



# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**November 25, 2025**  
**3:00 pm**

**1. Administrative Items**

- 1.1 LVH090325:** a request for final approval of Harper Subdivision consisting of 2 lots, located at 684 North 6700 West, West Warren, Utah.

**Staff Presenter: Tammy Aydelotte.**

- 1.2 UVB091125:** a request for final approval of Brome Ridge Subdivision consisting of 2 lots, located at 3300 North 5100 East, Eden, Utah.

**Staff Presenter: Tammy Aydelotte.**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> 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*

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## Staff Report to the Western Weber Planning Director

Weber County Planning Division

### Synopsis

#### Application Information

**Agenda Item:** Consideration and action on a request for final approval of Harper Subdivision consisting of 2 lots, located at 684 North 6700 West, West Warren.

**Agenda Date:** Tuesday, November 25, 2025

**Application Type:** Subdivision, administrative

**Applicant:** Kendell or Cindy Harper

**File Number:** LVH090325

#### Property Information

**Approximate Address:** 684 North 6700 West, West Warren 84404

**Project Area:** 10.86 acres

**Zoning:** A3

**Existing Land Use:** Agricultural/Residential

**Proposed Land Use:** Residential

**Parcel ID:** 100340013  
100340019

#### Adjacent Land Use

**North:** Warren West Warren Cemetery      **South:** Agricultural

**East:** Agricultural      **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 August 27, 2025. The applicant is requesting final approval of Harper 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 A3 zone. Chapter 104-2 gives the following purpose and intent of the A3 zones:

*The A3 zone is to designate farming areas where high-intensity agricultural pursuits can be permanently maintained.*

The lot being created will serve as the residential area for the existing farming operations on the remaining lot.

Lot area, frontage/width and yard regulations: Application is for a Lot-Averaged Subdivision. Lot standards for the A-3 zone are lot area of 40,000 and lot width of 100 feet for a single-family dwelling. The proposal is a 2 lot subdivision with the smallest lot being 40,000. Lot 2 will be 433,140 sq ft.

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

Culinary water and sanitary sewage disposal: A will-serve letter has been provided by West Warren-Warren Water Improvement District for culinary water. The applicant has provided proof of sufficient secondary water from an existing well on site. A feasibility letter for septic has been provided from Weber-Morgan Health Department.

Public street infrastructure: Per the general plan, both 700 North and 6700 West are slated to be increased to 80' wide in the future. ROW dedication of a half width (40') from center line, shall be required on 700 North and 6700 West. 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 will be 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 Harper 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.

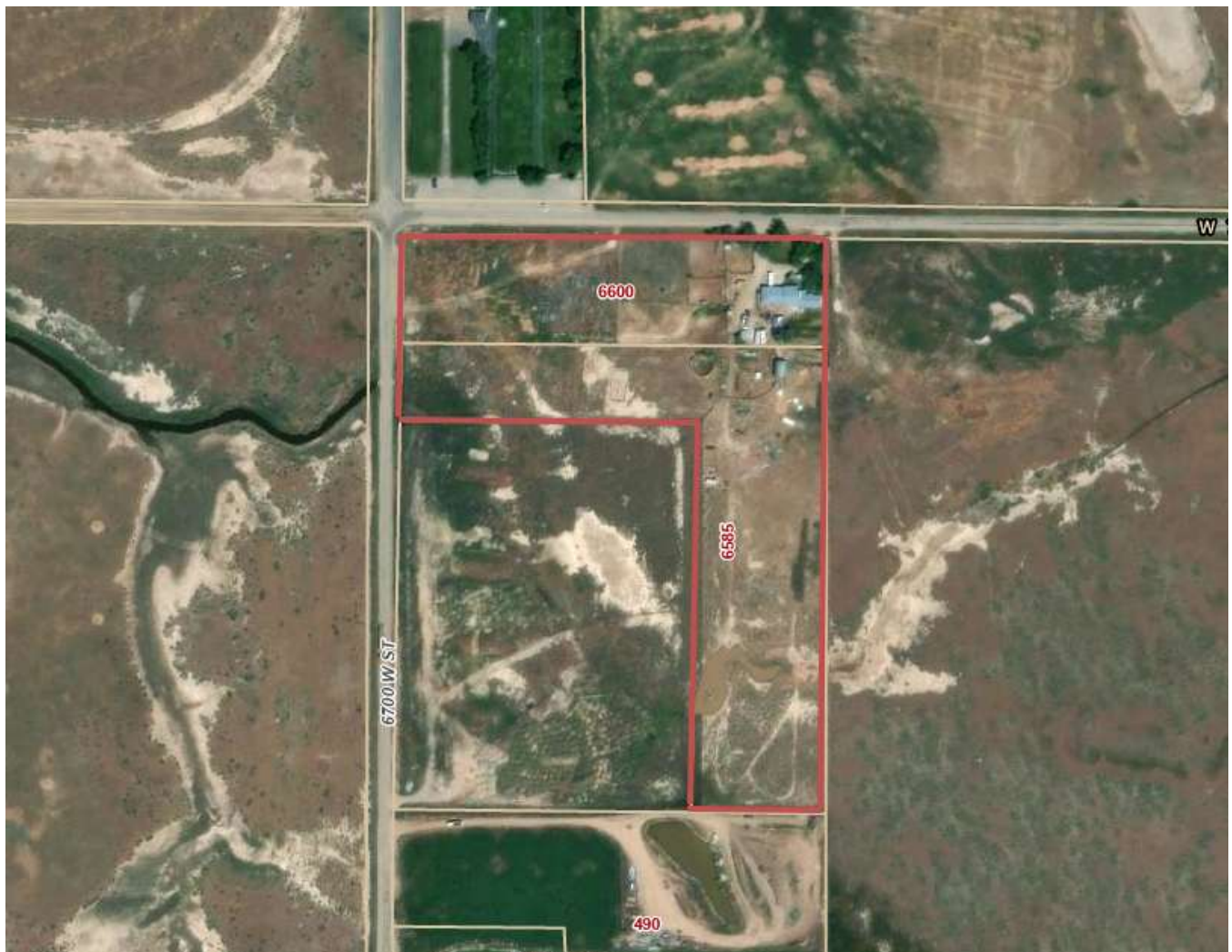
These recommendations based on the following findings:

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

## Exhibits

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

## Location map



## Exhibit A - Application

### Harper Subdivision

[+ Add Follower](#)[✎ Change Status](#)[✎ Change Review Due Date](#)[✎ Edit Project](#)

**Address:** 684 North 6700 West, West Warren, UT, 84404  
**Maps:** [Google Maps](#)  
**Project Type:** Subdivisions  
**Sub Type:** Small Subdivision  
**Created By:** [Nicholas Cota](#)  
**Created On:** 4/24/2025

**Project Status:** Accepted  
**Status Date:** 8/27/2025  
**File Number:** LVH090325  
**Project Manager:** [Tiffany Snider](#)

[Application](#)[Documents](#) 18[Comments](#) 3[Reviews](#) 11[Followers](#) 18[History](#)[Reminder](#) 0[Payments](#) 1[Area Fees](#)[Internal](#) 0

### Application

[+ Add Building](#)[+ Add Parcel](#)[✎ Edit Application](#)[+ Add a Contractor](#)[Print](#)[Building Permit](#)

#### Project Description

Harper Subdivision

**Property Address** 684 North 6700 West  
West Warren, UT, 84404

**Property Owner** Nicholas Shane or Samanatha Cota  
801-941-2388  
kkraingutters@gmail.com

**Representative** Kendell or Cindy Harper  
801-814-9805  
kch5@readytek.net

**Accessory Dwelling Unit** False

**Current Zoning** A-3

**Subdivision Name** Harper Subdivision

**Number of new lots being created** 0

**Number of lots affected** 2

**Number of lots approved** 0

**Lot Number** 1

**Lot Size** 1 acre

**Frontage** 120

**Culinary Water Authority** West Warren-Warren Water

**Secondary Water Provider** Not Applicable

**Sanitary Sewer Authority** Health Department (Septic)

**Nearest Hydrant Address** 6670 W 700 N

**Signed By** Owner, Samantha Cota

#### Parcel Number

[✖ Remove](#) 100340013 - [County Map](#)[✖ Remove](#) 100340019 - [County Map](#)

## Exhibit B – Will Serve Letters

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

August 7, 2025

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Shane & Sami Cota

This proposed residence is located at 684 N 6700 W Parcel #100340019 and consists of a single family home. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed building/residence.

Shane & Sami Cota have presented the board with proof of secondary water from an existing well on the property. All impact fees have been paid as of the date on this letter. The board has voted and approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- All water lines, materials and installations must be done to the specification of the WWWID board, and must be inspected by the board chairman, or his designee, along with any necessary bacterial testing required by the state.

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,



Melissa Murray, Clerk  
West Warren-Warren Water Improvement District



## MARCH 2025



Abstract: The purpose of this study was to determine the effect of a 12-week training program on the physical and psychological health of elderly people. The study was conducted in a community center in Istanbul, Turkey. The participants were 30 elderly people (15 men and 15 women) aged between 65 and 75 years. They were divided into two groups: a control group and an experimental group. The experimental group participated in a 12-week training program that included aerobic exercises, strength training, and flexibility exercises. The control group did not participate in any training program. The physical health of the participants was measured using a series of tests, including a 6-minute walk test, a 30-second chair stand test, and a handgrip strength test. The psychological health of the participants was measured using a series of tests, including a Beck Depression Inventory (BDI) and a State-Trait Anxiety Inventory (STAI). The results of the study showed that the experimental group had significantly better physical and psychological health than the control group after 12 weeks of training. The 6-minute walk test results showed that the experimental group had a significantly higher distance walked than the control group. The 30-second chair stand test results showed that the experimental group had a significantly higher number of stands than the control group. The handgrip strength test results showed that the experimental group had a significantly higher grip strength than the control group. The BDI results showed that the experimental group had a significantly lower score than the control group, indicating a lower level of depression. The STAI results showed that the experimental group had a significantly lower score than the control group, indicating a lower level of anxiety. The conclusion of the study was that a 12-week training program can improve the physical and psychological health of elderly people.

[illegible]

Das Dokument ist ein Teil der Sammlung der Nationalen Archive der USA, die von der National Archives and Records Administration (NARA) erstellt wurde. Es ist ein Dokument, das die Geschichte der Nationalen Archive der USA darstellt. Es ist ein Dokument, das die Geschichte der Nationalen Archive der USA darstellt. Es ist ein Dokument, das die Geschichte der Nationalen Archive der USA darstellt.

[illegible][illegible]

These data were obtained from the 1990 Census of the United States, which was the first time that the Census Bureau collected data on the use of the Internet. The data were obtained from the Census Bureau's National Longitudinal Survey of the Internet, which is a part of the Census Bureau's National Longitudinal Survey of the Internet. The data were obtained from the Census Bureau's National Longitudinal Survey of the Internet, which is a part of the Census Bureau's National Longitudinal Survey of the Internet.

<p><b>SHERIFF COUNTY CLERK</b></p> <p>I hereby certify that _____          was duly sworn as a Justice of the Peace          for the County of _____ State of _____          on the _____ day of _____ A.D. 19____          at _____ o'clock P.M.</p> <p>In testimony whereof I have hereunto set my hand          and the seal of said office at _____          this _____ day of _____ A.D. 19____</p> <p>_____ J.P. No. _____</p>	<p><b>SHERIFF COUNTY ATTORNEY</b></p> <p>I hereby certify that _____          was duly sworn as a Justice of the Peace          for the County of _____ State of _____          on the _____ day of _____ A.D. 19____          at _____ o'clock P.M.</p> <p>In testimony whereof I have hereunto set my hand          and the seal of said office at _____          this _____ day of _____ A.D. 19____</p> <p>_____ J.P. No. _____</p>	<p><b>SHERIFF COUNTY ENGINEER</b></p> <p>I hereby certify that _____          was duly sworn as a Justice of the Peace          for the County of _____ State of _____          on the _____ day of _____ A.D. 19____          at _____ o'clock P.M.</p> <p>In testimony whereof I have hereunto set my hand          and the seal of said office at _____          this _____ day of _____ A.D. 19____</p> <p>_____ J.P. No. _____</p>
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**NEEDS-DRIVEN VS. THE  
CONSUMER**

THE CONSUMER-DRIVEN model has been a  
mainstay of the marketing world for years.  
It's the idea that a company should create  
products and services that meet the needs  
of its customers. It's the idea that a company  
should create products and services that  
are tailored to the needs of its customers.

THE NEEDS-DRIVEN model is a more recent  
concept. It's the idea that a company should  
create products and services that meet the  
needs of its customers. It's the idea that a  
company should create products and services  
that are tailored to the needs of its customers.

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company should create products and services  
that are tailored to the needs of its customers.

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director

March 31, 2025



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

RE: Preliminary Subdivision **Determination**  
Harper Corner Subdivision, 3 lots  
Parcel #10-034-0013 & 10-034-0019  
Soil log #14666

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

#### DESIGN REQUIREMENTS

Lot 1-3: Documented ground water tables not to exceeding 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System followed by an At-Grade or Drip Irrigation absorption area, as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.22 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.45 gal/sq. ft./day for the Packed Bed Media absorption area as required for the fine sandy loam, massive structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal subdivision review; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

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

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

Sincerely,

Pedro Lozano, LEHS  
Environmental Health Division  
801-399-7160







## Staff Report to the Western Weber Planning Director

Weber County Planning Division

### Synopsis

#### Application Information

**Agenda Item:** Consideration and action on a request for final approval of Brome Ridge Subdivision consisting of 2 lots, located at 3300 North 5100 East, Eden, Utah.

**Agenda Date:** Tuesday, November 25, 2025

**Application Type:** Subdivision, administrative

**Applicant:** Wolfstead LLC

**File Number:** UVB091125

#### Property Information

**Approximate Address:** 3300 North 5100 East Eden, Utah 84310

**Project Area:** 7.43 acres

**Zoning:** AC-3

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 220210147

#### Adjacent Land Use

<b>North:</b>	Utah Power and Light Company	<b>South:</b>	Residential
<b>East:</b>	Open Space	<b>West:</b>	Residential

#### 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 September 11, 2025. The applicant is requesting final approval of Brome Ridge 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 Ogden Valley shows this property being utilized for rural residential lots. This request fits within Land Use Goal 1(pg. 21 of the General Plan document).

**Zoning:** The subject property is located in the AV-3 zone. Chapter 104-2 gives the following purpose and intent of the AV-3 zone:

*The AV-3 zone and the A-1 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:** Application is for a 2 lot Subdivision. Lot standards for the A-3 zone are lot area minimum of 3 acres and lot width of 150 feet for a single-family dwelling. Lot 1 will be 4.43 acres and 162.78' in width. Lot 2 will be 3.00 acres and 245.21' in 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 Eden Water Works for culinary water, Wolf Creek Irrigation for secondary water, and a feasibility letter from the Health Department for septic. Wolf Creek Irrigation has stipulated the applicant does not have enough water to service total acreage. Per section 106-4-2.010 (b) c - Secondary water exemption.

**Secondary water exemption.** A subdivision lot that is completely covered by pre-existing native wildland vegetation, and will remain so, is exempt from the secondary water requirements of this section as long as the pre-existing native wildland vegetation remains undisturbed in perpetuity, and is well-established in a manner that makes it relatively unlikely for noxious weed propagation. Clearing minimal area needed for buildings, driveways, accessory uses, wildfire defensible space, and similar uses is allowed under this exemption as long as it does not result in the need for outdoor watering. The following shall be provided with the final plat:

1. A restricted-landscape covenant is recorded to the lot. The covenant shall restrict the removal or addition of living vegetation from the lot unless the owner acquires the secondary water required by this section; and
2. A note shall be placed on the final recorded plat as required in Section 106-1-8.20.

**Public street infrastructure:** Per the general plan, 5100 East is slated to be 80' wide in the future. ROW dedication of a half width (40') from center line, shall be required for the entire frontage of the subdivision along 5100 east. 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 will be 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 Brome Ridge Subdivision, consisting of 2 lots, located in the AV-3 Zone at approximately 300 North 5100 East, Eden, Utah 84310. 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. Restricted Landscape Covenant signed by the developer, to be recorded with final plat.

These recommendations 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.

## Exhibits

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

## Location map



## Exhibit A - Application

### Brome Ridge Subdivision

[+ Add Follower](#)[✎ Change Status](#)[✎ Change Review Due Date](#)[✎ Edit Project](#)

**Address:** 3300 N 5100 E, Eden, UT, 84310  
**Maps:** [Google Maps](#)  
**Project Type:** Subdivisions  
**Sub Type:** Small Subdivision  
**Created By:** [Spencer Pugmir](#)  
**Created On:** 7/30/2025

**Project Status:** Accepted  
**Status Date:** 9/11/2025  
**File Number:** UVB091125  
**Project Manager:** [Tiffany Snider](#)

[Application](#)[Documents](#) 10[Comments](#) 2[Reviews](#) 11[Followers](#) 17[History](#)[Reminder](#) 0[Payments](#) 1[Area Fees](#)[Internal](#) 0

### Application

[+ Add Building](#)[+ Add Parcel](#)[✎ Edit Application](#)[+ Add a Contractor](#)[Print](#)[Building Permit](#)

**Project Description** 5100 E small division.

**Property Address** 3300 N 5100 E  
Eden, UT, 84310

**Property Owner** Wolfstead LLC  
385-453-5888  
[mirec@sudomail.com](mailto:mirec@sudomail.com)

**Representative** Spencer Pugmir  
385-453-5888  
[mirec@sudomail.com](mailto:mirec@sudomail.com)

Accessory Dwelling Unit	False
Current Zoning	AV-3
Subdivision Name	Brome Ridge
Number of new lots being created	2
Number of lots affected	1
Number of lots approved	0
Lot Number	
Lot Size	7.73
Frontage	407
Culinary Water Authority	Eden Water Company
Secondary Water Provider	Wolf Creek Irrigation Company
Sanitary Sewer Authority	Health Department (Septic)
Nearest Hydrant Address	3200 N 5100 E
Signed By	Representative, Spencer Pugmire

#### Parcel Number

[✖ Remove](#) 220210147 - [County Map](#)

Building Description	Square Feet	Valuation
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5402 E 2200 N  
PO BOX 13  
EDEN, UT 84310  
801-791-1772

[edenwaterworks@gmail.com](mailto:edenwaterworks@gmail.com)

July 10, 2025

Weber Morgan Health Department  
477 23<sup>rd</sup> Street  
Ogden, UT 84401

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

Regarding: Wolfstead LLC (0590 Account – 1 of 2)  
Parcel #22-021-0147  
Eden, UT 84310

To Whom It May Concern:

Please accept this letter as confirmation that subject to Share of Stock and applicable fees being paid (share has been purchased and meter needs to be installed), Eden Water Works Company will serve culinary water to the property stated above. This letter is only valid once proof of secondary water is sent into Eden Water Works Co. This letter is valid for 1 year.

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

Sincerely,

Board of Directors  
Eden Water Works Company





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

[edenwaterworks@gmail.com](mailto:edenwaterworks@gmail.com)

July 10, 2025

Weber Morgan Health Department  
477 23<sup>rd</sup> Street  
Ogden, UT 84401

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

Regarding: Wolfstead LLC (0591 Account – 2 of 2)  
Parcel #22-021-0147  
Eden, UT 84310

To Whom It May Concern:

Please accept this letter as confirmation that subject to Share of Stock and applicable fees being paid (share has been purchased and meter needs to be installed), Eden Water Works Company will serve culinary water to the property stated above. This letter is only valid once proof of secondary water is sent into Eden Water Works Co. This letter is valid for 1 year.

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

Sincerely,

Board of Directors  
Eden Water Works Company



# Wolf Creek Irrigation Company

P.O. Box 761 • Eden, Utah 84310

August 8, 2025

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

Regarding: Wolfstead LLC  
Parcel #22-021-0147  
Eden, Utah 84310

To Whom It May Concern,

The purpose of this letter is to certify that Wolfstead LLC owns one share of water stock in Wolf Creek Irrigation Company. This share of water stock is attached to 7.73 acres of land as referenced by Parcel #22-021-0147. The By-laws of Wolf Creek Irrigation Company state two important conditions: 1) that shares in the Company cannot be divided into portions smaller than one share, and 2) that one share of water stock in Wolf Creek Irrigation Company can irrigate one acre of land and no more.

If you have any questions about the contents of this letter, please feel free to contact me at 801-721-3730.

Sincerely,

Dee Staples  
President, Wolf Creek Irrigation Company

June 24, 2025



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

RE: **Parcel OWTS Feasibility Determination**  
Dan Barelo  
3200 N 5100 E Eden, Ut 84310  
Parcel # 220210147  
Soil Log #15723

The soil and percolation information for the above-referenced lot has been reviewed. Culinary water will be provided by Eden Water Works, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

**Site restriction:**

The site is shown to have an area impacted by a Zone Two Protection for Eden Water Works culinary well, part of a Public Water System. This area is prohibited from having any onsite wastewater component within this dedicated zone.

**DESIGN REQUIREMENTS**

Documented ground water tables not to exceeding 37.5 inches, fall within the range of acceptability for the utilization of a Packed Bed Media System followed by a conventional trench with a maximum trench depth limited to 24 inches. The absorption system is to be designed using a maximum loading rate of 0.35 gal/sq. ft. /day as required for a silty clay loam massive structure with a documented percolation rate of 120 minutes per inch.

The absorption field must be located within 50 feet of the test pit (UTM Zone 12T, Nad 83, 0430776E 4574557N).

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

**EDUCATE | ENGAGE | EMPOWER**

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

February 20, 2024

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

RE: Daniel Barelo (revised 2/20/2024)  
3200 N 5100 E Eden, UT  
Parcel #22-021-0147  
Soil log #14767

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Eden Waterworks, an approved public water system. **A letter from the water supplier is required prior to issuance of a permit.**

#### DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 24 inches and soils with a percolation rate of 96 minutes per inch, fall within the range of acceptability for the utilization of a Packed Bed Media Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches. The absorption field is to be designed using a maximum loading rate of 0.35 gal/ft<sup>2</sup>/day as required for the silty clay, blocky structure soil horizon with a documented percolation rate of 96 minutes per inch.

#### ENGINEERING REQUIREMENTS

-Before issuance of an onsite wastewater permit can be issued proof that **Wolf Creek Sewer** is not available must be supplied to our office. In 2024 a major extension of **Wolf Creek Sewer** line is occurring. The sewer main will be ran along 5100 E. As required in the Weber-Morgan Health Department Onsite Wastewater Treatment System Regulation Section 4.12 all lots within 300 feet of sewer must attached to the sewer line and cannot be considered permissible for an onsite wastewater treatment system.

4.12. The sewer may be considered as not being available when such sewer is located more than 300 feet from any building which abuts and is served by such sewer. Proposed subdivisions within 300 feet times the number of lots shall be approved only when connected to the public sewer. The rearrangement or subdivision of a parcel into smaller parcels or multiple phase subdivisions, shall not be deemed cause to permit the construction of an onsite wastewater treatment system, and all plumbing and drainage systems on any such parcel or parcels shall connect to the public sewer.

- The drainfield must be placed in the area of Exploration Pit #1 [UTM Zone 12 Nad 83 430844 E 4574454 N]. This test pit location must be shown on the septic plan submitted to this office.
- Water table monitoring port 4N failed with a peak water table of 7.5 inches below surface and is not suitable for drainfield placement. If a future drainfield is placed in this area of the property, the drainfield must be placed to the southeast where water table monitoring ports 5W [UTM Zone 12 Nad 83 430886 E 4574518 N] and 6S [UTM Zone 12 Nad 83 430906 E 4574510 N] were located. Furthermore, required percolation testing was not completed in this area of the property after the site and soil evaluation was completed on October 21, 2021. Percolation testing must be completed to consider drainfield placement in this area.

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.



