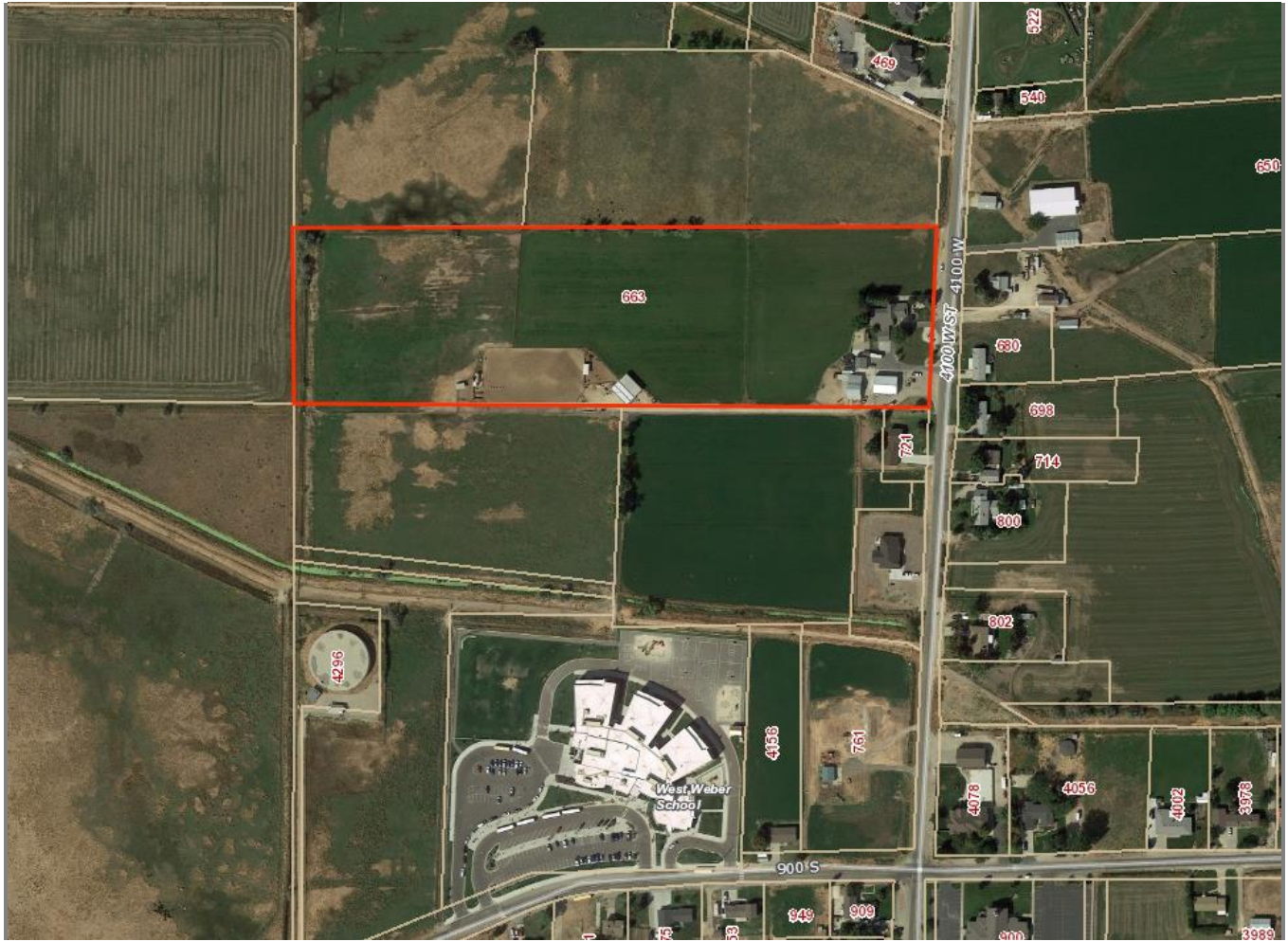
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Rick Grover  
Weber County Planning Director

## Exhibits

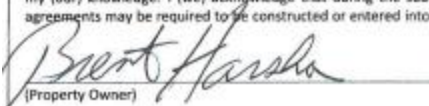
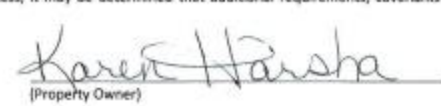
- A. Application
- B. Subdivision Plat
- C. Water/Sewer Feasibility

# Area Map



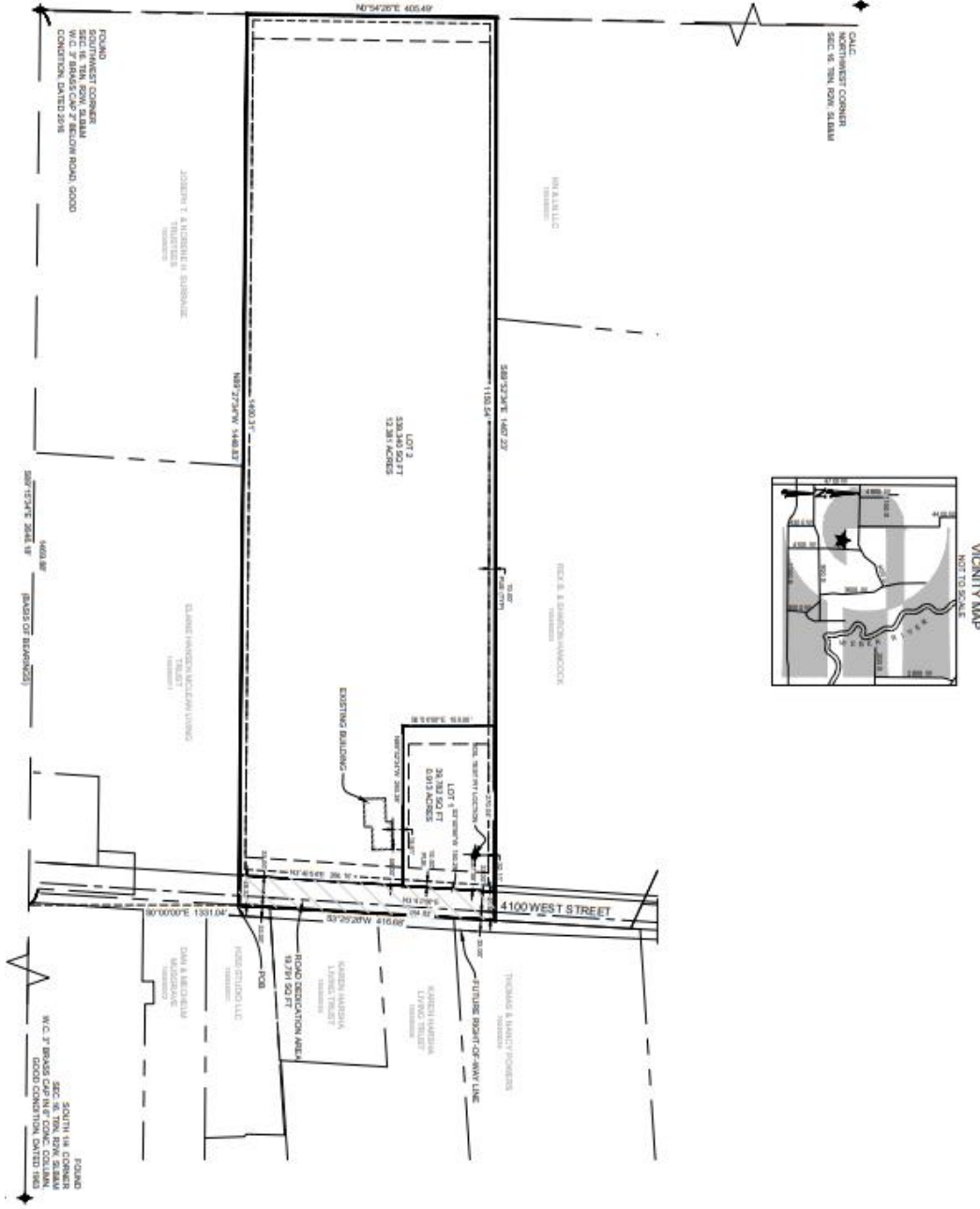


# Exhibit A - Application

<b>Weber County Subdivision Application</b>			
<small>All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401</small>			
<small>Date Submitted / Completed</small>	<small>Fees (Office Use)</small>	<small>Receipt Number (Office Use)</small>	<small>File Number (Office Use)</small>
<b>Subdivision and Property Information</b>			
<small>Subdivision Name</small> Brent Harsha Subdivision		<small>Number of Lots</small> 1	
<small>Approximate Address</small> 643 S 4100 W		<small>Land Serial Number(s)</small>	
<small>Current Zoning</small> A1	<small>Total Acreage</small> 1		
<small>Culinary Water Provider</small> Taylor West Weber	<small>Secondary Water Provider</small> Hooper Irrigation	<small>Wastewater Treatment</small> Private / Septic	
<b>Property Owner Contact Information</b>			
<small>Name of Property Owner(s)</small> Brent Harsha		<small>Mailing Address of Property Owner(s)</small> 663 S 4100 W Ogden, UT 84404	
<small>Phone</small> 801-721-6726	<small>Fax</small>		
<small>Email Address</small> bharsha@hancockco.com		<small>Preferred Method of Written Correspondence</small> <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
<b>Authorized Representative Contact Information</b>			
<small>Name of Person Authorized to Represent the Property Owner(s)</small> Brent Harsha		<small>Mailing Address of Authorized Person</small> 663 S 4100 W Ogden, UT 84404	
<small>Phone</small> 801-721-6726	<small>Fax</small>		
<small>Email Address</small> bharsha@hancockco.com		<small>Preferred Method of Written Correspondence</small> <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
<b>Surveyor/Engineer Contact Information</b>			
<small>Name or Company of Surveyor/Engineer</small> Gardner Engineering		<small>Mailing Address of Surveyor/Engineer</small> 5150 S 375 E Ogden, UT 84405	
<small>Phone</small> 801-476-0202	<small>Fax</small> 801-476-0066		
<small>Email Address</small> kint@gecivil.com		<small>Preferred Method of Written Correspondence</small> <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
<b>Property Owner Affidavit</b>			
<p>I (We), <u>Brent &amp; Karen Harsha</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.</p>			
 (Property Owner)		 (Property Owner)	
Subscribed and sworn to me this <u>9</u> day of <u>MARCH</u> , 20 <u>20</u>			

# Exhibit B - Proposed Plat

## BRENT HARSHA SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH MAY 2020



**LEGEND**

- ➔ WEBER COUNTY NOTIFICATION AS NOTED
- SET 7" OF ESEBIA AND CAP
- REMOVED CHAINING INSTRUMENTS
- OBSERVATION ENCROACHMENT
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- REFERENCE LINE
- EASEMENT
- ROAD FINISH LINE
- ROAD DEDICATION AREA (P/VI 18)

**NOTES**

1. ZONE A-1 CURRENT YARD SETBACKS FROM 1.50 FT SIDE-10' WITH SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD OF DECEMBER 18, 2005. NO ENCROACHMENT WITH AN EFFECTIVE YARD SETBACK SHALL BE PERMITTED.
  2. ALL ENCROACHMENTS SHALL BE IDENTIFIED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL ENCROACHMENTS TO BE CURED FOR THE PROPERTY TO BE CONVEYED.
  3. ALL UTILITIES (ELECTRIC, GAS, WATER, TELEPHONE, CABLE, AND OTHER PUBLIC UTILITIES) TO BE IDENTIFIED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL UTILITIES TO BE CURED FOR THE PROPERTY TO BE CONVEYED.
  4. THE TOPOGRAPHY AND LOCATION OF THIS SUBDIVISION WATER BOUNDARY FROM THE ROAD ADJACENT TO THIS PROPERTY SHALL BE IDENTIFIED BY DASHED LINES UNLESS OTHERWISE SHOWN.
- AGRICULTURAL NOTE:**  
AGRICULTURE OR THE PROPOSED USE BY THE ADJACENT PARCELS IS NOT PERMITTED IN THIS ZONE. THE ADJACENT PARCELS ARE ZONED FOR A PARTICULAR USE AND PERMITTED BY ANY USES INCLUDING THE USES LISTED ABOVE. THE ADJACENT PARCELS ARE ZONED FOR A PARTICULAR USE AND PERMITTED BY ANY USES INCLUDING THE USES LISTED ABOVE. THE ADJACENT PARCELS ARE ZONED FOR A PARTICULAR USE AND PERMITTED BY ANY USES INCLUDING THE USES LISTED ABOVE.

**SOIL EVALUATION INFO**

**TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT**

2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401

May 1, 2020

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that *final* approval has been given and the District has the capacity to provide culinary water only for 1 lot for Brent Harsha/Chelsea Sumner at the approximate address of 643 South 4100 West in West Weber, Utah.

Requirements:

- \*Water rights fee = \$4,363 has been paid
- \*Secondary water = ½ share of Hooper Irrigation (in the District's name) to be held by District for a pressurized system
- \*Hookup/Impact = \$5,288 impact fee + 1,730 hookup fee (District install) or \$375 (if other District approved contractor installs)

**BUILDING PERMITS SHOULD NOT BE ISSUED UNTIL HOOKUP/IMPACT FEES ARE PAID AND SECONDARY WATER SHARE IS RECEIVED.**

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.

  
\_\_\_\_\_  
Ryan Rogers - Manager

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



May 13, 2019

Taylor Anderson  
3489 West Pioneer Road  
Ogden, Utah 84404

RE: Wastewater Site and Soils Evaluation #14818  
2230 North 6700 West West Warren, Utah 84404  
Parcel # 19-057-0006

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on May 13, 2019. 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 #2 (UTM Zone 12 Nad 83 404477 E 4572678 N)  
0-15" Loam, Granular Structure  
15-40" Silty Clay Loam, Blocky Structure  
46-62" Silt Loam, Blocky Structure  
Observed Groundwater Table 62"  
Documented Groundwater Table 12"

**Conduct the required percolation test so that the bottom of the percolation test hole is at 27 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.

Due to the soil types existing on this property, the final readings of the **percolation tests will need to be witnessed by a representative from the Health Department**. Please make the percolation tester aware of the requirement so that arrangements can be made. Test results will not be accepted if this requirement is not met.

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.

Monitoring of the maximum ground water table is required in the location of the above listed exploration pits. Please complete the enclosed application for maximum ground water table monitoring and return it along with the appropriate fees. The wells should be constructed in accordance with the enclosed diagram in order to provide the most accurate water table readings possible.

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

Sincerely,

Ryan Klinge  
Environmental Health Division  
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | [www.webermorganhealth.org](http://www.webermorganhealth.org)