



February 3, 2016

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

RE: Feasibility and design requirements for various lots in Wilcox Camp and Boating Resort
Land Serial #20-019-0001, 20-019-0003, 20-019-0004, 20-019-0005

To Whom It May Concern:

This letter is to clarify the health department position as to the feasibility of development on the aforementioned lots. It is our understanding that lots 20-019-0001 will be combined with 20-019-0004 and the two will be officially separated from 20-019-0003 resulting in two lots total. Rearrangement of these lots will not bring them into compliance with county minimum lots size requirements for use of septic systems, however these lots already have existing infrastructure. Expansion of the homes on these two new lots will not be permitted. If at any time the owners wish to remodel and/or make modification to the homes, the installed septic system will require evaluation for capacity. Failure of the existing septic systems will likely result in permits for holding tanks be issued until such time that sewer or other means of wastewater disposal is available. There are no grandfathering exemptions available for these lots.

It is our understanding that lot 20-019-0005 is to be included in the subdivision amendment with no changes to the lot size or property lines. This lot also does not meet the minimum lot size requirement, however the following from Weber-Morgan onsite wastewater systems regulation states

4.20 Add new Subsection D to Section 4.1 to read;

D. Lots utilizing non-public water system recorded prior to May 21, 1984. The department may issue a construction permit for new construction or a letter of approval for an expansion of use of an existing structure on lots recorded prior to May 21st, 1984 that do not meet the minimum lots size requirements of Table 1 under the following conditions;

1. The department has a soils evaluation on record
2. The department has a passing percolation test on record (if required)
3. The department has received a set of plans detailing existing structures and use, and proposed structures and use.
4. The department has received a minimum of two copies of an Onsite Wastewater Treatment System plan prepared by a Certified Onsite Wastewater System Designer
5. The plan demonstrates adequate room available for placement of the onsite wastewater treatment system components including the 100% replacement absorption system and the location of an alternating valve
6. The original absorption system and replacement absorption system must be installed prior to

approval being given. Appropriate valving between absorption systems must be installed to allow for alternating flows between absorption systems on an annual basis

7. All required separation distances are met.
8. Property owners may be able to use an existing absorption system when the department can verify the tank size and location, absorption system type, size and location that separation distance requirements are met, and the system is functioning effectively. The property owner shall install the replacement absorption system prior to final approval for occupancy being granted for expansion
9. Absorption systems without permit records are unable to be verified and will require replacement of the original absorption system and the replacement absorption system for approval.
10. Unapproved nonpublic water systems will require sampling and must demonstrate adequate conditions before approvals will be issued.

Any changes to the lot lines of 20-019-0005 may result in a loss of exemption to the minimum lot size requirement based on the recorded date. At this time the health department cannot sign the mylar for the new subdivision as the lots are not compliant with the minimum size requirements of the onsite wastewater systems regulation. This does not imply that the recording cannot proceed, only that septic feasibility is not approved and that it must be determined on an individual basis for any future development requests. Please contact our office at 801-399-7178 with any questions or concerns.

Sincerely,



Michela Gladwell, LEHS
Environmental Health Division
Weber-Morgan Health Department