



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**August 7, 2019  
4:00 to 5:00 p.m.**

1. LVB070519 - Consideration and action on an administrative application for final approval of Babilis Subdivision, consisting of one lot with a request to defer curb, gutter, and sidewalk.
2. LVD070519 - Consideration and action on a request for approval of Diamond Ranch Subdivision, a 5.05-acre residential lot.
3. LVT061119 - Consideration and action on a request for approval of Taylor Anderson Subdivision, a 2.01-acre residential lot.
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 an administrative application for final approval of Babilis Subdivision, consisting of one lot with a request to defer curb, gutter, and sidewalk.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, August 07, 2019

**Applicant:** Nicholas Babilis, owner

**File Number:** LVB 070519

### Property Information

**Approximate Address:** 6207 Melanie Lane, Uintah, UT

**Project Area:** 1.21 acres

**Zoning:** Residential Estates (RE-20) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 07-099-0011

**Township, Range, Section:** T5N, R1W, Section 24

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 3 (RE- 20 Zone)
- Title 106 (Subdivisions)
- Title 108 Chapter 18 (Drinking Water Source Protection)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

## Background and Summary

The applicant has submitted a proposal for a one lot subdivision. The proposed subdivision is located in the unincorporated areas of Uintah Highlands that is zoned RE-20. The parcel was previously owned by Uintah Highlands Improvement District where a water tank was located. The water tank has since been demolished and the land acquired by the applicant to be used as a residential lot. There is a 35-foot access easement on the north of the lot that will remain undeveloped due to the steep grade. The owner has secured rights to utilize access across Lot 36 of Eastwood Subdivision No. 10 in the form of an Easement Agreement shown in Exhibit C. In 2008 the Board of Adjustment approved a variance to allow for access other than across own front lot line. The file for this approval can be found in the Planning Office under file number BOA 09-2008.

Based on the Weber County geologic map, this parcel is located within a Natural Hazards Study Area. In order to determine the type and severity of hazards that may exist, the applicant has contracted with Charles Payton who is a licensed geologist, and who has prepared a report that is included as Exhibit E.

This parcel is also located within a Drinking Water Source Protection Zone 4. The Uniform Land Use Code of Weber County, Utah (LUC) §108-18-5 and §108-18-6 states the allowed and prohibited uses. The proposed residential uses are in accordance with the Drinking Water Source Protection requirements.

The proposed subdivision and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC.

The following section is a brief synopsis of the review criteria and conformance with the LUC:

## Analysis

General Plan: The Babilis Subdivision is in harmony with the Western Weber General Plan by conforming to all zoning standards of the RE-20 Zone.

Zoning: The property is located in the RE-20 Zone. The purpose of this zone is stated in the LUC §104-3-1 as follows:

*“The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.”*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, and the applicable standards in the RE-20 Zone (LUC Title 104 Chapter 3) to ensure that the regulations and standards have been adhered to. The LUC §101-1-7 defines a “small subdivision” as “A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.” This subdivision consists of one lot and no new streets are being created or realigned. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision. The proposed subdivisions, with the recommended conditions listed in this staff report, are 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: Lot 1 will contain 1.214 acres with a width of 341.22 ft. The site development standards for the RE-20 Zone are 20,000 sq. ft. and the minimum lot width is 100 feet; therefore, the proposed lot meets the lot area and width of the RE-20 Zone. The yard regulations for a single-family dwelling in the RE-20 zone are as follows:

- Front: 30
- Sides: 10 feet with a total of two side yards less than 24 feet.
- Rear: 30 feet

Natural Hazards Area: This lot is located within a FEMA Flood Zone X, and is in the area determined to be outside of the 500-year flood area.

The proposed subdivision is located within a Natural Hazards Area and a geologic study has been submitted for review to determine if hazards exist on the site, the severity of the hazards, and to identify the need for further recommendations. In this instance, landslide, debris flow, alluvial fan, flooding hazards, stream flooding, and rockfall hazards have a risk level of low. An observation trench was dug through the middle of lot 1 of Babilis Subdivision. This observation trench was labeled as Trench 1 (see the last page of Exhibit E). It is noted that a geologic hazard assessment was made in October 2016 of the building lot located at 6116 South 2900 East, which is approximately 300 feet to the west of the proposed Babilis Subdivision where a single trench was excavated and where three faults were located. Fault 3 (F-3) is considered an active antithetic fault (see the last page of the Geologic report). The geologic report prepared by Charles C. Payton does include a recommendation that a geologic review be made at the time of excavation for a future single-family dwelling to ensure that geologic features are not detrimental to the home construction. The geologic report did not include a slope analysis. Reeve and Associates provided a slope analysis that has calculated the average slope of the entire development. The results indicate an average slope of 36.16%, thereby requiring the lot to be classified as an “R” lot or to designate a buildable area. The applicant has decided to designate a “Buildable Area” in which the slopes are less than 25% and there are no geologic hazards.

Culinary Water and Sanitary Water: A “Will Serve” letter from Uintah Highlands Improvement District has been submitted stating that culinary water and wastewater services are available for Lot 1 (see Exhibit E). If the District requires a connection to secondary water for irrigation, the owner must obtain water allotments from Weber Basin Water. The applicant has suggested adding a note to the plat, that must be reviewed and approved by UHID, stating that culinary water is not to be used for irrigation purposes and that all plantings and landscaping must be drought tolerant.

Additional design standards and requirements: This proposal lies within a Drinking Water Source Protection Zone 4. Due to the potential for groundwater contamination, the LUC lists specific restrictions for this zone. The proposed residential uses comply with the Drinking Water Source Protection Regulations.

Review Agencies: Weber County Fire District has required that a fire hydrant be installed within 400 feet from the farthest most portion of the building. Fire flow for this subdivision shall be 1000 GPM. Further, the developer shall place a temporary address marker at the building site during construction. The Weber County Engineering Division and Weber County Surveying Division have reviewed the proposed subdivision and currently have outstanding issues that the applicant will need to address prior to recording the Mylar.

Tax Clearance: The 2018 property taxes have been paid in full. The 2019 property taxes will be due in full on November 1, 2019.

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.

### **Staff Recommendations**

Staff recommends final plat approval of Babilis Subdivision, consisting of one lot. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. The designated "Buildable Area" will contain all structures.
2. The owner will enter into a Deferral Agreement for curb, gutter, and sidewalk for future improvement along Melanie Lane.
3. If Uintah Highlands Improvement District (UHID) requires a secondary water connection. The owner must obtain a will-serve letter from Weber Basin Water before recording the Mylar.
4. A note is added to the plat, that must be reviewed and approved by UHID, stating that culinary water is not to be used for irrigation purposes and that all plantings and landscaping must be drought tolerant.

The following findings are the basis for Staff's recommendation:

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

### **Administrative Approval**

Administrative final approval of Babilis 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: \_\_\_\_\_

\_\_\_\_\_  
Rick Grover

Weber County Planning Director



## Exhibits

- A. Babilis Subdivision
- B. Current Recorders Plat
- C. Easement Agreement
- D. Uintah Highlands Improvement District Will Serve Letter
- E. Geologic Report

Area Map













\*W2366599\*

923

WHEN RECORDED RETURN TO:  
Uintah Highlands Improvement District  
Board of Trustees  
2401 East 6175 South  
Ogden, UT 84403-0945

E# 2366599 PG 1 OF 4  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
24-SEP-08 1045 AM FEE 4.00 DEP LF  
REC FOR: PROPERTY MANAGEMENT

C2008-190

**EASEMENT AGREEMENT**

This Easement Agreement ("Agreement") is entered into this \_\_\_\_ day of September, 2008, by and between Weber County a body corporate, politic, and political subdivision of the State of Utah (hereinafter "County"), and Uintah Highlands Improvement District, (hereinafter "Grantee"). Grantee and County shall hereinafter sometimes be collectively referred to as the "Parties."

**RECITALS**

**WHEREAS**, County is the owner of that certain real property ("County Property") located in, Weber County, State of Utah; and

**WHEREAS**, Grantee is the owner of certain property adjacent to the County Property (the "Grantee Property"); and

**WHEREAS**, in order to develop the Grantee Property in accordance with its desires it is necessary to procure an easement over and across the County Property; and,

**WHEREAS**, the Parties now desire to enter into this Agreement to provide Grantee with an easement across the County Property;

**NOW THEREFORE**, for the amount of Ten Dollars (\$10.00) and other good and valuable consideration as specified herein, it is hereby agreed as follows:

**SECTION ONE  
EASEMENT GRANT**

County does hereby grant, transfer and convey to Grantee, a perpetual non-exclusive easement ("Easement") across County Property for the consideration as set forth above. The legal description of the easement granted to the Grantee is set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

**SECTION TWO  
OBSTRUCTIONS**

County hereby agrees not to obstruct or interfere with the use of the easement for lawful purposes.

**SECTION THREE  
BINDING EFFECT**

This Agreement shall be binding upon the Parties hereto, and their successors and assigns. The covenants, rights, benefits and burdens created by this Easement shall run with the land.

**SECTION FOUR  
MISCELLANEOUS**

- 4.01 Amendments. This agreement may be amended in whole or in part at any time by the parties by a written amendment approved and signed by all parties in the manner provided by law.
- 4.02 Authorization. The individuals signing this agreement on behalf of the parties confirm that they are the duly authorized representatives of the parties and are lawfully enabled to sign this agreement on behalf of the parties.
- 4.03 Governing Law. This agreement shall be governed by and construed in accordance with the applicable laws of the United States and the State of Utah.

IN WITNESS WHEREOF the undersigned have caused this Agreement to be executed the day and year first written above.

BOARD OF COUNTY COMMISSIONERS  
OF WEBER COUNTY

By Jan M. Zogmaister  
Jan M. Zogmaister, Chair

Commissioner Bischoff voted \_\_\_\_\_  
Commissioner Dcarden voted \_\_\_\_\_  
Commissioner Zogmaister voted \_\_\_\_\_

ATTEST:

Alan D. McEwan  
Alan D. McEwan, CPA  
Weber County Clerk/Auditor

GRANTEE  
By [Signature]  
Its Chairman

STATE OF UTAH            )  
                                  ):ss.  
COUNTY OF WEBER        )

On the 17<sup>th</sup> day of September, 2008, personally appeared before me John P. Reeve who did say that he/she is the Chairman that the within and foregoing instrument was signed in behalf of said corporation, and John P. Reeve duly acknowledged to me that said corporation executed the same.

Linda A. Trotta  
Notary Public





**EXHIBIT "A"**

A PART OF LOT 36, EASTWOOD SUBDIVISION NO. 10 IN THE W 1/2 OF SECTION 24, T 5 N, R 1 W, SLB & M. BEGINNING THE NW CORNER OF GRANTOR'S PROPERTY THENCE S08°01'18"W ALONG THE WESTERLY LINE OF GRANTOR'S PROPERTY 40.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 242.70', A RADIUS OF 275.95', WHOSE CHORD BEARS S57°04'33"E, 234.95' TO THE EASTERLY LINE OF GRANTOR'S PROPERTY THENCE ALONG GRANTOR'S EASTERLY LINE N39°15'51"E, 85.00 FEET TO THE NE CORNER OF GRANTOR'S PROPERTY, THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF MELANIE LANE TO THE POINT OF BEGINNING.

07-254-0010 ✓



## Uintah Highlands Improvement District

2401 East 6175 South  
Ogden, UT 84403-5344  
Phone: 801-476-0945  
Fax: 801-476-2012  
uhid1@qwestoffice.net

June 28, 2019

Subdivision Planner  
Weber County Planning and Engineering  
2380 Washington Blvd.  
Ogden, Utah 84401

Re: Update - Availability of services for Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed Building Lot - Parcel 07-099-0011

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed building lot for the property owned by Nicholas Babilis parcel 07-099-0011, which is located within the boundaries of the District.

Since the letter provided in November 2016, water and sewer laterals have been installed for this lot and have been inspected.

Detailed plans must be submitted and approved and all fees must be paid before a commitment to serve is granted and before construction begins.

This commitment is made expressly subject to the condition that the Developer of the building lot shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 28th day of June, 2019.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: Blaine Brough  
Blaine Brough, District Manager

SURFACE GEOLOGIC HAZARD STUDY  
PROPOSED PAS DE CALAIS SUBDIVISION  
S.W. ¼ OF SECTION 24, T. 5 N., R. 1 W.  
WEBER COUNTY, UTAH

PREPARED FOR:  
MATT RASMUSSEN AND JEAN ROBERT BABILIS  
2975 MELANIE LANE  
OGDEN, UTAH 84403

PROJECT NO. 02-17

JUNE 20, 2017

Matt Rasmussen and Jean Robert Babilis  
Property Owners  
2975 Melanie Lane  
Ogden, Utah 84403

Gentlemen:

Re: Report  
Surface Fault Rupture Hazard Study  
Pas De Calais Subdivision  
Between Melanie Lane and 2900 East  
Ogden, Utah

## 1. INTRODUCTION

### 1.1 GENERAL

Presented in this report are the results of a surface fault rupture hazard study which includes other potential geologic hazards as well. The site is located within the location of what was once known as the Bybee Pond. The general location of the site with respect to major topographic features and general conditions, as of 1998, is shown on Figure 1, Vicinity Map. A more detailed layout of the site showing overall property boundaries and locations of the exploration trenches excavated in conjunction with this study are presented on Figure 3, Site Plan, including property boundaries and trench locations.

### 1.2 OBJECTIVES AND SCOPE

The objectives and scope of this study were planned during telephone discussions between Mr. Matt Rasmussen and C. Charles Payton of Payton Geological Services, LLC.

The objectives of this study were to:

1. Determine if faults that represent a potential surface fault rupture hazard exist within the proposed subdivision.
2. If such faults are encountered, determine the extent of faulting and deformation.
3. Determine setbacks from any active fault for planned structures.

In accomplishing these objectives the scope included the following:

1. An initial review of geologic maps and a report prepared by GeoStrata of adjoining property.
2. A field program consisting of general reconnaissance and the logging of 3 exploratory trenches.
3. Preparation of this summary report.

## 2. SITE DESCRIPTION

This report presents the results of a surface geologic hazard study for the development of a subdivision within the area that was at one time the area of Bybee Pond. The subdivision is called the Pas De Calais Subdivision which consists of three lots with a total area of approximately 4 acres. The property is between Melanie Lane and 2900 East and about 6100 South in Ogden, Utah. The approximate elevation of the site is 5,060 feet above sea level.

Most of the subdivision is covered with grass and weeds. On the eastern side of the subdivision near the toe of the slope extending up to Melanie Lane are groups of scrub oak. A tributary of Spring Creek runs down the slope about 20 feet southeast of the subdivision. No surface water is present within the area of Bybee Pond.

This study was conducted to primarily determine if any active faults were present within the subdivision. The evaluation of the site for potential active faulting was performed by a review of geological literature and also of the 0.5 meter LiDAR elevation data provided in the GeoStrata report.

Bybee Pond was present within the site area from approximately 1913 until in the 1980's. Since 1956 the pond was operated by the Mountain Streams Irrigation Company. The dikes forming the pond area were constructed using horses and scrapers and lots of hand shovels. The soil used in the embankments was that present on the ground surface at that time. Water was diverted from Spring Creek along a stone lined ditch. The pond has always leaked and the water depth ranged from a few feet in the north end to up to 15 feet in the southern end. The pond was decommissioned in the 1980's.

This study was conducted primarily to identify active faults which may be present within the proposed subdivision. A review of geologic maps indicates that the Wasatch fault is present crossing the eastern portion of the proposed subdivision. Three exploratory trenches were excavated to identify the potential of active faults within the area and to determine soil conditions at depth. Logs of the trenches were prepared.

## 3. GEOLOGIC AND SEISMOTECTONIC SETTING

The subdivision site is located within the southeastern portion of Ogden, Utah at an approximated elevation of 5,060 feet above mean sea level and along the foothills of the Wasatch Range and just north of Weber Canyon (Figure 1). The site is also on the eastern margin of the Great Salt Lake Basin which represents a deep, sediment filled structural basin of Cenozoic age between the Wasatch Range on the east and the Lakeside Mountains to the west (Hintze, 1980). The Wasatch range is the eastern side of the Basin and Range Province which extends westward to the Sierra Mountains in California.

The surface soils are primarily sediments which were deposited by Lake Bonneville within the last 30,000 years (Yonkee and Lowe, 2004). The lacustrine sediments near the mountain front consist of mostly sand and rounded gravels and cobbles. Surface soils mapped by Yonkee and Lowe (2004) within the subdivision area are either colluvium (Qc) or lacustrine sand and gravel deposited during the transgressing of Lake Bonneville (Qlg4). A more complete description of these deposits is given on Figure 2a.



The site is located on a near horizontal bench on the foothills of the Wasatch Range and just north of Weber Canyon in the southeastern portion of Ogden, Utah. The Weber segment of the Wasatch Fault Zone is mapped trending northwest through the subdivision (Figure 2). The Wasatch Fault is considered to be made up of several segments, each segment acting relatively independently (Machette and Others, 1987). The Weber segment is one of the longest and most active segments within the Wasatch fault zone. The segment extends from north of Ogden to the north end of Salt Lake City, Utah. Nelson and others (2006) report four surface rupturing seismic events since the middle Holocene (about 5000 years ago) with the most recent event being about 500 years ago with a surface rupture of 1.6 feet. The Weber Segment of the Wasatch Fault may be capable of producing earthquakes with a magnitude as large as 7.5 (Ms). Vertical displacements of 3 to 15 feet have been considered possible during a major earthquake on the Weber segment of the Wasatch Fault (Hecker, 1993).

Consensus by the Utah Quaternary Fault Working Group is that the recurrence interval for large earthquakes within the Weber segment of the Wasatch Fault is approximately 1,400 years for the past four surface fault rupture events (Lund, 2005).

#### **4. FIELD INVESTIGATION**

At the time of the field investigation, there were no permanent structures or pavement on the property. There is a short dirt road extending southeast from the intersection of Melanie Lane and 2900 East. On June 5, 2017 three exploratory trenches were completed. The trenches had been excavated using a tracked backhoe. A total of 586 feet of trench excavation was completed with depths of the trenches ranging from 6 to 12 feet. No groundwater was encountered in any of the trenches. In Trench 3 (T-3) surface water from the diversion of Spring Creek did enter the trench for a short period of time. On June 7, 2017 logging of the trenches began. A level line and stationing were established on the southeastern wall of each trench. The approximate location of each trench is shown on the current study site plan which is shown on Figure 3. The approximate locations shown are based on distance and direction from the property boundaries surveyed by Landmark Surveying Inc.

The soils expected to be encountered in the trenches generally consist of colluvium overlying Lake Bonneville deposits of silt, sand and gravel with some cobbles and boulders. The geologic units exposed in the trenches were logged to determine if there was evidence of active faults extending through the three trench excavated within the Bybee Pond area. Based upon the geologic map shown on Figure 2 the active Wasatch Fault extends through the eastern portion of the planned subdivision.

##### **4.1 Trench 1 (T-1)**

Trench 1 was excavated across the northern third of Lot 3 as shown on Figure 3. Debris flow and lacustrine deposits are exposed in the trench and are partly covered by some disturbed surface soil most likely disturbed during the construction of Bybee Pond. The soil units that are debris flow deposits are designated SU-1 and SU-2. They consist of light brown to light silver gray, fine sand, silt and rounded very hard gravel and cobbles. The soils are massive, dense, and dry. The gravel and cobbles make up between 10 % and 20% of the deposit. The remainder is fine sand with some silt, which is friable and non-plastic. SU-3 and SU-4 soil units are lacustrine sand and silt, which is interpreted as transgressive

Lake Bonneville sediments deposited in relatively shallow water on beaches. These sediments occasionally show slight layering as alternating sand and poorly sorted sand and clay deposits. The bedding ranges from near horizontal to a very shallow dip to the east. Soil Unit 3 has abundant roots which decrease westward to about Station 1+ 20.

In the disturbed soil area at Station 0+94 at a depth of approximately 2 feet is a white golf ball. The log of this trench is shown on three figures (Figures 4, 4a, and 4b) due to the length of the trench.

#### 4.2 Trench 2 (T-2)

Trench 2 was excavated about 7 feet southeast of a property corner at the north side of Lot 2 as shown on Figure 3. The log of this trench is shown on Figure 5. Four soil units were identified in this trench which are interpreted to be transgressive Lake Bonneville sediments. The lacustrine soil units range from light orange brown fine sand which is massive to a dark gray moist massive sand and silt with some rounded hard gravel which is locally bedded in the eastern portion of the trench. These two soil units overlay SU-3, which is light yellowish orange, dense clay, fine sand and some small rounded gravel. This unit is massive and at Station 0+54 there is a near vertical filled fracture extending through SU-3 as exposed in the trench wall. The fracture is filled with dark gray clay, and fine sand and does not extend to the overlying SU-2 soil unit. At Station 1+24 there is a contact with another lacustrine soil unit which is designated SU-4. This unit is composed of light gray to orange brown thin beds of clay, fine sand and silt which are dense and are 1 inch to 2 inches thick. They have an apparent dip of 5 degrees to 25 degrees to the northeast. At Station 1+41 is a fracture which also shows that there may have been some movement along the fracture surface. The fracture has a north-south strike and a dip of 70 to 75 degrees to the east. At the base of SU-4 is a contact with a medium gray to silver gray loose sand and fine rounded gravel. This sand and gravel is loose, dry and has no to very few fines associated with it. This soil unit is designated SU-5. Along the fracture surface the contact between SU-4 and SU-5 has an apparent offset of approximately 6 inches. This suggests that there has been a small movement in the past along this fracture. Also the dip of the beds within SU-4 suggest that this soil unit has moved in the past as a large block during an earthquake. Lacustrine beds are usually nearly flat or have a gently dip to the west when they are deposited during the transgression of Lake Bonneville.

#### 4.3 Trench 3A (T-2A)

Some difficulty with the excavator resulted in the excavation of a short trench northeast of T-2. This short trench has been designated Trench 2A (T-2A). The southeast wall of the trench was logged as has been done in all the trenches within this proposed subdivision. Two soil units were logged both of them being debris flows. SU-1 is a light brown massive mixture of sand and gravel with some very hard rounded cobbles. It is dry and excavates easily. SU-2 appears to be younger and to be deposited on top and to the west of SU-1. SU-2 is also a debris flow which is dark gray, massive and a mixture of fine sand, gravel and cobbles. It is generally dry but becomes slightly damp at depth. The gravel is all rounded and very hard. No top soil was present at the top of the trench. No groundwater was encountered during the excavation of this trench. The log of this trench is shown on Figure 6.

#### 4.4 Trench 3 (T-3)

Trench 3 was excavated near the southeast corner of Lot 2 as shown on Figure 3. Trench 3 was approximately 100 feet long and the east end of it was in a debris flow soil unit SU-1 on the log which is shown on Figure 7. The debris flow was dark brown to nearly black and a mixture of silt, fine sand, gravel and cobbles. The gravel and cobbles were very hard and round. The soil unit was massive and dry. Above the debris flow deposit was a lacustrine deposit of brown fine sand and silt which was massive and damp to moist. The fine sand was friable and non-plastic. No groundwater was encountered however, surface water from the diversion of Spring Creek was seeping into the trench at about Station 0+42. This flow of water was accumulated in the bottom of the trench at about Station 0+65. After two days this seepage water stopped flowing and logging of the trench was possible. No evidence of faulting as identified in this area.

The exploratory trenches were backfilled using a large tracked backhoe with the excavated material being used as backfill and compacted with the backhoe bucket.

Groundwater was not encountered in the exploration trenches to the depth excavated.

## 5. CONCLUSIONS AND RECOMMENDATIONS

Based on field observations, a review of available geologic literature and the subsurface conditions encountered in the exploratory trenches, there is little evidence of active faulting in the area of this subsurface investigation. However, a geologic hazard assessment was made in October 2016 of the building lot located at 6116 South 2900 East which is just west of this proposed subdivision. The location of this lot is shown on Figure 3. The geologic hazard study for this lot was accomplished by GeoStrata. A single trench was excavated on the lot and three faults were encountered. Two faults, F2 and F3, dip eastward and fault F1 dips westward. GeoStrata concluded that Fault 1 and Fault 2 are inactive minor faults or minor lateral spread related offsets. Fault 3 is considered an active antithetic fault within the Weber Segment of the Wasatch Fault Zone.

The large fracture or fault observed in Trench 2 with a possible maximum displacement of 6 inches is concluded to be an inactive minor fault or a minor lateral spread feature which resulted in the tilting of the thin clay beds to the east during a large soil block movement related to a pre-Holocene earthquake more than 10,000 years ago.

Active surface traces of the main Wasatch fault could not be seen during this geologic hazard study. The Yonkee & Lowe geologic map of the Ogden Quadrangle does show the Wasatch fault passing through Bybee Pond. It is concluded, based upon the current study, that the Wasatch fault is east of the site.

Other geologic hazards considered during this study included landslide, slope stability, alluvial fan flooding / debris flow, stream flooding, and rock fall. The landslide hazard within the subject site is considered low. Slope stability was not assessed as part of this geological hazard assessment. Alluvial

fan flooding or a debris flood consisting of organic material and rock debris transported by fast-moving flood water would be possible along the diversion channel of Spring Creek which had been used to divert water into Bybee Pond. Debris flow or alluvial fan flooding hazards are considered to be low. Stream flooding from the Spring Creek channel is also considered to be low. While there are rock source areas up the mountain slopes east of the site there is no evidence of rock falls on the site. Therefore, rock fall hazards are considered to be low.

## 6. LIMITATIONS

The analysis and report findings are based on published geologic maps and report, a reconnaissance of the site, and the excavations at the approximate locations shown on Figure 3. The conclusions are based on currently accepted geologic interpretation of this information. Geologic logs of the exploratory excavations presented in this report depict geologic conditions only along the specific corridors and to the depth excavated. They do not necessarily reflect geologic conditions at other locations or at greater depth. It is recommended that because during construction that geologic conditions may change at depth that a geologic review be made of the excavation to be certain that geologic features are not detrimental to home construction. No attempt has been made to predict earthquake ground motions or determine potential magnitude for earthquakes associated with faults in the project area.

I appreciate the opportunity to be of service on this project. Should you have any questions regarding the report or wish to discuss additional services, please do not hesitate to contact me at your convenience at (801) 631-1613.

Respectfully submitted,

*C. Charles*



C. Charles Payton, P.G., C.E.G.  
Professional Engineering Geologist  
1474 North 1930 West  
Provo, Utah 84604  
c2payton.egs@gmail.com

Enclosures: Figure 1, Project Site  
Figure 2, Geologic Map of Subdivision Area  
Figure 2a, Description of Map Units in Area of Site  
Figure 3, Property Boundaries and Trench Locations  
Figure 4, Log of Trench 1  
Figure 4a, Log of Trench 1  
Figure 4b, Log of Trench 1  
Figure 5, Log of Trench 2  
Figure 6, Log of Trench 2  
Figure 7, Log of Trench 3

### REFERENCES CITED

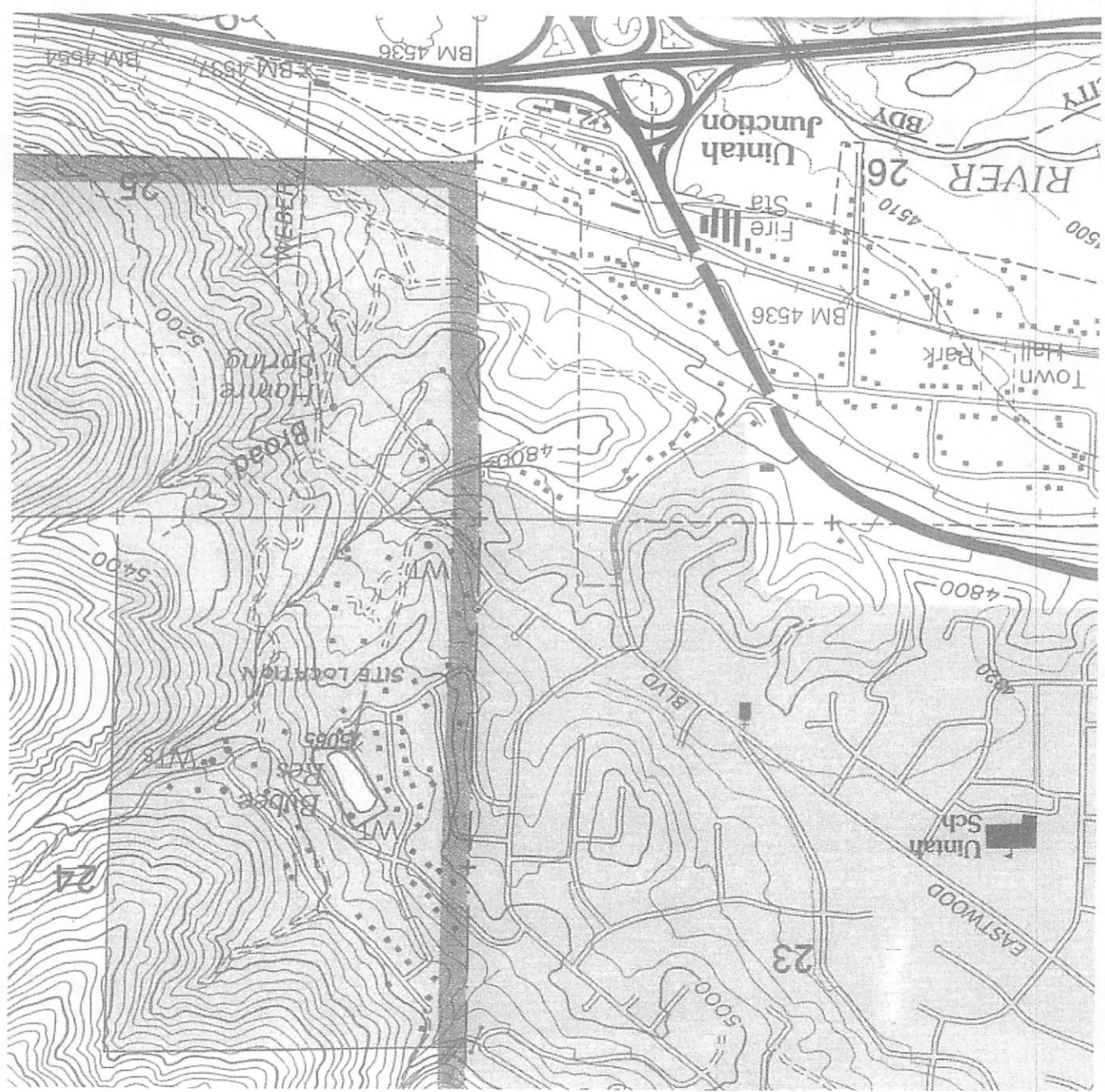
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- Yonkee, A., Lowe, M., 2004; Geologic Map of the Ogden 7.5' Quadrangle, Weber and Davis Counties, Utah: Utah Geological Survey Map 200.

FIGURE 1  
PROJECT SITE

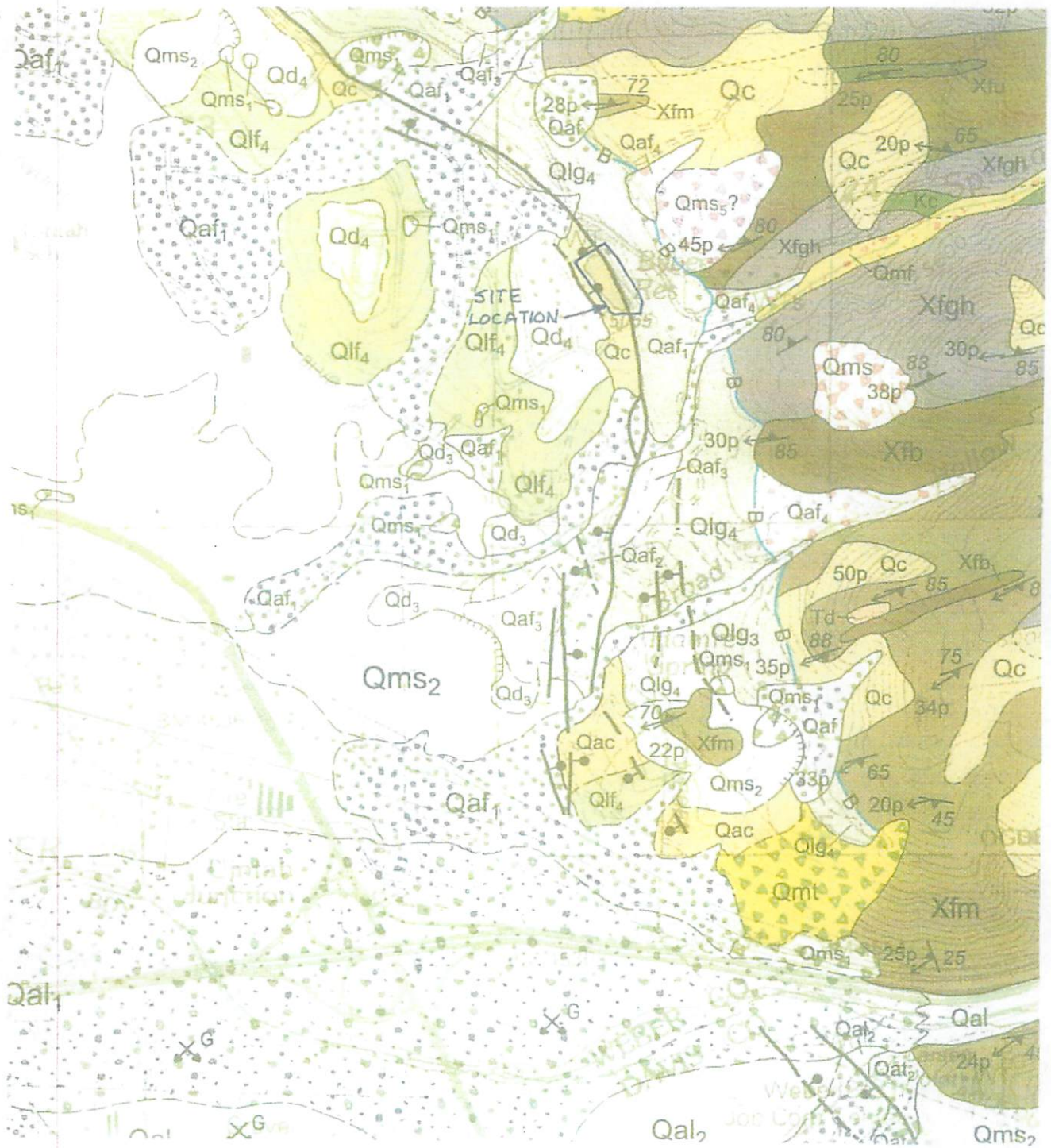
PROPOSED PAS DE CALAIS SUBDIVISION  
SW 1/4 OF SECTION 24, T.5N, R.1W,  
WEBER COUNTY, UTAH

Scale 1" = 1000'

Modified from USGS  
Ogden Quadrangle 1998  
Contour Interval 40 feet







Modified from Yankee & Lowe (2004)

GEOLOGIC MAP OF SUBDIVISION AREA

FIGURE 2

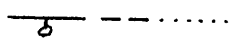


## DESCRIPTION OF MAP UNITS IN AREA OF SITE

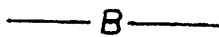
Qc Colluvium- Weakly to non-layered, variably sorted, matrix- to clast-supported, pebble to boulder gravel and diamicton of local origin; contains angular to subangular clasts in variable amounts of clay, silt, and sand matrix; deposits formed mostly by creep and slope wash, also includes small landslides, talus, debris cones, minor alluvium, and small bedrock exposures; found mostly along vegetated slopes in the Wasatch Range, and locally covering scarps along the Wasatch fault zone; thickness probably less than 50 feet in most areas.

Qlg4 Lacustrine gravel-bearing deposits, Bonneville transgressive – Clast-supported, moderately to well-sorted, pebble to cobble gravel, with some silt to sand in interfluvial areas and away from mountain front; gravels contain rounded to subrounded clasts, and some subangular clasts derived from reworking of mass-wasting and alluvial-fan deposits; deposited in higher energy environments along shorelines and small fan deltas as Lake Bonneville was transgressing; grades westward away from shorelines into fine-grained lacustrine deposits (Qlf4); total thickness locally as much as 200 feet

### MAP SYMBOLS



Normal Fault – Dashed where location approximate; dotted where concealed; solid bar and ball on downthrown side.

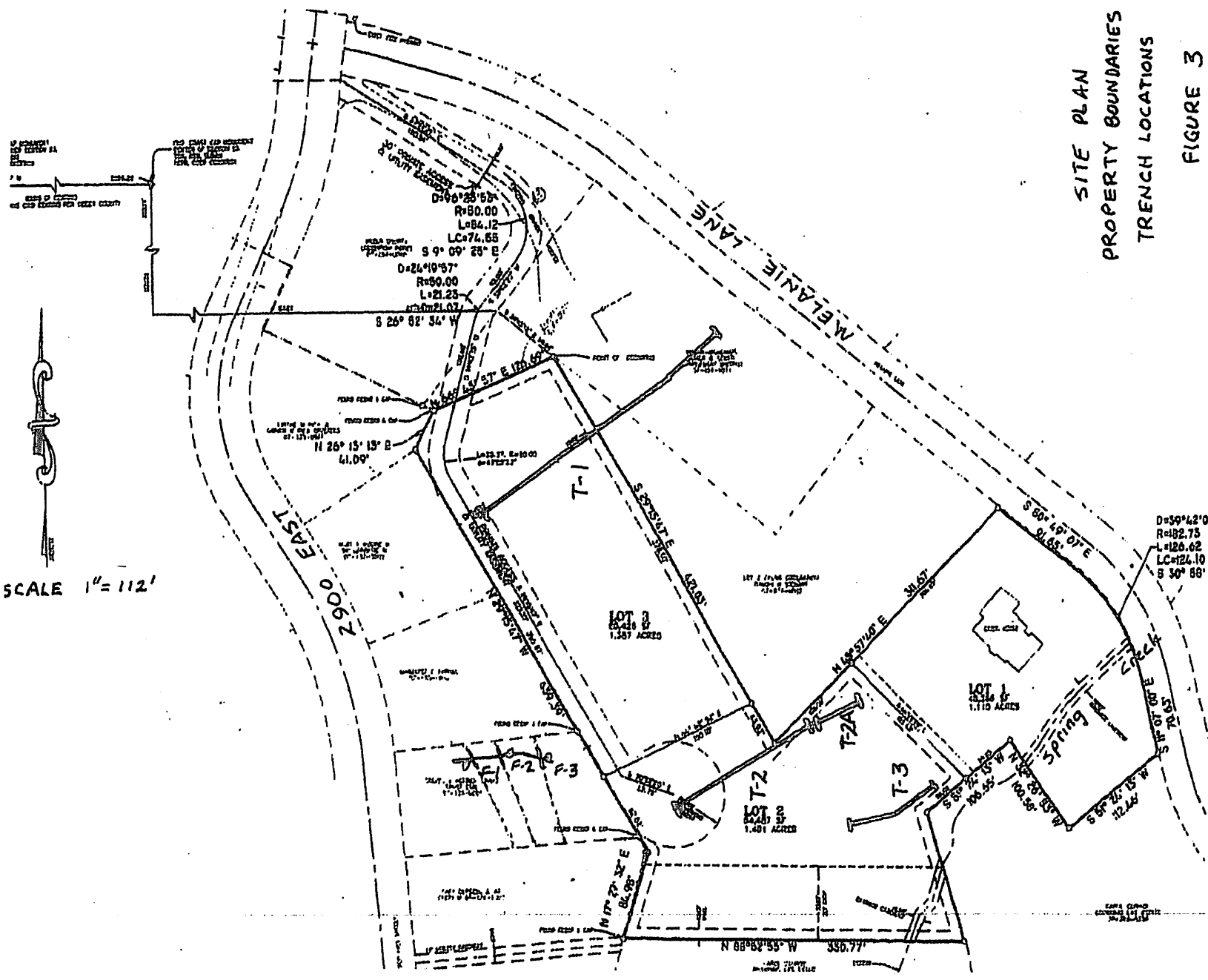


Bonneville shoreline of Lake Bonneville

FIGURE 2a



SCALE 1" = 112'



SITE PLAN  
PROPERTY BOUNDARIES  
TRENCH LOCATIONS  
FIGURE 3



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for approval of Diamond Ranch Subdivision, a 5.05-acre residential lot.

**Agenda Date:** Wednesday, August 07, 2019

**Applicant:** Lonnie Curtis, Applicant

**File Number:** LVD 070519

### Property Information

**Approximate Address:** 7945 West 900 South

**Project Area:** 5.05 Acres

**Zoning:** Agricultural (A-2)

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 10-043-0043

**Township, Range, Section:** T6N, R3W, Section 22

### Adjacent Land Use

<b>North:</b>	Residential/Agricultural	<b>South:</b>	Residential/Agricultural
<b>East:</b>	Residential/Agricultural	<b>West:</b>	Residential/Agricultural

### Staff Information

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

**Report Reviewer:** RG

## Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 7 (Agricultural A-2)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

## Background and Summary

The applicant is requesting approval of a 5.05-acre residential lot. Access to the property will be via a public right-of-way called 900 South Street, a public right-of-way.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-7. The following section is a brief analysis of this project against current land use regulations.

## Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in the A-2 Zone. The purpose of this zone is stated in the LUC §104-7-1.

*"The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved.*

Site Development Standards: The Weber County Zoning Ordinance requires that this subdivided lot conform to site developments standards of the A-2 zone. This proposal exceeds the minimum standards with regard to lot area and width.

Small Subdivision: "The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f)." This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

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

Culinary Water: West Warren Water Improvement District has provided letters for the lot stating that it will serve the needs for a culinary residential connection.

Sewer Services: Weber-Morgan Health Department has provided a Permit to Construct an On-site Waste Water Treatment System.

Review Agencies: The Weber County Fire District has approved this proposal. Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and a written response to a series of questions.

Public Notice: Notice by mail to all property owners of record within 500 feet of the subject property is complete.

## Staff Recommendation

Staff recommends final plat approval of Diamond Ranch Subdivision, a proposal to create a 5.05-acre residential lot. This recommendation is based on the following conditions:

1. All County review agency comment must be addressed prior to recording the final Mylar.
2. A deferral agreement must be entered into by the owner and recorded with the final Mylar.

The following findings are the basis for the staff's recommendation:

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

## Administrative Approval

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

Date of Administrative Approval: \_\_\_\_\_

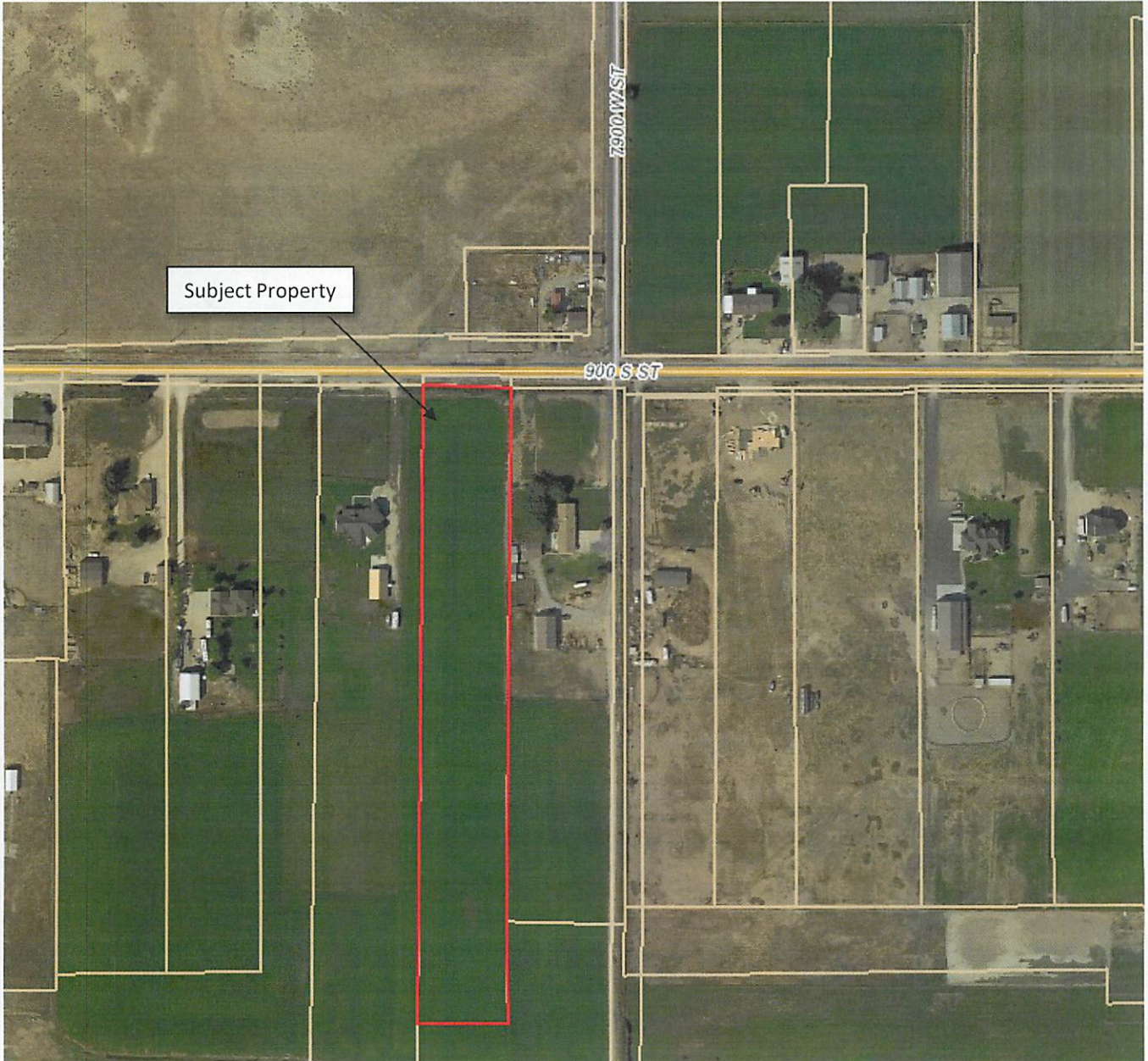
\_\_\_\_\_  
Rick Grover  
Weber County Planning Director



## Exhibits

- A. Diamond Ranch Subdivision Dedication plat
- B. Current Recorders Plat
- C. West Warren Water Will-serve Letter
- D. Health Department Feasibility Letter

## Area Map











WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT  
5783 W 950 N  
WARREN, UTAH 84404  
801-731-1702  
[www.westwarrenwtr@gmail.com](mailto:www.westwarrenwtr@gmail.com)

August 17, 2018

On Behalf of: Alex Diamond

The West Warren and Warren Water Improvement District will supply culinary water to the approximate address of 7900 W 900 S in West Warren, Utah.

The water is available upon request and payment of \$3,700.00 for impact and connection fees that 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

RLG/csj



PERMIT TO CONSTRUCT AN ONSITE WASTEWATER TREATMENT SYSTEM  
ISSUED BY THE WEBER-MORGAN HEALTH DEPARTMENT

477 23rd Street, OGDEN, UTAH 84401



Expires: March 29, 2020

Issued: March 29, 2019

Permit No.: W101630

This is to certify that ALEXANDER DIAMOND is hereby issued a permit to install an onsite wastewater treatment system for the property with the Property Identification Number 10-043-0043 with the following specifications and provisions:

- Approximate construction site address: 7945 W 900 S, WEST WARREN
- Lot: 3 of the MEIBOS RANCH PH 3 subdivision in Weber county Utah.
- Water supply will be provided by: WEST WARREN-WARREN I.D..
- Type of System will be MOUND with an absorption area of 2875 Sq. Ft.
- Septic tank capacity must be at least 1500 gallons. System is designed for a 5 bedroom home.
- Maximum depth of trench bottoms must be limited to 0 inches from original ground surface.

\*\*\* IMPORTANT - PLEASE READ CAREFULLY \*\*\*

- SIZED FOR MAXIMUM WATER USAGE OF 750 GPD.
- MAXIMUM DEPTH TO BOTTOM OR TRENCH FROM ORIGINAL GROUND SURFACE IS 0 INCHES.
- OPERATION & MAINTENANCE REQUIRED BY LEVEL 3 STATE CERTIFIED PROVIDER.
- WASHED 3/4 TO 2 1/2 INCH GRAVEL MUST BE USED. 1 INCH MINUS WILL NOT BE ACCEPTED.
- WATER TIGHTNESS TEST REQUIRED. TANK MUST BE FULL AT TIME OF INSPECTION.
- MUST BE INSTALLED BE LEVEL 2 STATE CERTIFIED INSTALLER.

Please provide the permit number and address when requesting the final inspection or any additional information regarding this system.  
Final inspection to be completed prior to any backfilling of installed system.

This permit may be revoked or altered if the site is found to be in a flood hazard or other geologic hazard area. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the installed system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards.

*Brett Buchanan/gk*





# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for approval of Taylor Anderson Subdivision, a 2.01-acre residential lot.  
**Agenda Date:** Wednesday, August 07, 2019  
**Applicant:** Douglass Harbertson, Owner  
**File Number:** LVT 061119

### Property Information

**Approximate Address:** 2230 North 6700 West  
**Project Area:** 2.01 Acres  
**Zoning:** Agricultural (A-2)  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential  
**Parcel ID:** 19-057-0006  
**Township, Range, Section:** T7N, R3W, Section 36

### Adjacent Land Use

<b>North:</b> Residential/Agricultural	<b>South:</b> Residential/Agricultural
<b>East:</b> Residential/Agricultural	<b>West:</b> Residential/Agricultural

### Staff Information

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

## Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 7 (Agricultural A-2)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

## Background and Summary

The applicant is requesting approval of a 2.01-acre residential lot. Access to the property will be via a public right-of-way called 6700 West Street, a public right-of-way.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-7. The following section is a brief analysis of this project against current land use regulations.

## Analysis

**General Plan:** This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

**Zoning:** The property is located in the A-2 Zone. The purpose of this zone is stated in the LUC §104-7-1.

*"The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved."*

**Site Development Standards:** The Weber County Zoning Ordinance requires that this subdivided lot conform to site developments standards of the A-2 zone. This proposal exceeds the minimum standards with regard to lot area and width.

**Small Subdivision:** "The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f)." This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

**Road Dedication:** Following approval from the Planning Director, this proposal will go before the County Commission for approval of the area dedicated to the public right-of-way 6700 West Street.

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

**Culinary Water:** West Warren Improvement District has provided letters for each lot stating that it will serve the needs for a culinary residential connection.

**Irrigation Water:** The will-serve letter for West Warren Improvement District states that "the secondary water conditions have previously been met".

**Sewer Services:** Weber-Morgan Health Department has provided a feasibility letter stating that water table monitoring and soil evaluations are complete.

**Review Agencies:** The Weber County Fire District has approved this proposal. Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and a written response to a series of questions.

**Public Notice:** Notice by mail to all property owners of record within 500 feet of the subject property is complete.

## Staff Recommendation

Staff recommends final plat approval of Taylor Anderson Subdivision, a proposal to create a 2.01-acre residential lot. This recommendation is based on the following conditions:

1. The area dedicated to the public right of way shall be approved by the County Commission.
2. The final Mylar must be signed by the County Commission prior to recording.
3. A deferral agreement must be entered into by the owner and recorded with the final Mylar.

The following findings are the basis for the staff's recommendation:

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

## Administrative Approval

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

Date of Administrative Approval: \_\_\_\_\_

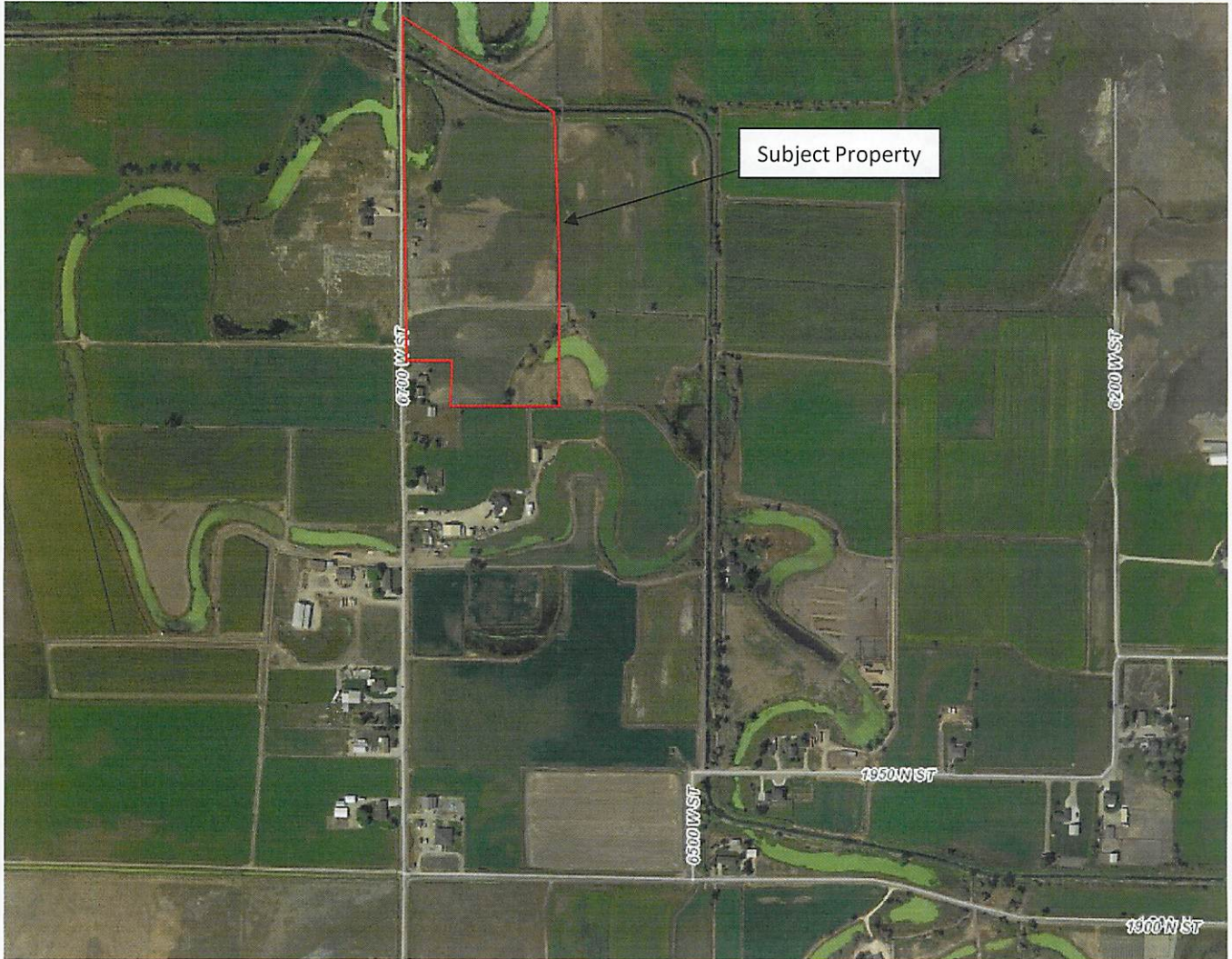
\_\_\_\_\_  
Rick Grover  
Weber County Planning Director



## Exhibits

- A. Taylor Anderson Subdivision Dedication plat
- B. Current Recorders Plat
- C. West Warren Water Will-serve Letter for lots 1 and 2
- D. Health Department Feasibility Letter for lots 1 and 2

## Area Map







SECTION 36, T.7N.,R3W., S.L.B.&M.

IN WEBER COUNTY

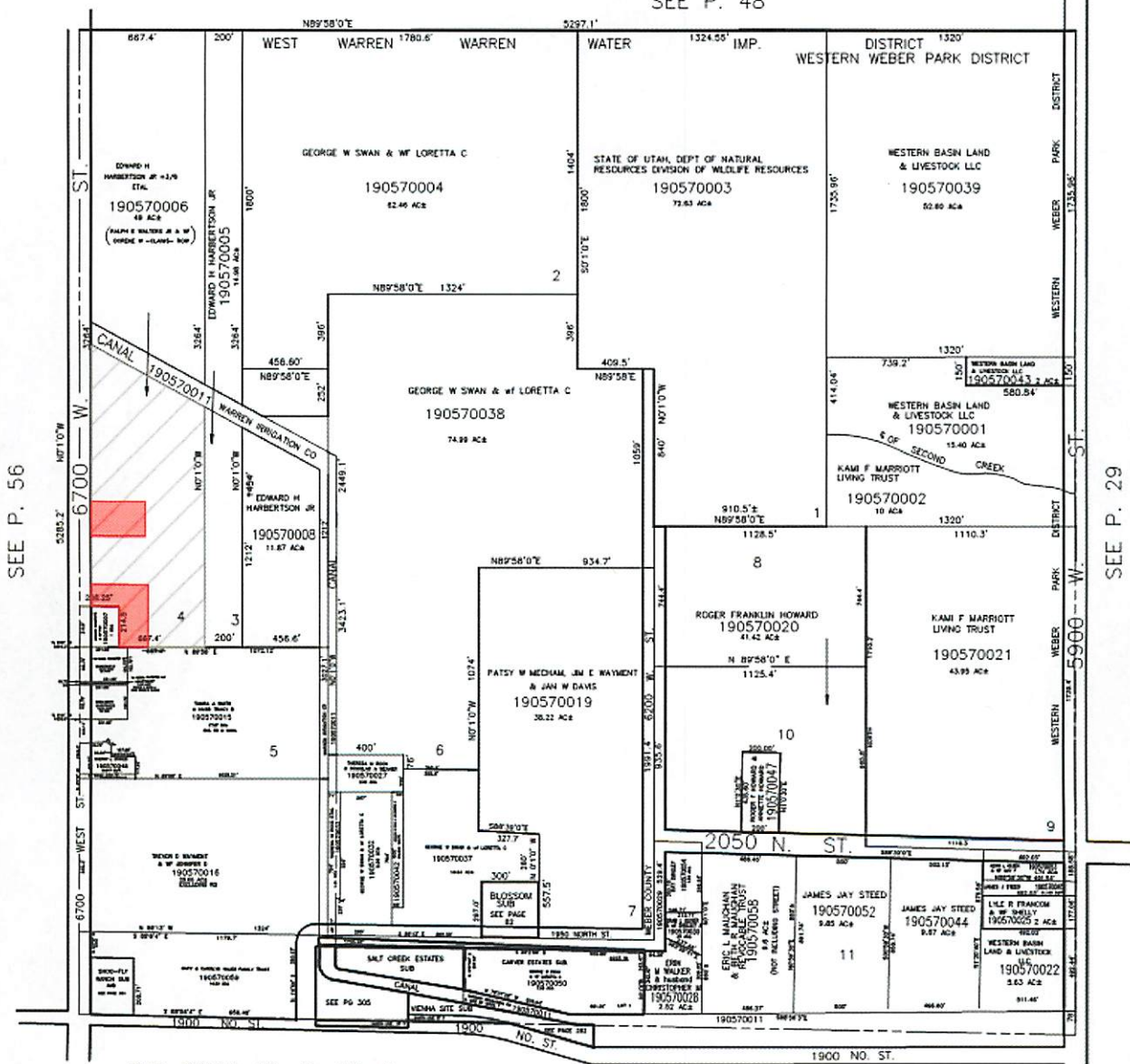
SCALE 1" = 400'

TAXING UNIT: 108

SEE P. 48

SEE P. 56

SEE P. 29



SEE BOOK 10, P. 28-3

SEE BOOK 10, P. 28

NOTE: SEE ORIGINAL PLAT IN BOOK 6, P.71 FOR COMPLETE DATA

**WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT  
WATER USERS AGREEMENT**

This agreement entered into between the West Warren and Warren Water Improvement District a nonprofit corporation, hereinafter called the "District" and member (s) of the District, hereinafter called "member".

**WITNESSETH**

Whereas, the Member desires to purchase water from the District and to enter into a water users agreement as required by the Bylaws of the District.

NOW THEREFORE, in consideration of the mutual covenants, promises and agreements herein contained, it is hereby understood and agreed by the parties hereto as follows:

The District shall furnish, subject to the limitation set out in its Bylaws and Rules and Regulations now in force or as hereafter amended, such quantity of water as Member may desire in connections with Member's occupancy of the property at:

Service Located at 2230 North 6700 West - Warren  
(Address) (Area)

The mailing address of the member being 3489 W Pioneer Rd

Ogden Utah 84404  
(City and State) (Zip Code)

The Member shall install and maintain at the Members expense a service line, which shall begin at the 5/8 X 3/4 meter, installed by the District in the street and extend to the dwelling or place of use. The meter shall be connected with the distribution system by the District with 3/4 or 1-inch pipe at the nearest place of desired use by the Member. The use of a larger meter and service line may be permitted when so authorized by the District.

The Member agrees to comply with and be bound by the Articles, Bylaws, Rules and Regulations of the District, now in force, or as hereafter duly and legally supplemented, amended or changed. The member also agrees to pay for and agrees to the imposition of such penalties for noncompliance as are now set in the District's Bylaws and Rules and Regulations, or Which may be hereafter adopted and imposed by the District.

The member agrees to pay a connection fee set by the Board as follows:

- (1) Members signing this agreement shall pay a connection fee of NA, the total amount of which shall be due and payable at the time this agreement is signed.
- (2) Developers of residential or industrial subdivisions shall furnish and install at their own expense, all distribution systems and service materials within their developments (except water meters shall be furnished by the District) and pay to the District a connections fee of NA per each service payable at the time this agreement is signed for each meter installation.
- (3) Owners of rental properties shall be responsible for the payment of the monthly billing to the water district.

The district shall have final authority in any questions of location of any service line connection to its distribution system; shall determine the allocation of water to Members in the event of water shortage; and may shut off water to a Member who allows a connection or extension to be made of the member's service line for the purpose of supplying water to another user. In the event the total water supply shall be insufficient to meet all of the needs of the Members, or in the event there is a shortage of water, the District may prorate the water available among the various Members on such basis as is deemed equitable by the Board of Directors, and may also prescribe a schedule of hours covering use of water for garden purposes by particular Members and require adherence thereto or prohibit the use of water for garden purposes; provide that, if at any time the total water supply shall be insufficient to meet all of the needs of all of the members, the District must first satisfy all of the needs of all Members for domestic purposes before supplying any water for livestock purposes and must satisfy all the needs of all Members for both domestic and livestock purposes before supplying any water for garden purposes.

The member agrees that no other present or future source of water will be connected to any waterlines served by the District's waterlines and will disconnect from the present water supply prior to connecting to and switching to the District's system and shall eliminate their present or future cross-connections in the member's system.

The failure of the customer to pay the water charges duly imposed shall result in the automatic imposition of the following penalties:

- (1) Any Member's account with a balance of \$100.00 or more will be subject to immediate water service termination from the customer's property.
- (2) Notice of intent to shut off water service will be sent to customers. The notice will give the customer ten days from the date the notice was sent to either pay the amount due or arrange a hearing with the Water District Board Chairman to discuss terms of payment.

(3) In the event it becomes necessary for the District to shut off the water from the Member's property, a fee set by the corporation in its rate schedule will be charged for a reconnection of the service.

(4) Non payment of any amount owing shall become a lien on the property and will be enforceable by law.

The Member agrees that in the event he transfers legal title to his property, he will give written notice of such transfer to the Water District and until such notice is given he further agrees that his liability hereunder shall continue in full force and effect.

The Member agrees that in the event legal action is required by the Water District to enforce this agreement, he agrees to pay all costs including a reasonable attorney's fee to the Water District.

IN WITNESS WHEREOF, we have executed this agreement this 18<sup>th</sup>

day of March, 2019

West Warren and Warren Water Improvement District

Seal and Attest:

By Melissa Murray Clerk  
(Title)

X Member

X Member

Connection Fee Paid:  Yes    ( ) No



West Warren-Warren Water Improvement District  
1561 S. 7500 W.  
Ogden, UT 84404  
801-259-7614  
westwarrenwtr@gmail.com

July 9, 2019

On Behalf of Dustin Harbertson,

To Whom It May Concern:

The West Warren-Warren Water Improvement District will supply culinary water to the approximate address of 2223. N 6700 W. in the West Warren-Warren areas. Currently, there is a meter at this address, that hasn't been in use recently. The secondary water conditions have previously been met.

Should you have questions or comments, please contact the district clerk.

Sincerely,



Melissa Murray  
District Clerk

RLG/MM

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



May 16, 2019

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

RE: Taylor Anderson  
2230 N 6700 W, West Warren  
Parcel #19-057-006  
Soil log #14818

Gentlemen:

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

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Packed-Bed Media Treatment System with an At-Grade absorption field 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 0.35 gal/sq. ft./day as required for the silty clay loam, blocky structure soil horizon with a documented percolation rate of 120 MPI.

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,

Ryan Klinge, LEHS  
Environmental Health Division  
801-399-7160

RK/gk

EDUCATE | ENGAGE | EMPOWER

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

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



May 13, 2019

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

RE: Dustin Harbertson  
2322 North 6700 West  
Parcel #19-057-0006  
Soil Log #14817

Gentlemen:

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 (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12T, Nad 83, 404463E 4572846N)  
0-16" Loam, Granular Structure  
16-36" Loamy Fine Sand, Single Grain  
36-77" Silty Clay Loam, Massive Structure  
Observed Groundwater Table 77"  
Documented Groundwater Table 12"

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

#### DESIGN REQUIREMENTS

Culinary water will be provided by West Warren-Warren Improvement District, an approved community water system. A **letter from the water supplier is required prior to issuance of a permit.**

Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.25 gal/sq. ft./day as required for the 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

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