



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

October 23, 2025

3:00 p.m.

1. Administrative Items

- 2.1 UVF091925:** Consideration and action on the application for final approval of Family Dreams Subdivision Second Amendment, A Lot Average Subdivision, consisting of 2 lots, located at approximately 7475 E 500 N, Huntsville.
Staff Presenter - Felix Lleverino

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401

****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



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on the application for final approval of Family Dreams Subdivision Second Amendment, A Lot Average Subdivision, consisting of 2 lots, located at approximately 7475 E 500 N, Huntsville

Agenda Date: Thursday, October 23, 2025

Applicant: Jeff Burton

File Number: UVF091925

Property Information

Approximate Address: 7401 E 500 N, Huntsville

Project Area: 9 acres

Zoning: AV-3, S-1

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 21-183-0002, 21-183-0001

Township, Range, Section: T6N, R2E, Section 7

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley (AV-3) Zone
- Title 104, Chapter 10 Shoreline (S-1) Zone
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The proposed subdivision is a lot-averaged subdivision consisting of two lots, located in the AV-3 and S-1 zones. With recommended conditions, this subdivision meets the applicable land use standards. The Weber County Land Use Code (LUC) §101-2-20 identifies a new subdivision of nine or fewer lots for which no streets will be created or realigned as a "Small Subdivision" which can be administratively approved by the Planning Director.

Analysis

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

Zoning: The proposed subdivision is located in the Agriculture Valley (AV-3) Zone and the Shoreline (S-1) Zone.

The purpose and intent of the AV-3 zone is identified in the LUC 104-6-1 as:

The AV-3 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone 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.*

The purpose and intent of the S-1 zone is identified in LUC 104-10-1 as:

- a) *The shoreline zone has been established as a district in which the primary use of the land is for farming and for recreational purposes. In general, this zone covers the portion of the unincorporated area of the county which is occupied by Pineview Reservoir and shores adjacent thereto.*
- b) *This zone is characterized by farms and pasture lands situated adjacent to the shore of the Pineview Reservoir and interspersed by dwellings, recreational camps, resorts and outdoor recreation facilities.*
- c) *The objectives in establishing the Shoreline Zone S-1 are:*
- d) *To promote the use of the land for agriculture and for fish, wildlife and recreational purposes both public and private;*
- e) *To facilitate the conservation of water and other natural resources;*
- f) *To reduce hazards from floods and fires;*
- g) *To preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone;*
- h) *To ensure adequate provision for water supply, domestic sewage disposal and sanitation.*
- i) *In order to accomplish these objectives and purposes and to protect the essential characteristics of the zone, the following regulations shall apply in the Shoreline Zone S-1.*

All lots meet the 150 foot minimum width requirement of the AV-3 zone. Lots 5 and 6 together, comply with the minimum average area and width of 150 feet and 3 acres. LUC 106-2-4.020 allows lot average subdivisions in the AV-3 zone, with a minimum lot size of 40,000 square feet. The total area of all lots is 9 acres, which meets the lot averaging requirements of the AV-3 zone.

There is a portion of lot 3 that is located in the S-1 zone, as shown on the location map 1 below. Lot 5 meets the minimum lot area requirement of the S-1 zone of 5 acres.

Culinary Water: Culinary water will be provided by a shared private well between lots 5 and 6. The approved well is located on lot 5, for which, the owner is required by the Health Department to test the well for a 48 hour pump test, a water sample tested by the Health Department, and the owner enter into a shared well a shared well agreement with the appropriate easements, the completion of these are required before the Health Department will sign the subdivision plat.

Sanitary System: Lot five has an existing operation system in place, as of August 1, 1980. The design requirements for lot six fall within the range for a conventional wastewater disposal system to be installed. The letter also mentions that septic feasibility is acceptable, space within lot six is limited because of the 100-foot separation distance from the well head and the 100-foot separation from the irrigation canal.

Review Agencies: The Weber County Engineering Department will require a deferral agreement for curb gutter and sidewalk, a note on the plat regarding topography and road improvements. The Weber County Surveyor's Office has two minor comments that will be addressed by a simple plat revision. The Weber Fire District approves of this proposal. The Planning Division will ensure that all county comments are addressed before the subdivision plat is recorded.

Additional requirements: The proposed subdivision does not include any new roads or public rights of way. The record of survey shows the existing trail along 500 N. There is an existing dwelling on the proposed lot 5 that meets all of the minimum setback of the AV-3 zone. The existing well on lot five is considered approved and operational, thereby, the subdivision plat can be recorded after the appropriate shared well documents are provided.

Staff Recommendation

Staff recommends final approval of the Family Dreams Subdivision. This recommendation for approval is subject to all applicable review agency requirements and the on the following conditions:

1. The owner is required by the Health Department to test the well for a 48 hour pump test, a water sample tested by the Health Department, and the owner enter into a shared well a shared well agreement before the Health Department will sign the subdivision plat.
2. All required agreements, including the on-site waste water covenant, well covenant, and deferral agreement for curb, gutter, sidewalk, and asphalt must be recorded with the final plat.

This recommendation is based on the following findings:

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

Location Map 1



Exhibits

- A. Proposed final plat
- B. Well Documents, Health Department Comments
- C. Septic Feasibility Letter

FAMILY DREAMS SUBDIVISION 2ND AMENDMENT
A LOT AVERAGING SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
AUGUST 2025

VICINITY MAP



A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 00°00'00" EAST 361.83 FEET AND NORTH 80°00'00" WEST 268.43 FEET FROM THE SOUTH QUARTER CORNER REFERENCE CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 61°34'32" WEST ALONG AN EXISTING FENCE LINE 79.03 FEET TO AN EXISTING FENCE CORNER, THENCE SOUTH 88°00'34" WEST ALONG AN EXISTING FENCE LINE 202.85 FEET TO AN END OF FENCE, THENCE SOUTH 89°19'14" WEST 28.36 FEET TO AN EXISTING END OF FENCE, THENCE NORTH 89°34'20" WEST ALONG AN EXISTING FENCE LINE 14.19 FEET TO AN EXISTING FENCE CORNER, THENCE SOUTH 12°24'18" WEST ALONG AN EXISTING FENCE LINE 88.47 FEET TO THE TO THE SOUTH RIGHT-OF-WAY LINE OF 500 NORTH STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°11'33" EAST 523.23 FEET, THENCE SOUTH 04°11'58" WEST 858.04 FEET TO THE POINT OF BEGINNING, CONTAINING 9.084 ACRES.

BOUNDARY DESCRIPTION

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 822728 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS FAMILY DREAMS SUBDIVISION 2ND AMENDMENT IN ACCORDANCE WITH SECTION 17-2-17 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO CORRECTLY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2025.



KLINT H. WHITNEY, PLS. NO. 822728

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

FAMILY DREAMS SUBDIVISION 2ND AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SAID EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2025.

BY: JEFFERY R. BURTON, Trustee

BY: LINDA G. BURTON, Trustee

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER }
On this _____ day of _____, 2025, before me, a notary public in and for the State of Utah, personally appeared Jeffery R. Burton in his capacity as Trustee in Trust of the Jeffery R. Burton Living Trust dated October 18, 1988, as amended, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same and in such capacity.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER }
On this _____ day of _____, 2025, before me, a notary public in and for the State of Utah, personally appeared Linda G. Burton in her capacity as Trustee in Trust of the Linda G. Burton Living Trust dated October 18, 1988, as amended, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same and in such capacity.

STAMP

NOTARY PUBLIC

AREA TABLE					
ZONE	LOT	ORIGINAL AREA	NEW AREA	2ND AMENDMENT CHANGE	WIDTH
AV3	5 (PRIOR LOT 4)	3.83	3.83	0.00	27.31'
AV3	6	0	1.75	1.75	253.92'
AV3	AG PARCEL C	5.58	5.58	0.00	
AV3	AG PARCEL D (EAST)	0	11.11	11.11	
AV3	AG PARCEL A	11.11	0	-11.11	
TOTAL		20.19	20.19	0.00	
AVERAGE		9.08AC / 2 LOTS = 4.54 AC / LOT			

NOTES

- ZONE (AV-3) CURRENT YARD SETBACKS:
FRONT: 30 FEET
SIDE: 10 FEET WITH TOTAL WIDTH OF 2 SIDE YARDS NO LESS THAN 24 FEET
REAR: 30 FEET
NOTE: FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE EQUAL OR EXCEED THE MINIMUM AREA AND MINIMUM WIDTH ALLOWED IN THE ZONE. AN AMENDMENT TO ANY PART OF THIS SUBDIVISION SHALL COMPLY WITH SECTION 166-4(B) OF THE WEBER COUNTY CODE.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FEMA FLOOD ZONE "X" - NO BASE FLOOD ELEVATIONS DETERMINED) PER FEMA MAP NO. 48070344P WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
NOTE: ZONE A IS IN THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

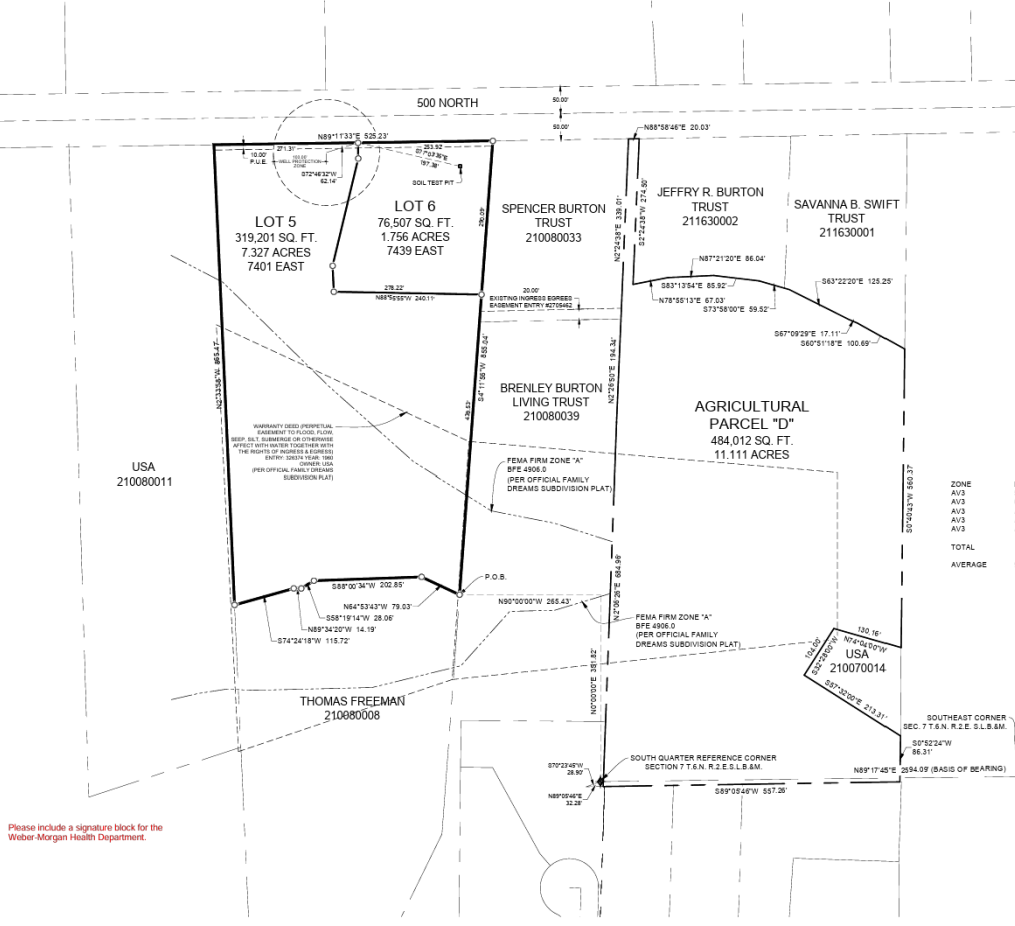
AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF BURTON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY SUBDIVISION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°11'33" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

SOIL LOG # 15770

ANTICIPATED GROUND WATER TABLES NOT TO EXCEED 60 INCHES. FALL WITHIN THE RANGE OF ACCEPTABILITY FOR THE UTILIZATION OF A CONVENTIONAL WASTEWATER DISPOSAL SYSTEM AS A MEANS OF WASTEWATER DISPOSAL. MAXIMUM THEORETICAL DEPTH IS LIMITED TO 24 INCHES. THE ABSORPTION SYSTEM IS TO BE DESIGNED USING A MAXIMUM LOADING RATE OF 0.80 GAL/SQ. FT./DAY AS REQUIRED FOR THE CLAY LOAM, MASSIVE STRUCTURE WITH A SOIL HORIZON WITH A DOCUMENTED PERCOLATION RATE OF 43.4 MINUTES PER INCH. THE ABSORPTION FIELD MUST BE LOCATED WITHIN 50 FEET TO THE TEST PIT (UTM ZONE 12T, NAD 83, 5435558E 466737N).



Please include a signature block for the
Weber Morgan Health Department.

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL. IF THIS OFFICE HAS BEEN ADVISED THAT THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR FROM EXERCISING THIS PLAT FROM THE RESPONSIBILITIES AND LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 2025.
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THEREIN AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 2025.
COUNTY ATTORNEY

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 2025.
COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THE SUBDIVISION HAS BEEN APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2025.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

Examined _____
 Recorded: B. C. _____ T. B. _____
 Inspection Sheet _____
 Copied _____

REPORT OF WELL DRILLER

EXCH Application No. 1543 (35 area)
 STATE OF UTAH Claim No. _____
 Coordinate No. _____

GENERAL STATEMENT: Report of well driller is hereby made and filed with the State Engineer, in accordance with the laws of Utah. (This report shall be filed with the State Engineer within 80 days after the completion or abandonment of the well. Failure to file such reports constitutes a misdemeanor.)

(1) WELL OWNER:

Name J.R. Burton
 Address Box 162 - Ogden, Utah 84402

(2) LOCATION OF WELL:

County Weber Ground Water Basin _____
 (leave blank)
 North 1100 feet. 580 feet from S¹ Corner
SCHE West
 of Section 7 T. 6 N. R. 2 E SLBM (strike
 out words not needed)

(3) NATURE OF WORK (check):

New Well ☒ Replacement Well ☐ Deepening ☐ Repair ☐ Abandon ☐
 If abandonment, describe material and procedure: _____

(4) NATURE OF USE (check):

Domestic ☒ Industrial ☐ Municipal ☐ Stockwater ☒
 Irrigation ☒ Mining ☐ Other ☐ Test Well ☐

(5) TYPE OF CONSTRUCTION (check):

Rotary ☐ Dog ☐ Jetted ☐
 Cable ☒ Driven ☐ Bored ☐

(6) CASING SCHEDULE:

Threaded ☐ Welded ☒
6 " Diam. from 0 feet to 102 feet Gage 280
 " Diam. from _____ feet to _____ feet Gage _____
 " Diam. from _____ feet to _____ feet Gage _____
 New ☒ Reject ☐ Used ☐

(7) PERFORATIONS:

Perforated? Yes ☒ No ☐
 Type of perforator used torch
 Size of perforations 3/16 inches by 5 inches
15 perforations from 100 feet to 102 feet
 perforations from _____ feet to _____ feet
 perforations from _____ feet to _____ feet
 perforations from _____ feet to _____ feet
 perforations from _____ feet to _____ feet

(8) SCREENS:

Well screen installed? Yes ☒ No ☐
 Manufacturer's Name _____
 Type _____ Model No. _____
 Diam. _____ Slot size _____ Set from _____ ft. to _____
 Diam. _____ Slot size _____ Set from _____ ft. to _____

(9) CONSTRUCTION:

Was well gravel packed? Yes ☐ No ☒ Size of gravel: _____
 Gravel placed from _____ feet to _____ feet
 Was a surface seal provided? 35 Yes ☒ No ☐
 To what depth? neat cement feet
 Material used in seal: _____
 Did any strata contain unusable water? Yes ☐ No ☐
 Type of water: _____ Depth of strata _____
 Method of sealing strata off: _____

(10) WATER LEVELS:

Static level 18 feet below land surface Date 8-10-79
 Artesian pressure _____ feet above land surface Date _____

LOG RECEIVED:

(11) FLOWING WELL:

Controlled by (check) Valve ☐
 Cap ☐ Plug ☐ No Control ☐
 Does well leak around casing? Yes ☐
 No ☐

(12) WELL TESTS:

Drawdown is the distance in feet the water level is lowered below static level.

Was a pump test made? Yes ☐ No ☒ If so, by whom? _____
 Yield: _____ gal./min. with _____ feet drawdown after _____ hours
 " " " " " "
 " " " " " "
 " " " " " "
 Bailor test 30 gal./min. with 15 feet drawdown after 1 hours
 Artesian flow _____ g.p.m. Date _____
 Temperature of water _____ Was a chemical analysis made? No ☒ Yes ☐

(13) WELL LOG:

Diameter of well 6 inches
 Depth drilled 103 feet. Depth of completed well 102 feet.

NOTE: Place an "X" in the space or combination of spaces needed to designate the material or combination of materials encountered in each depth interval. Under REMARKS make any desirable notes as to occurrence of water and the color, size, nature, etc., of material encountered in each depth interval. Use additional sheet if needed.

DEPTH		MATERIAL										REMARKS
From	To	Clay	Silt	Sand	Gravel	Cobbles	Boulders	Hardpan	Conglomerate	Bedrock	Other	
0	2											top soil
2	38	X				X	X					white
38	58	X										tan
58	60							X				
60	61				X							water
61	75	X				X	X					brown
75	90	X				X						red
90	98	X		X								red
98	102			X								water

Work started 8-3-79, 19____ Completed 8-10-79, 19____

(14) PUMP:

Manufacturer's Name _____
 Type: _____ H. P. _____
 Depth to pump or bowler _____ feet

Well Driller's Statement:

This well was drilled under my supervision, and this report is true to the best of my knowledge and belief.

Name J. Gary Petersen & Sons (Type or print)
 Address 1399 North 400 West - Bountiful, Utah 84010
 (Signed) _____ (Well Driller)
 License No. _____ Date 8/24/79, 19____

USE OTHER SIDE FOR ADDITIONAL REMARKS

Jeff & Felix

Below is a review I have added for the private well intended to service parcel, 21-163-0003 (to become lot 5 Family Dreams Sub 2nd Amendment), 21-163-0005 (to become lot 6 Family Dreams Sub 2nd Amendment), and 21-008-0033. It is a conditional approval. Items 1-3 will need to be address before a formal Myalr can be signed on the project. I have added this as a review with the requirement that "More Information is Needed". I know that this is time sensitive and wanted to ensure that it is understood that these are conditional approval items and the review process may move forward while they are being addresses.

Felix- Is there anything else I need to do for your office to make this transparent? If so please let me know.

Comment added to Frontier as review "Environmental Health Private Well"

To approve this well to service the purposed lot 6 of the Family Dream Subdivision 2nd Amendment, all current county ordinance and local health department standards must be met. **Below is a list of items that are only conditionally approved.** Items 1-3 must be fulfilled to the standards established in Weber County Code Part II Land Use Code and the Weber-Morgan Health Department Regulation for Installation and Approval of Nonpublic Water Systems to received final approval:

- 1) As required in the Weber County Code Part II Land Use Code Chapter 106 Section 106-4.2.1.(d)(2) a 48-hour pump test must be performed
- 2) The 1979 laboratory sample omitted some of the contaminants that are currently listed in the Weber-Morgan Health Department Regulation for Installation and Approval of Nonpublic Water Systems. Those include Antimony, Beryllium, Cyanide, Nitrite, and Thallium. The well will need to be sampled for these contaminants and found to be below the minimum EPA National Primary Drinking Water Regulation Standards. Please arrange the sampling with our office.
- 3) A shared well agreement between all parties sharing the well must be created, signed, notarized, and recorded with the subdivision amendments or the Records office. The process of recording this document should be defined by the Weber County Planning Department.

Thanks

Summer Day

LEHS III, Program Manager

801-399-7174

October 6, 2025

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

RE: Preliminary Subdivision **Determination**
Family Dreams Subdivision, 2nd Amendment, 2 lots
Parcel #21-183-0002 & 21-183-0001
Soil log #15770

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical so as to provide the required 100 foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Lot 5: This lot is an existing lot increasing its current total square footage. The lot has an existing single-family residence. The onsite wastewater system servicing the home was given final approval by our office on August 1, 1980; the associated permit number is W79208

Lot 6: Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 24 inches. The absorption system is to be designed using a maximum loading rate of 0.50 gal/sq. ft. /day as required for the clay loam, massive structure with a soil horizon with a documented percolation rate of 43.6 minutes per inch. The absorption field must be located within 50 feet of the test pit (UTM Zone 12T, Nad 83, 0435586E 4568727 N).

ENGINEERING CONSIDERATIONS Lot 6:

- Ground water table was documented within 6 inches of the ground surface in the low-lying areas of this property. The GPS points of the water monitoring ports where these ground water levels were observed are UTM Zone 12 Nad83 435743 E 4568684 N and 435720 E 4568680 N, located between the elevation contours of 4910 feet and 4912 feet. A minimum horizontal separation distance of 24 inches must be maintained between the elevation of these points and the bottom of a conventional absorption trench.
- The area available for a conventional absorption field is restrictive. A 100-foot separation distance must be maintained between the conventional absorption field and the irrigation canal. A 100-foot separation distance must also be maintained between the conventional absorption field and the nonpublic well head. The Health Department cannot warrant or guarantee the size, shape, or square footage of a structure per individual lot. The structure, size, shape and number of bedrooms will need to be determined in conjunction with an appropriate wastewater treatment system design. Designing the wastewater system utilizing a Packed Bed Media with a conventional absorption area or drip irrigation drainfield may aid in increasing the number of bedrooms of the potential residence. 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.

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

EDUCATE | ENGAGE | EMPOWER

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

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

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

Sincerely,



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

