

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**March 19, 2025
4:00 p.m.**

1. Minutes: December 27, 2024 January 8, 2025 and January 29, 2025

2. Administrative Items

2.1 UVS082224: Request for final subdivision approval of the Shelter Hill Subdivision, a 39-lot subdivision located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310.

Staff Presenter: Tammy Aydelotte

2.2 LVT010325: Consideration and action on a request for final approval of Tyler White Subdivision consisting of 2 lots, located at 4800 W 2200 S, Ogden.

Staff Presenter: Tiffany Snider

Adjourn

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

Minutes of December 27, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Charlie Ewert, Acting for Planning Director; Felix Lleverino

1.1 UVR103124: Consideration and action on a request for final approval of the River Ranch Phase 2, 1st Amendment Subdivision, a proposal to expand the buildable area within lot 10.

Staff Presenter: Felix Lleverino

Felix Lleverino states The applicant is requesting final approval of an amendment to the original subdivision plat that placed a defined 73,952 SF buildable area within the lot. The owner proposes expanding the buildable area to the entire 6.39 acre lot excepting out the minimum yard setbacks of the forest valley three zone. This proposal fronts gains access from a public right-of-way called Eagle Way. There is an existing access on 8800 East that is considered grandfathered, due the to the double frontage limitation found in Section 106-2-4.010 (c) additional access points top this property must be from Eagle Way. The original River Ranch Phase 2 dedicated a 30' private right of way on the eastern edge of the lot that was intended for exclusive access to surrounding properties. The three owners whom this easement was created for have all agreed to vacate all interest to this area, thereby allowing this owner to remove it from the subdivision plat amendment. 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 AV-3 zone found in LUC §104-6. The following section is a brief analysis of this project against current land use regulations. He states that staff recommends approval based on the conditions and findings in the staff report.

He asks if the applicant has any additional comments. There are none

Charlie Ewert notes that he would like to confirm the applicant is aware of the CCNR's, whatever is approved in this meeting won't affect that.

Charlie Ewert states that he recommends final approval of River Ranch Subdivision Phase 2 first amendment, A proposal to amend a single lot by removing the buildable area and the private right of way easement. The following findings are included with the Planning Staff's recommendation: The following findings are the basis for the planning staff's recommendation:

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

Adjournment 4:15pm
Respectfully submitted,
Marta Borchert

Minutes of January 8, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte; Planner, Marta Borchert, Secretary

1. Minutes: May 22, 2024, June 26, 2024, July 10, 2024 and August 16, 2024

Director Grover States that he has reviewed the minutes and they stand approved

2. Administrative Items

2.2 LVL100824: Request for final approval of Lucero Subdivision 3rd Amendment, a standard subdivision, consisting of two lots, in the RE-15 zone. This request includes a private drive to access the east lot, and is located at approximately 6010 Wasatch Dr., Ogden, UT, 84403.

Staff Presenter: Tammy Aydelotte

Ms. Aydelotte states that the applicant is requesting final approval of Lucero Subdivision 3rd Amendment, standard subdivision, consisting of two residential lots, in the RE-15 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC. She notes that there will be no access granted off of Skyline. This subdivision is laying in a natural hazards study area. Engineering has waived the requirement for a study. Planning recommends approval subject to the conditions outlined in the staff report which includes the requirement that a maintenance agreement be recorded along with a deferral agreement.

Director Grover asks if the Scott Kier the applicant has anything to add. He does not.

Director Grover final approval of Lucero Subdivision 3rd Amendment, consisting of two lots and a shared private lane. This proposed subdivision is located at approximately 6010 Wasatch Drive, Ogden, UT 84403, in the RE-15 zone. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A maintenance agreement shall be recorded, along with a deferral agreement with the final plat.
2. A deferral agreement, per County Engineering, 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. The proposed subdivision complies with applicable county ordinance

Adjournment 4:05pm
Respectfully submitted,
Marta Borchert

Minutes of January 29, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Felix Lleverino; Planner, Marta Borchert, Secretary

1. Minutes: June 18, 2024 and August 28, 2024

Director Grover states that he has reviewed the minutes and they stand approved.

2. Administrative Items

2.1 UVL110724 - Consideration and action on a request for final approval of Liberty Meadows Phase 2 Subdivision. A single-lot subdivision located at 3807 E 3600 N, Liberty Staff Presenter: Felix Lleverino

Felix Lleverino states that the applicant has submitted a request for final plat approval of Liberty Meadows Phase 2 Subdivision, a single-lot subdivision. This lot is planned at the end of a public street called 3600 North. Section 106-2-4.010 requires that each lot has frontage on a street. The development plan includes construction drawings for the extension of the right-of-way and the roadway improvements sufficient to create frontage for lot 26 of Liberty Meadows Subdivision Phase 2. The proposed subdivision and lot configuration conform to the zoning and subdivision requirements, including adequate frontage on a public road. The remaining parcel exceeds 5 acres of contiguous agricultural land. It has been verified that with the creation of the new lot boundary, the existing agricultural building meets the minimum yard setbacks of the AV-3 Zone. He notes that there is a seasonal stream going through the property and the plat shows the appropriate property for the stream in order to protect the sensitive riparian area. This property has a Well that has been completed and tested. They have septic feasibility. As of right now this project has approval from the Fire District. They are ready to print the mylar. They have worked their way through the surveying comments. Staff recommends approval based on the findings and conditions listed in the staff report.

Director Grover asks the applicants present Eric and Brett Satterthwaite have comments. They do not.

Director Grover recommends final plat approval of Liberty Meadows Phase 2 Subdivision, a single lot. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. The public road segment extending 3600 North Street shall be installed or escrowed before recording the final subdivision plat.
2. The applicant shall enter into a deferral agreement for curb, gutter, and sidewalk.

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.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Adjournment 4:06pm
Respectfully submitted,
Marta Borchert



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

| | |
|-----------------------------|---|
| Application Request: | Request for final subdivision approval of the Shelter Hill Subdivision, a 39-lot subdivision located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310. |
| Type of Decision: | Administrative |
| Agenda Date: | Wednesday, March 19, 2025 |
| Applicant: | Summit Mountain Holding Group, LLC |
| File Number: | UVS082224 |

Property Information

| | |
|----------------------------------|---|
| Approximate Address: | 6965 East Powder Mountain Road, Eden, UT, 84310 |
| Project Area: | 6.31 Acres |
| Zoning: | Ogden Valley Destination and Recreation Resort Zone DRR-1 |
| Existing Land Use: | Vacant |
| Proposed Land Use: | Residential |
| Parcel ID: | 23-012-0192 |
| Township, Range, Section: | T7N, R2E, Section 9 |

Adjacent Land Use

| | | | |
|---------------|-------------------------------|---------------|-------------------------------|
| North: | Ski Resort/Resort Development | South: | Ski Resort/Resort Development |
| East: | Ski Resort/Resort Development | West: | Ski Resort/Resort Development |

Staff Information

| | |
|--------------------------|---|
| Report Presenter: | Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794 |
| Report Reviewer: | RG |

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded.

1/12/2019 – First Amendment to Zoning Development Agreement is recorded.

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded.

9/24/2024 – Preliminary approval granted by Ogden Valley Planning Commission

9/24/2024 – Approval granted for minor changes to the concept area development plans where this project is located.

The Planning Division recommends final subdivision approval of the Shelter Hill Subdivision. The proposed subdivision is in the DRR-1 zone and will consist of 39 single-family lots, and 60' wide private roadways.

As of the date of this staff report, 229 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Analysis

Improvements Required: Applicant has submitted escrow for all required improvements. Engineering has approved of the submitted plans. An Improvements Guarantee Agreement shall be recorded with the final plat. A second access has been mentioned by County Planning staff, County Engineering, and Weber Fire District. Discussions will continue regarding a secondary egress off the mountain.

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: The Weber County Engineering has requested information related to a second access off the mountain. While this is not a requirement for approval of this subdivision at this time, the subject of a second access off the mountain will continue to be mentioned with each application submitted by Powder Mountain. The Weber Fire District and the Weber Surveyor's Office have reviewed and recommended approval of this proposal. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording the final plat.

Staff Recommendation

Staff recommends final approval of the Shelter Hill Subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "Natural Hazards Disclosure" document shall be recorded with the final plat.
2. A signed Improvements Guarantee Agreement 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 all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

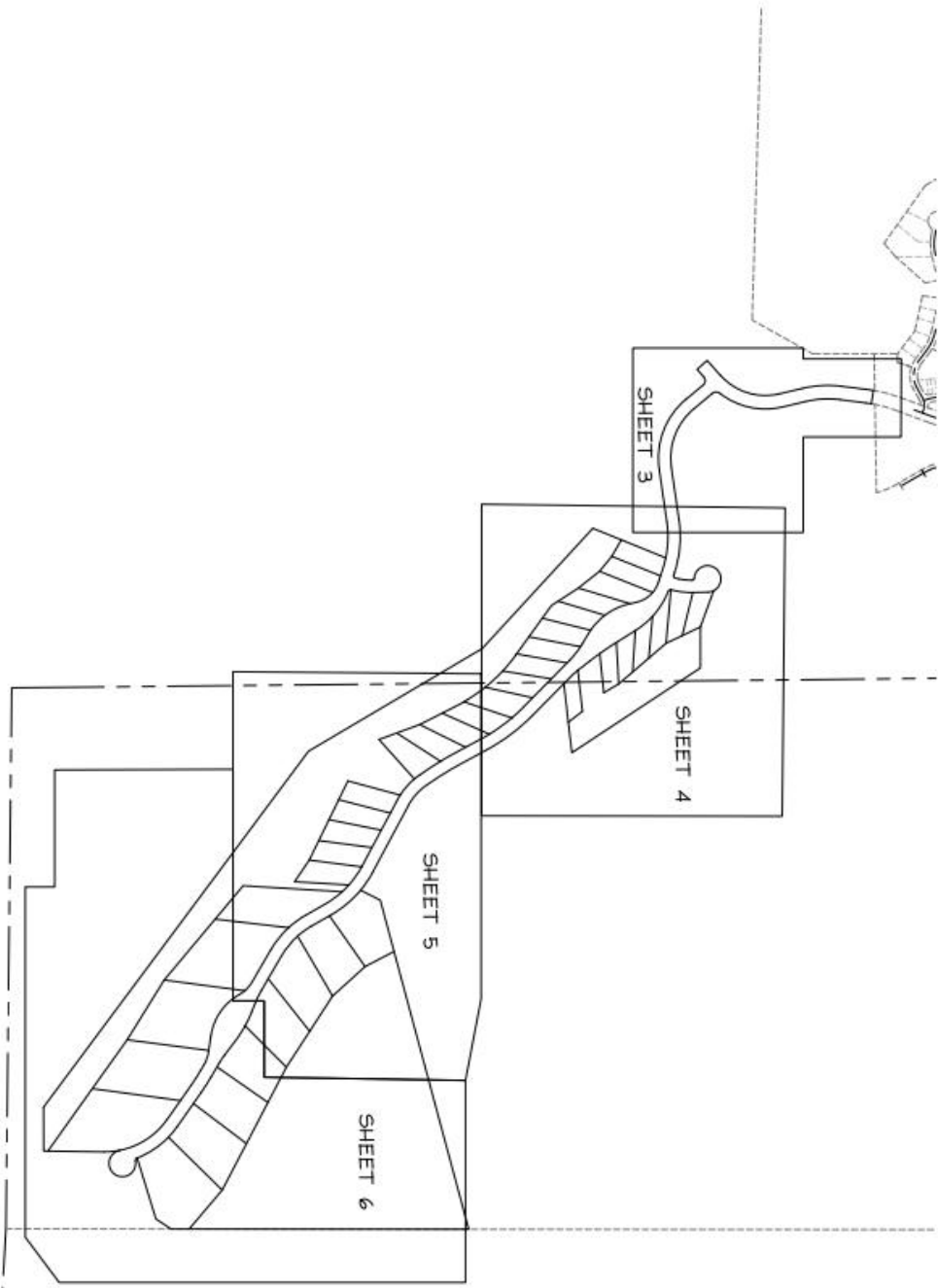
Exhibits

- A. Proposed Final Plat

Location Map 1



SHELTER HILL AT POWDER MOUNTAIN
 UTAH'S PREMIER SKI RESORT
 DEVELOPER'S SITE PLAN FOR THE SHELTER HILL AT POWDER MOUNTAIN
 SHEET 2 OF 7
 SHEET 2 OF 7
 SHEET 2 OF 7



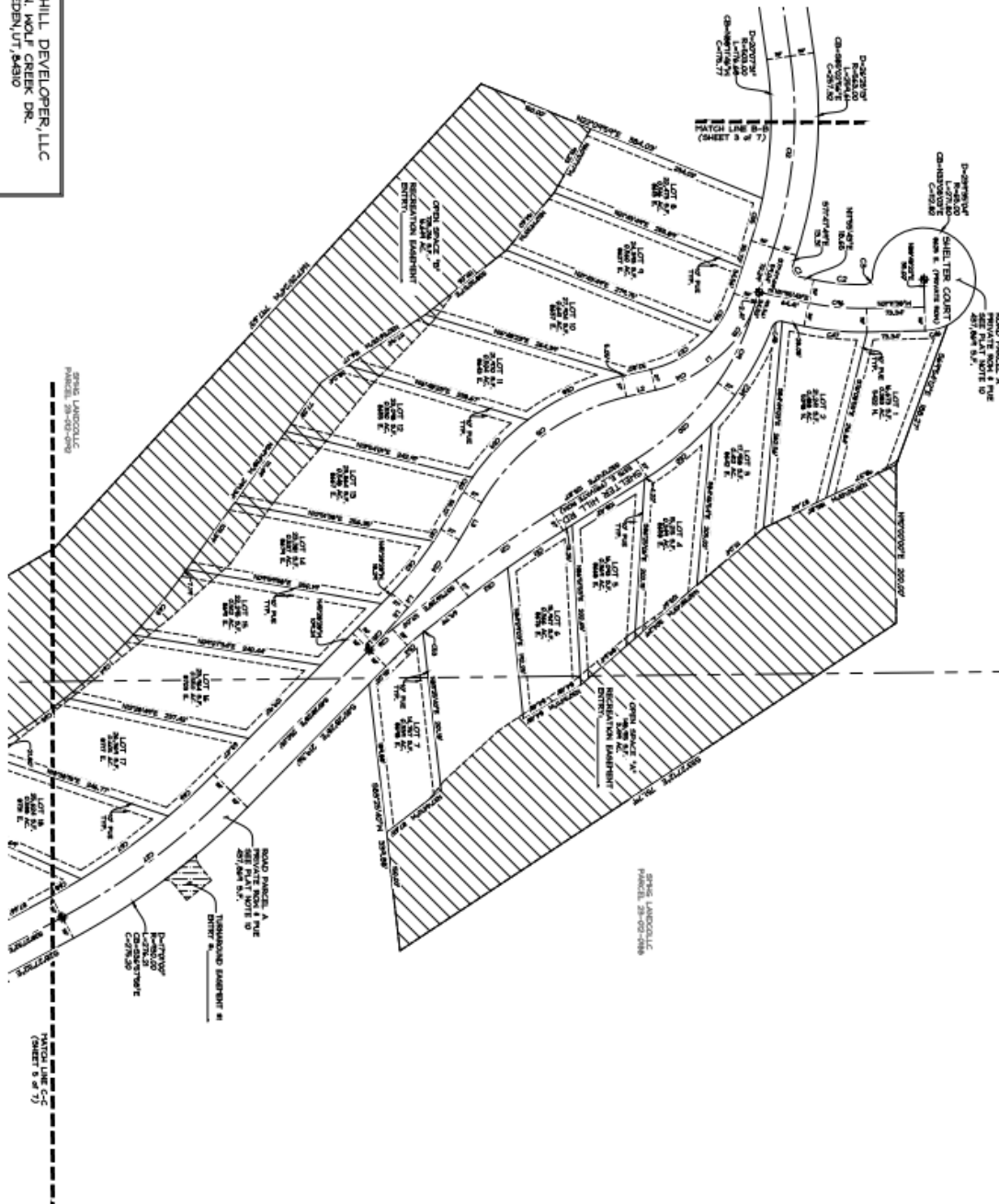
SHELTER HILL DEVELOPER, LLC
 3923 N. WOLF CREEK DR.
 EDEN, UT, 84410

TALISMAN
 ARCHITECTS & ENGINEERS
 1000 WEST 1000 SOUTH
 SALT LAKE CITY, UT 84119

RESERVED
 STATE OF UTAH, COUNTY OF KANE,
 REGISTERED ARCHITECT
 NUMBER: 0111111111
 DATE: 1/1/2011
 SHEET: 2 OF 7
 SHEET 2 OF 7

SHELTER HILL AT POWDER MOUNTAIN

THIS PLAN IS THE SHELTER HILL AT POWDER MOUNTAIN, THE WEST HALF OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE COUNTY, UTAH. PREPARED BY TALISMAN ENGINEERING, INC. PROJECT NO. 2010-001.



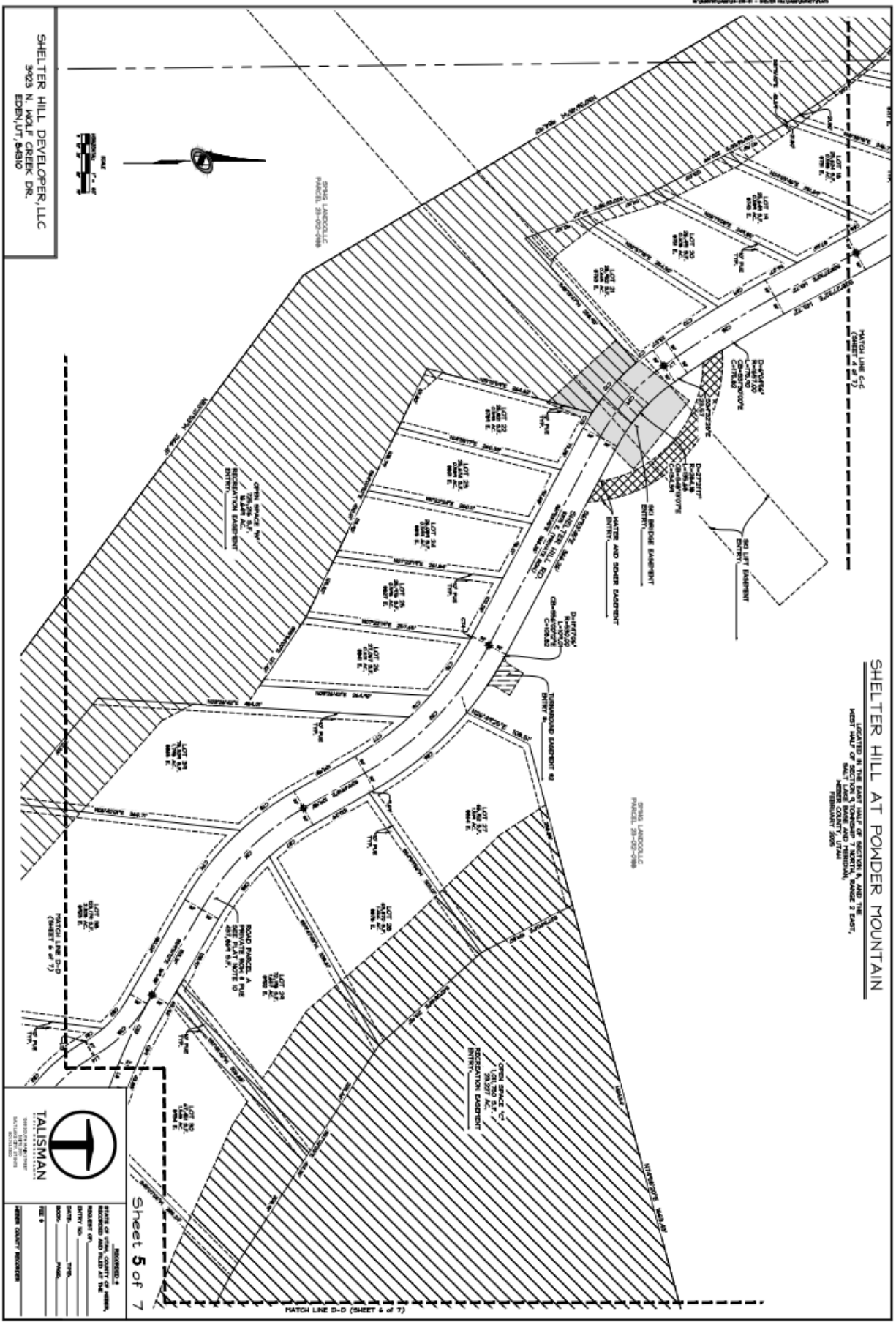
SHELTER HILL DEVELOPER, LLC
3423 N. WOLF CREEK DR.
EDEN, UT, 84302



TALISMAN
ENGINEERING, INC.
1000 WEST 1000 SOUTH
SALT LAKE CITY, UT 84119

Sheet 4 of 7





SHELTER HILL DEVELOPER, LLC
 3923 N. WOLF CREEK DR.
 EDEN, UT, 84310

SHELTER HILL AT POWDER MOUNTAIN
 LOCATED IN THE EAST HALF OF SECTION 8, AND THE
 WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,
 SALT LAKE COUNTY, UTAH
 PERMIT NO. 2009

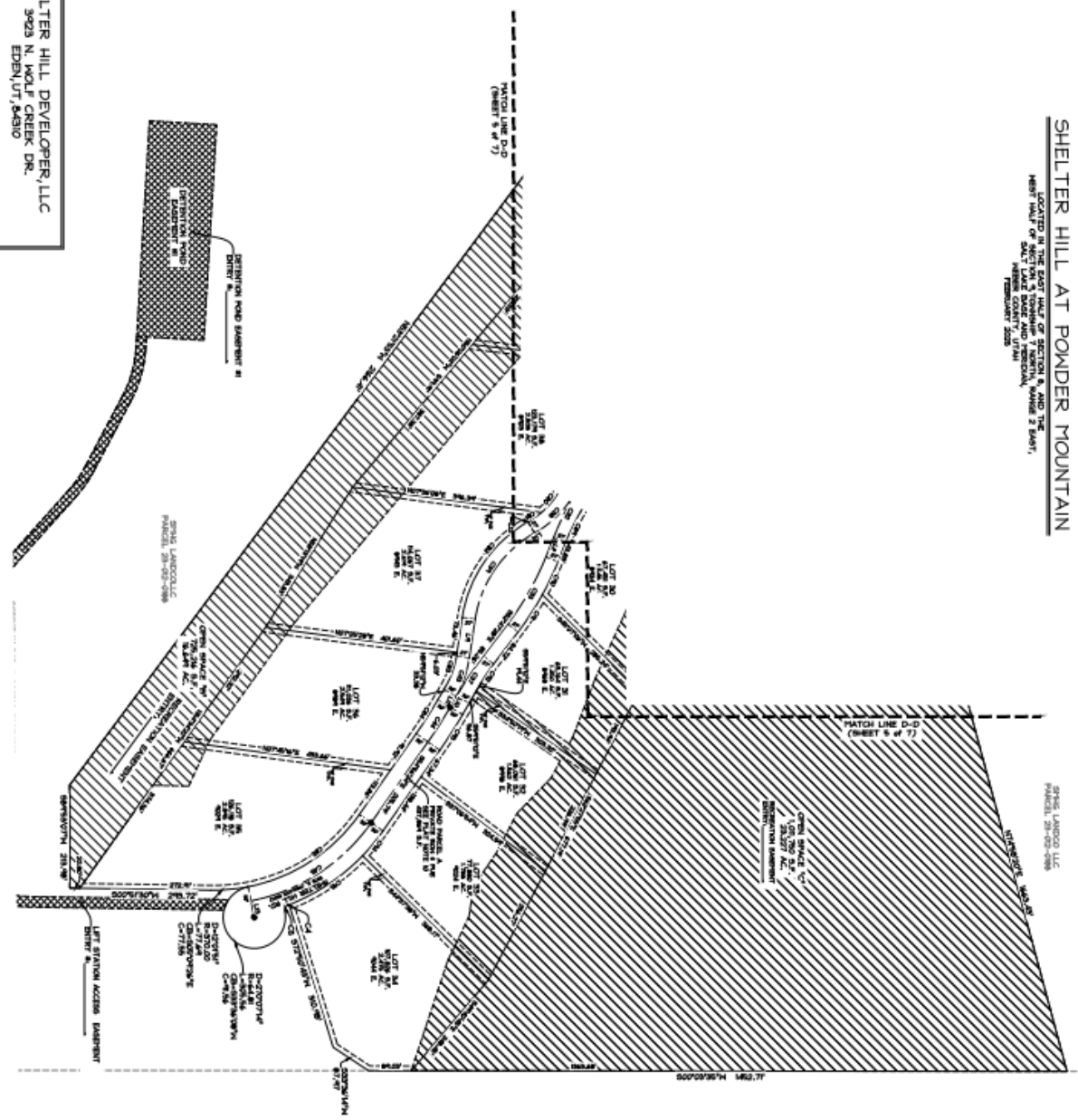
TALISMAN
 ENGINEERING & ARCHITECTURE
 1000 S. 1000 E. SUITE 100
 WASHINGTON, UT 84798
 (801) 521-1100

DESIGNED BY: TALISMAN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SHEET NO.: [Number]
 PROJECT NO.: [Number]

Sheet 5 of 7

SHELTER HILL AT POWDER MOUNTAIN

LOCATED IN THE EAST HALF OF SECTION 8, AND THE WEST HALF OF SAULT LAKE BASIN AND TERRACE, PARKER COUNTY, TEXAS



SHELTER HILL DEVELOPER, LLC
3923 N. WOLF CREEK DR.
EDEN, UT, 84510

STATE OF UTAH
DEPARTMENT OF LAND RESOURCES
PARKER, WA 28-03-0278



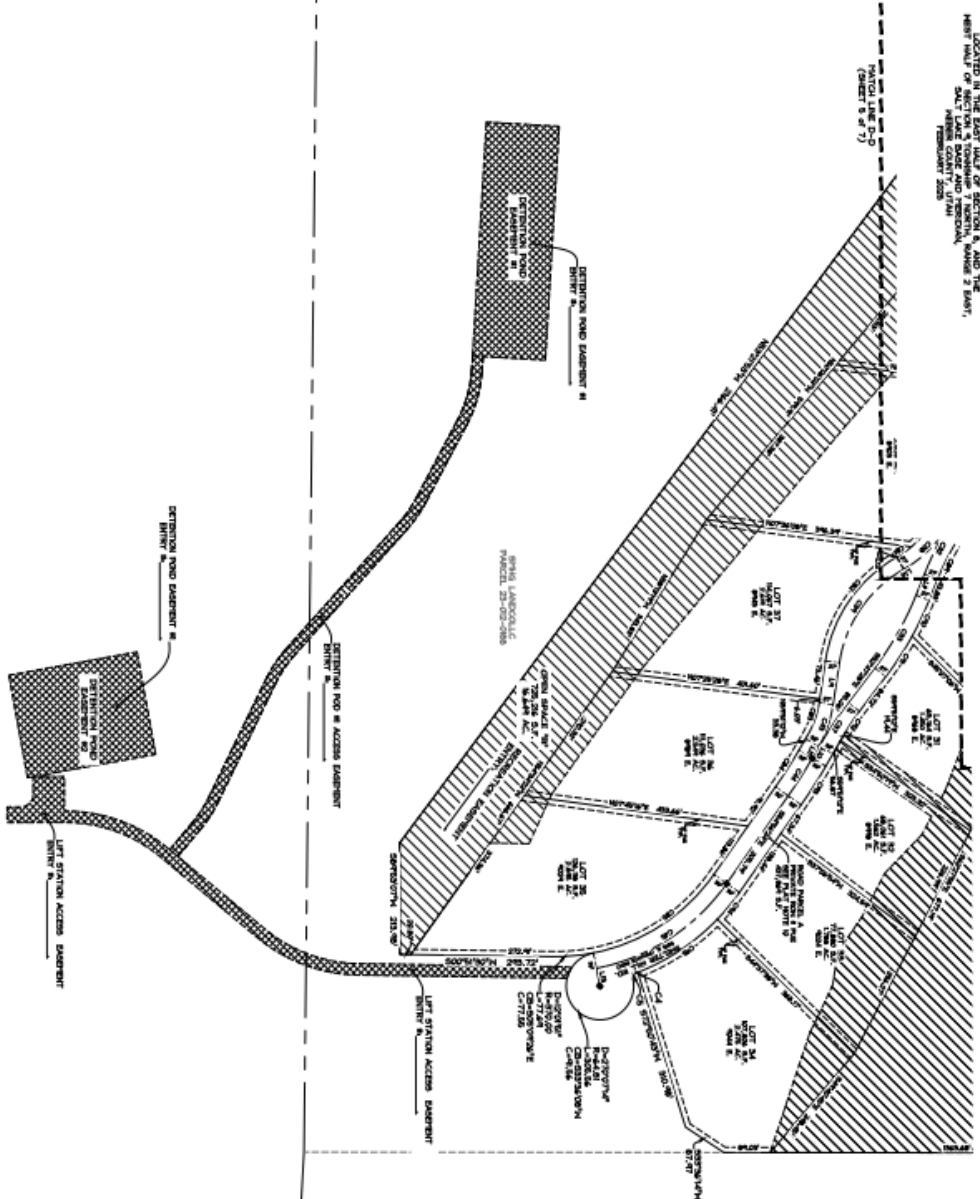
STATE OF UTAH, COUNTY OF PARKER
RECORDED AND FILED IN THE
OFFICE OF THE COUNTY CLERK
PARKER COUNTY, TEXAS
DATE: _____
BY: _____
TITLE: _____

Sheet 6 of 7



SHELTER HILL AT POWDER MOUNTAIN

LOCATED IN THE EAST HILLS OF SECTION 8, T10N, R10E, NE 1/4, NE 1/4 OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 10 EAST, SALT LAKE COUNTY AND WASHINGTON COUNTY, UTAH
 PRELIMINARY 2008



STATE OF UTAH
 DEPARTMENT OF HERITAGE AND ARTS
 ARCHITECTURAL DIVISION
 PROJECT NO. 2008-00000000000000000000



Sheet 6 of 7



TALISMAN
 ARCHITECTS & ENGINEERS
 1000 WEST 1000 SOUTH
 SALT LAKE CITY, UTAH 84119
 TEL: 313.777.7777
 FAX: 313.777.7777

DESIGNED BY: ARCHITECTS & ENGINEERS
 DRAWN BY: ARCHITECTS & ENGINEERS
 CHECKED BY: ARCHITECTS & ENGINEERS
 DATE: 08/01/08

SHELTER HILL DEVELOPER, LLC
 3923 N. WOLF CREEK DR.
 EDEN, UT, 84303



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: Consideration and action on a request for final approval of Tyler White Subdivision consisting of 2 lots, located at 4800 W 2200 S, Ogden.

Agenda Date: Wednesday, March 19, 2025

Application Type: Subdivision, administrative

Applicant: Tyler White

File Number: LVT010325

Property Information

Approximate Address: 4800 W 2200 S Ogden 84401

Project Area: 5.25 acres

Zoning: A1

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 150790107

Adjacent Land Use

| | |
|---------------------------|----------------------------|
| North: Residential | South: Agricultural |
| East: Residential | West: Agricultural |

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 2, Agricultural Zones
- Title 106 (Subdivisions)

Background and Summary

The application was accepted for review on January 3, 2025. The applicant is requesting final approval of Tyler White Subdivision consisting of 2 lots. The proposal complies with the county land use code and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.

Analysis

General Plan: The Future Land Use map for Western Weber County shows this property being utilized for rural residential lots. This request fits within the goals and policies of the Western Weber General Plan.

Zoning: The subject property is located in the A1 zone. Chapter 104-2 gives the following purpose and intent of the A1 zones:

The A1 zone is both an agricultural and a low-density rural residential zone. The purpose is to designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern; set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and direct orderly low-density residential development in a continuing rural environment.

Lot area, frontage/width and yard regulations: The A1 zone requires 40,000 square feet of area per lot and 150 feet of lot width for a single-family dwelling. The proposal is a 2 lot subdivision with the smallest lot being 1 acre. Lot 2 will be 4.25 acres. All lots in the proposed subdivision are at least 40,000 square feet in area and have at least 150 feet of lot width.

Common and Open Space: No open spaces are proposed within this project.

Culinary water and sanitary sewage disposal: Will-serve letters have been provided by Taylor West Weber Water for culinary water, Hooper Irrigation for secondary water, and Central Weber Sewer for sewer service. A copy of a recorded easement for the sewer line shall be required prior to recording.

Public street infrastructure: ROW dedication along the entire frontage of the subdivision on 2200 South of a half width (33') will be required, from center of road. As 4700 West is slated to be increased to 100' in the future, ROW dedication of a half width (50'), no less than a length of 150' running north from 2200 South Street shall be required. When further subdivision takes place for lot 2, additional ROW dedication will be required. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer.

Review Agencies: This subdivision is being reviewed by review agencies including the County Engineering Division, County Surveyors, and the Fire District. The applicant will be required to comply with review agency comments. All agencies have recommended approval.

Planning Division Recommendation

The Planning Division recommends approval of Tyler White Subdivision, consisting of 2 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Deferral for curb, gutter, and sidewalk signed by developer prior to recording.
2. Easement for sewer line signed and recorded prior recording final plat.
3. Final approval letter from Taylor West Weber Water.

These recommendations based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

Exhibits

- A. Application
- B. Will serve letters
- C. Proposed final plat

Location map



Exhibit A - Application

Tyler White Subdivision

+ Add Follower

✎ Change Status

✎ Change Review Due Date

✎ Edit Project

Address: 4800 W 2200 S, Ogden, UT, 84401
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Small Subdivision
Created By: Tyler White
Created On: 7/22/2024

Project Status: Accepted
Status Date: 1/3/2025
File Number: LVT010325
Project Manager: Tiffany Snider

Application

Documents 23

Comments 17

Reviews 11

Followers 16

History

Reminder 0

Payments 1

Area Fees

Internal 0

Application

+ Add Building

+ Add Parcel

+ Add a Contractor

✎ Edit Application

Print

Building Permit

Project Description

Pulling 1 acre lot out of #150790107, to build a new home for Tyler and Janelle White

Property Address

4800 W 2200 S
Ogden, UT, 84401

Property Owner

Byron White
801-540-8119
Boneswhite60@gmail.com

Representative

Tyler White
801-643-9147
tywhite85@gmail.com

Accessory Dwelling Unit

False

Current Zoning

R-1-10

Subdivision Name

Tyler White Subdivision

Number of new lots being created

1

Number of lots affected

2

Number of lots approved

0

Lot Number

1

Lot Size

1 acre

Frontage

150 Ft

Culinary Water Authority

Taylor-West Weber Water District

Secondary Water Provider

Hooper Irrigation Company

Sanitary Sewer Authority

Central Weber Sewer

Nearest Hydrant Address

4700 W 2200 S

Signed By

Representative, Tyler White

Parcel Number

✖ Remove 150790107 - [County Map](#)

Building Description

Square Feet

Valuation



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

12/30/2024 *RR*

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary Will Serve** has been given an District ("the District") has the capacity to provide **only** culinary water for Tyl. The property is located at approx. 4700 W. 2200 S. Taylor, UT (unincorporate currently has a 6" water line on 2200 S. The District has enough water capaci fire marshal must review the plans and determine where or if fire hydrants an Water specifications and standards must be followed in all installation procedures.

TAYLOR WEST WEBER WATER
2815 W 3300 S
WEST HAVEN UT 84401
801-731-1668
03/07/2025 14:36:41
Merchant ID: *****0285
Credit Sale
Transaction #: 2
Card Type: AMEX
Account: *****1009
Entry: Manual
Amount: USD\$200.00
Global UID:
1240332981202503071436410716
STAN: 002
Auth. Code: 241516
Response: AUTH/TKT
TRANS ID: 011442457295302
PROCESS AS: CREDIT
CVD Response: M - CVV Matche
s
AVS Response: 5-Digit Zip Matches

CUSTOMER COPY
THANK YOU!

Requirements that need to be met for culinary water service:

- Plan review fee and recording fee= \$200 per lot
- Plan review and acceptance by Taylor West Weber Water District Engineer.
- Water rights impact fee= \$7,842.00 Per lot.
- Secondary Water= Must have pressurized secondary water from Hooper Irrigation
- Impact fee=\$6,756.00. This fee includes the cost of the meter.
- Construction water fee \$100 for the use of water during construction of the home.
- Connection fee \$2,800 the district will install the water line.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.
- If a fire hydrant(s) are needed an additional fee for a fire hydrant installation will be assessed.

PAID \$200 3/7/2025

This is for subdivision preliminary approval only. Final subdivision approval shall not be permitted until approval is given by the District. Because fees may change this letter expires

5/30/2025

RR

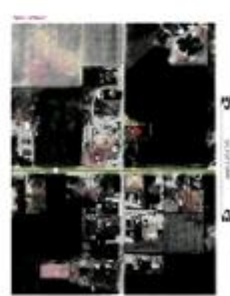
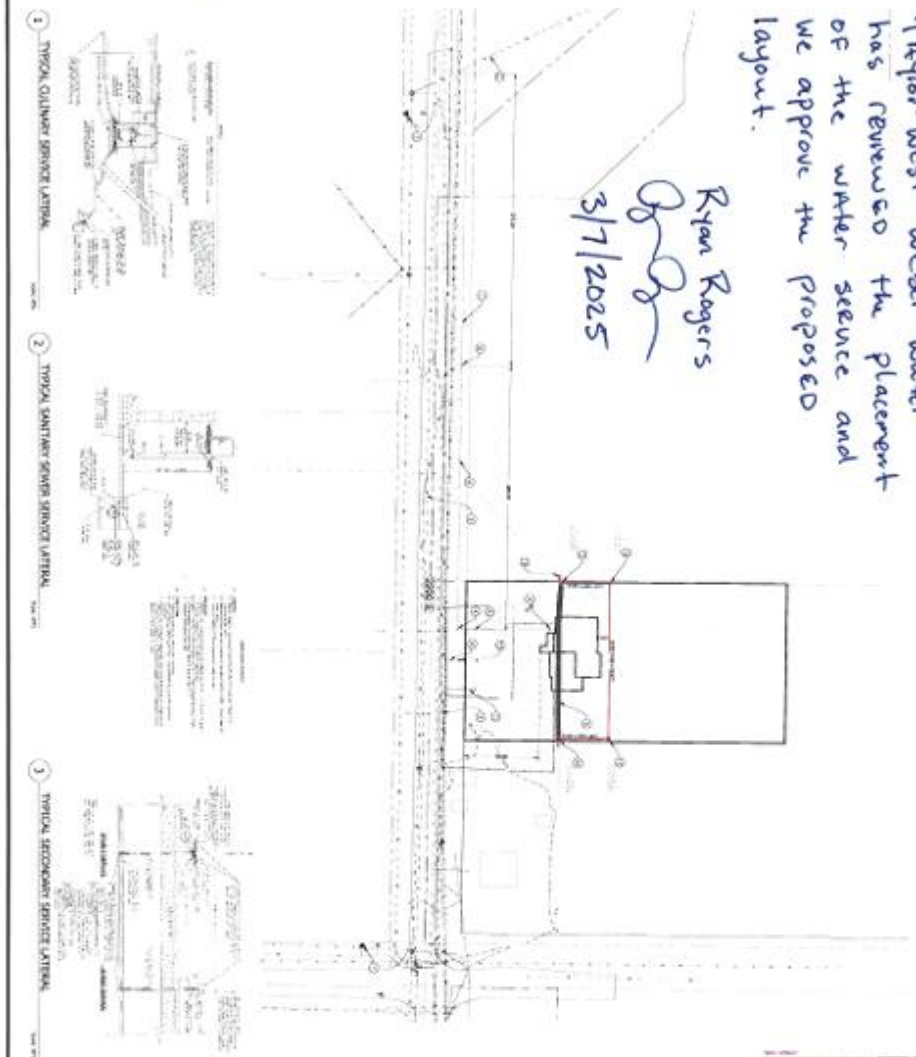
Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District

Weber County Engineering
 Taylor West Weber water
 has reviewed the placement
 of the water service and
 we approve the proposed
 layout.

Ryan Rogers
 3/7/2025



NOTES

1. ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
2. THE UTILITY PLAN IS TO BE CONSIDERED AS A GENERAL GUIDE ONLY. THE EXACT LOCATION AND DEPTH OF UTILITIES SHALL BE DETERMINED BY FIELD SURVEY.
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LEGEND

- 1" = 10' (Horizontal)
- 1" = 4' (Vertical)
- (Dashed line)
- (Dotted line)
- (Dash-dot line)
- (Long-dash line)
- (Short-dash line)
- (Thin solid line)
- (Thick solid line)
- (Double solid line)
- (Triple solid line)
- (Quadruple solid line)
- (Five-fold solid line)
- (Six-fold solid line)
- (Seven-fold solid line)
- (Eight-fold solid line)
- (Nine-fold solid line)
- (Ten-fold solid line)
- (Eleven-fold solid line)
- (Twelve-fold solid line)
- (Thirteen-fold solid line)
- (Fourteen-fold solid line)
- (Fifteen-fold solid line)
- (Sixteen-fold solid line)
- (Seventeen-fold solid line)
- (Eighteen-fold solid line)
- (Nineteen-fold solid line)
- (Twenty-fold solid line)

| <p>GARDNER ENGINEERING CIVIL & LAND PLANNING MINERAL & LANDSCAPING</p> <p>1800 W. 2000 S., SUITE 200, TAYLOR, UT 84403 P: 801.478.2300 F: 801.478.0088</p> | <p>UTILITY PLAN TW SUBDIVISION 46'S W 2200 S TAYLOR, WEBER, UTAH</p> | | <table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | REVISION | DATE | DESCRIPTION | | | | | | | | | | <p>SCALE: 1" = 10'</p> <p>CEI-01</p> |
|--|---|---------------|---|---------------|------|-------------|--|--|--|--|--|--|--|--|--|--------------------------------------|
| | REVISION | | DATE | DESCRIPTION | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | |
| <p>CEI-01</p> | <p>CEI-01</p> | <p>CEI-01</p> | <p>CEI-01</p> | <p>CEI-01</p> | | | | | | | | | | | | |



Central Weber Sewer Improvement District

February 18, 2025

Tucker Weight

Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Tyler White subdivision
Sanitary Sewer Service
Will Serve Letter

Tucker:

We have reviewed the request of Tyler White to provide sanitary sewer treatment services to the subdivision called Tyler White subdivision of one proposed residence located at approximate address 4746 W. 2200 S. We offer the following comments regarding Central Weber Sewer Improvement District ('the District') providing sanitary sewer service.

1. At this time, the district has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into the district's facilities the connection must be constructed in accordance with District standards and must be inspected by the district while the work is being done. A minimum of 48-hour notice for inspection shall be given to the district prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. The connection to the sewer system must be through a retail provider, which we understand to be Weber County. The district will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the district's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Digitally signed by Clayton
Marriott
DN: cn=Clayton Marriott, o=Central Weber Sewer Improvement District, ou=Central Weber Sewer Improvement District, email=clayton.marriott@cwsi.org, c=US

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer



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|--------------------|--|
| PO Box 184 | Phone: (801)985-8429 |
| 5375 S 5500 W | Fax: (801)985-3556 |
| Hooper, Utah 84315 | hooperirrigationco@msn.com |

March 12, 2025

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – Tyler White Subdivision

The development is located at 4746 W 2200 South in Taylor, Utah and consists of one building lot.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address and Hooper Irrigation is willing to provide secondary pressurized water at the time occupancy occurs.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid. There were an adequate number of water shares surrendered for the development water use and the access fees to the Secondary System have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary

