



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application for final approval of Emerson Landing Subdivision, consisting of 1 lot.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, June 21, 2017

**Applicant:** Fisher Family Holdings LLC, Owner

**Authorized Representative:** Brandi Hammon, Agent

**File Number:** UVE 021617

### Property Information

**Approximate Address:** 6510 North Fork Rd, Liberty, UT 84310

**Project Area:** 5.23 acres

**Zoning:** Forest (F-5) Zone

**Existing Land Use:** Forest

**Proposed Land Use:** Residential

**Parcel ID:** 16-001-0022, 16-001-0023

**Township, Range, Section:** T7N, R1W, Section 01

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Steve Burton  
sburton@co.weber.ut.us  
801-399-8766

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-5 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background and Summary

The applicant is requesting final approval of Emerson Landing Subdivision consisting of one lot, located at approximately 6510 North Fork Road in the F-5 Zone. The subdivision meets the area and lot width requirements of the F-5 Zone. The 5.23 acre subdivision will consolidate two smaller parcels and create one buildable lot which will be considered a restricted lot and will be required to undergo the hillside review process prior to receiving a land use permit. Culinary water will be provided by Liberty Pipeline Water District and wastewater will be controlled by an individual septic system.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

## Analysis

**General Plan:** The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

**Zoning:** The subject property is located in the Forest (F-5) Zone. Single-family dwellings are a permitted use in the F-5 Zone.

**Lot area, frontage/width and yard regulations:** In the LUC §104-9-4, the F-5 zone requires a minimum lot area of 5 acres and a minimum lot width of 300'. Lot 1 maintains adequate lot area at 5.23 acres and has approximately 310' of frontage along North Fork Road.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC §106-1, and the F-5 zone standards in LUC §104-9. The proposed subdivision will not create any new public streets. The

proposal meets the criteria for "Small Subdivisions", as defined in LUC §101-7, and can be administratively approved per LUC §106-1-5(b)(1).

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water for the proposed subdivision will be provided by Liberty Pipeline Water District. The sanitary sewage disposal will be an individual waste water treatment system.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning, Engineering, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: As stated in LUC §108-14-3, "All parcels, subdivision lots, roads and accesses, where the natural terrain has average slopes at or exceeding 25 percent shall be reviewed by the Hillside Development Review Board as part of an application request for land use and building permits."

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

## Staff Recommendations

Staff recommends final approval of Emerson Landing Subdivision, a one lot subdivision located at approximately 6510 North Fork Road. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. An approved Hillside Review application will be required to be submitted with the building permit application.
2. A deferral for curb, gutter, and sidewalk will be required to be recorded with the final Mylar per LUC §106-4-2 (e) and (f).

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 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.

## Administrative Approval

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

Date of Administrative Approval: Wednesday, June 21, 2017.

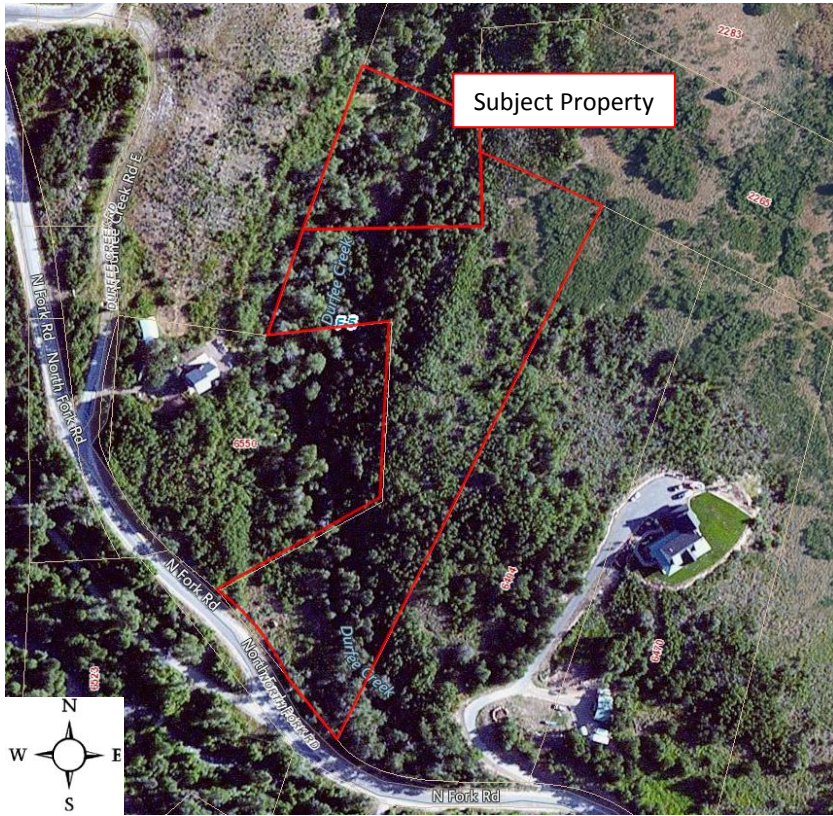
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Rick Grover  
Weber County Planning Director

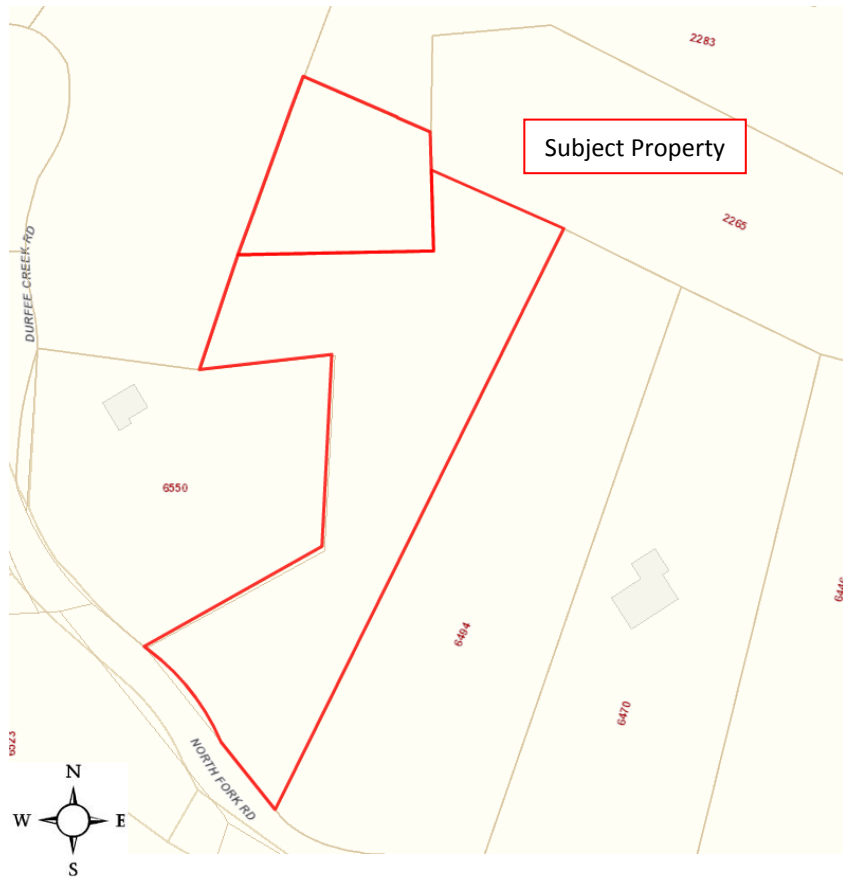
## Exhibits

- A. Final Subdivision Plat
- B. Feasibility letters

# Area Map 1



# Area Map 2





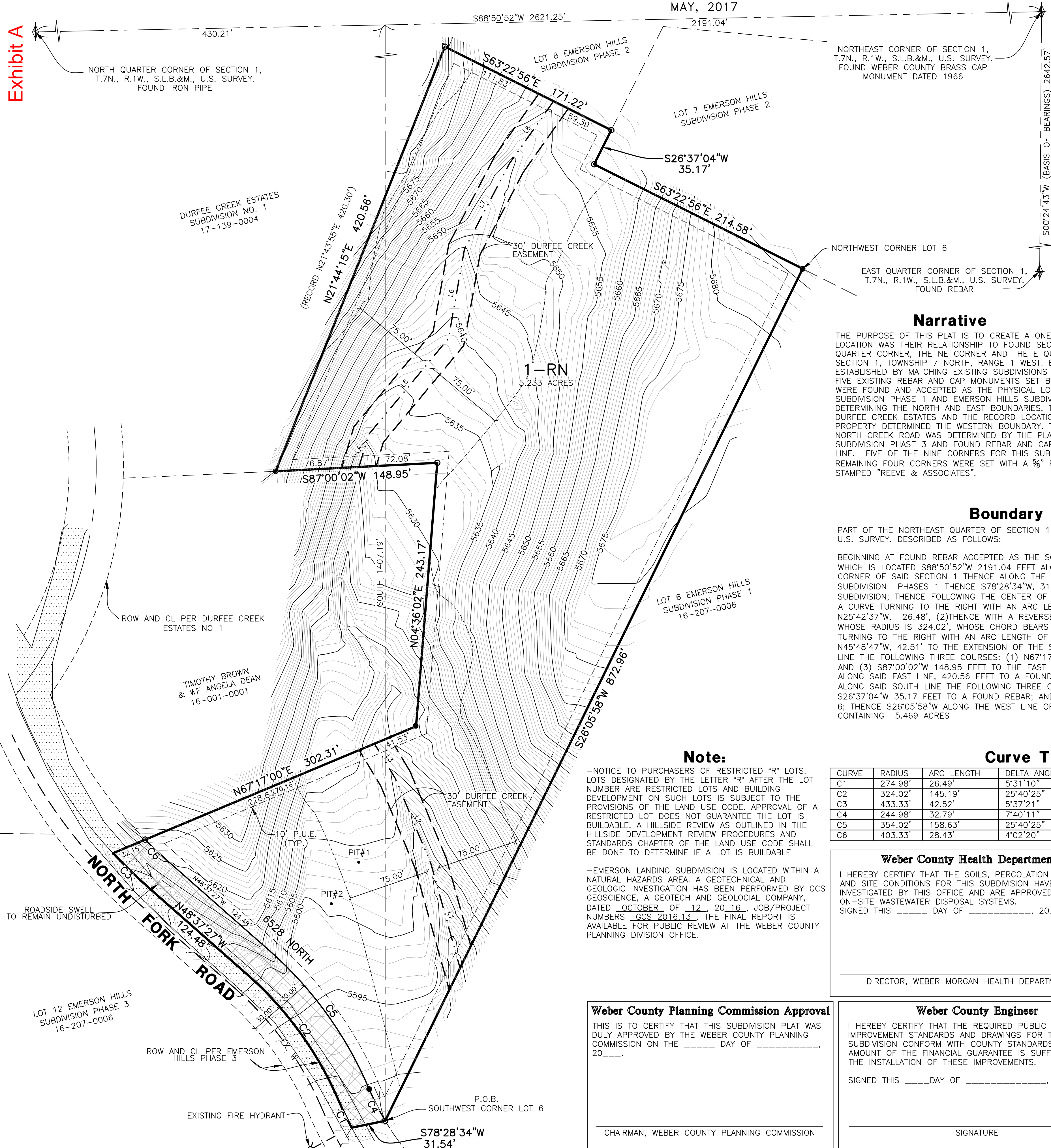
**Developer**

OWEN FISHER  
351 EAST OAK LANE  
KAYSVILLE, UT 84037  
801-544-3834

# Emerson Landing Subdivision

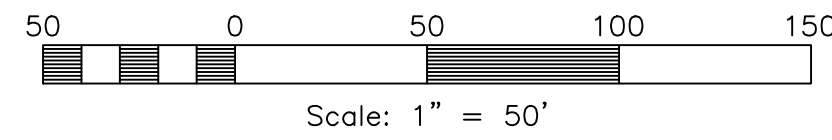
PART OF THE NORTHEAST QUARTER OF SECTION 1, T.7N., R.1W., S.L.B.&M., U.S. SURVEY  
WEBER COUNTY, UTAH  
MAY, 2017

Exhibit A



**Legend**

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "ONESCO"
- = EXISTING FIRE HYDRANT
- = BOUNDARY LINE
- = ADJOINING PROPERTY LINE
- = DURFEE CREEK CENTERLINE
- = DURFEE CREEK HIGH WATER MARK
- = DURFEE CREEK SETBACK
- = SECTION TIE LINE
- = EASEMENT LINE
- = ROADWAY DEDICATION TO WEBER COUNTY
- = EXISTING PAVEMENT



**Note**

- EXPLORATION PIT#1  
0-14" SLIT LOAM, GRANULAR STRUCTURE  
14-86" GRAVELLY SANDY LOAM, 30% STONES & COBBLE W/BELTS OF MINERAL GRAVEL
- EXPLORATION PIT#2  
0-22" SLITY LOAM, GRANULAR STRUCTURE  
22-90" GRAVELLY SANDY LOAM, 20% STONES & COBBLE W/BELTS OF MINERAL GRAVEL

**Basis of Bearings**

BASIS OF BEARING IS UTAH STATE PLANE NORTH AS PER WEBER COUNTY WHERE THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NE CORNER OF SECTION 1 BEARS N88°50'52"E.

**Narrative**

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION. THE LOCATION WAS THEIR RELATIONSHIP TO FOUND SECTION CORNERS AT THE N QUARTER CORNER, THE NE CORNER AND THE E QUARTER CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST. BOUNDARY LINES WERE ESTABLISHED BY MATCHING EXISTING SUBDIVISIONS ADJOINING THIS GROUND. FIVE EXISTING REBAR AND CAP MONUMENTS SET BY ONESCO ENGINEERING WERE FOUND AND ACCEPTED AS THE PHYSICAL LOCATION OF EMERSON HILLS SUBDIVISION PHASE 1 AND EMERSON HILLS SUBDIVISION PHASE 2. THUS DETERMINING THE NORTH AND EAST BOUNDARIES. THE RECORD LOCATION OF DURFEE CREEK ESTATES AND THE RECORD LOCATION OF THE BROWN PROPERTY DETERMINED THE WESTERN BOUNDARY. THE RIGHT OF WAY ALONG NORTH CREEK ROAD WAS DETERMINED BY THE PLAT OF EMERSON HILLS SUBDIVISION PHASE 3 AND FOUND REBAR AND CAP LONG THE RIGHT OF WAY LINE. FIVE OF THE NINE CORNERS FOR THIS SUBDIVISION WERE FOUND. THE REMAINING FOUR CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

**Boundary Description**

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND REBAR ACCEPTED AS THE SOUTHWEST CORNER OF LOT 6, EMERSON HILLS SUBDIVISION PHASE 1 WHICH IS LOCATED S88°50'52"W 2191.04 FEET ALONG THE SECTION LINE AND SOUTH 1407.19 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1 THENCE ALONG THE NORTHERLY LINE OF THE COUNTY ROAD AS SHOWN ON EMERSON HILLS SUBDIVISION PHASES 1 THENCE S78°28'34"W, 31.54 FEET TO THE CENTER OF NORTH FORK ROAD AS SHOWN ON SAID SUBDIVISION; THENCE FOLLOWING THE CENTER OF LINE OF SAID ROAD THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 26.49', AND WHOSE RADIUS IS 274.98', WHOSE CHORD BEARS N25°42'37"W, 26.48'; (2) THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 145.19', AND WHOSE RADIUS IS 324.02', WHOSE CHORD BEARS N35°47'14"W, 143.98'; (3) N48°37'27"W, 124.48 FEET; (4) WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 42.52', AND WHOSE RADIUS IS 433.33', WHOSE CHORD BEARS N45°48'47"W, 42.51' TO THE EXTENSION OF THE SOUTHERLY LINE OF THE TIMOTHY BROWN PROPERTY, THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES: (1) N67°17'00"E 302.31 FEET; (2) N04°36'02"E, 243.17 FEET TO A FOUND REBAR AND (3) S87°00'02"W 148.95 FEET TO THE EAST LINE OF DURFEE CREEK ESTATES SUBDIVISION NO. 1; THENCE N21°44'15"E ALONG SAID EAST LINE, 420.56 FEET TO A FOUND REBAR ON THE SOUTH LINE OF EMERSON HILLS PHASE 2; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE COURSES: (1) S63°22'56"E 171.22 FEET TO A FOUND REBAR; (2) S26°37'04"W 35.17 FEET TO A FOUND REBAR; AND (3) S63°22'56"E 214.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S26°05'58"W ALONG THE WEST LINE OF SAID LOT 6, 872.96 FEET TO THE POINT OF BEGINNING. CONTAINING 5.469 ACRES

**Curve Table**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	274.98'	26.49'	5°31'10"	13.26'	N25°42'37"W	26.48'
C2	324.02'	145.19'	25°40'25"	73.83'	N35°47'14"W	143.98'
C3	433.33'	42.52'	5°37'21"	21.28'	N45°48'47"W	42.51'
C4	244.98'	32.79'	7°40'11"	16.42'	N26°47'07"W	32.77'
C5	354.02'	158.63'	25°40'25"	80.67'	N35°47'14"W	157.31'
C6	403.33'	28.43'	4°02'20"	14.22'	N46°36'17"W	28.43'

**Line Table**

LINE	BEARING	DISTANCE
L1	N15°36'08"W	99.21'
L2	N22°37'40"W	85.22'
L3	N30°58'14"W	37.53'
L4	N16°28'03"E	30.96'
L5	N39°43'20"E	115.03'
L6	N10°09'17"E	83.37'
L7	N27°40'58"E	89.02'
L8	N35°15'37"E	70.38'

**Note:**

—NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS. LOTS DESIGNATED BY THE LETTER "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISIONS OF THE LAND USE CODE. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE HILLSIDE DEVELOPMENT REVIEW PROCEDURES AND STANDARDS CHAPTER OF THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE

—EMERSON LANDING SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY GCS GEOSCIENCE, A GEOTECH AND GEOLOGICAL COMPANY, DATED OCTOBER OF 12, 2016. JOB/PROJECT NUMBERS GCS 2016.13. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

**Surveyor's Certificate**

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF EMERSON LANDING SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

150228-2201  
UTAH LICENSE NUMBER      ROBERT D. KUNZ

**Owners Dedication And Certification**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT EMERSON LANDING SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATED A 30 FOOT PERPETUAL EASEMENT FOR THE MAINTENANCE AND PRESERVATION OF DURFEE CREEK.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWEN FISHER  
FISHER FAMILY HOLDING, L.L.C.

**ACKNOWLEDGMENT**

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT**

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**Weber County Health Department**

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DIRECTOR, WEBER MORGAN HEALTH DEPARTMENT

**Weber County Surveyor**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

**Weber County Planning Commission Approval**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SIGNATURE

**Weber County Commission Acceptance**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

**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 THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SIGNATURE

**Weber County Recorder**

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_

And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_

Recorded For: \_\_\_\_\_

\_\_\_\_\_  
Weber County Recorder

\_\_\_\_\_  
Deputy.

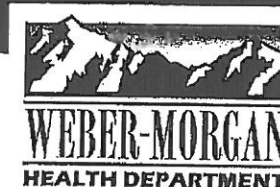
**Project Info.**

Surveyor: R. KUNZ  
Designer: \_\_\_\_\_  
Begin Date: \_\_\_\_\_  
                  09-19-07  
Name: EMERSON LANDING  
Number: 5484-01  
Revision: 12/17/13 NA  
Scale: 1"=50'  
Checked: \_\_\_\_\_

4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com



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



August 3, 2016

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

RE: Fisher Family Holdings Property, 1 Lot  
6510 North Fork Rd.  
Parcel #16-001-0022

Gentlemen:

The plans and supporting information for the above-referenced subdivision have been reviewed.

Culinary water will be provided by the Liberty Pipeline Water District, an extension of an existing approved community water system. **A letter from the water supplier is required.**

Soil characteristics, percolation rates of 45 MPI, and anticipated ground water tables not to exceed 48 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 18 inches.

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. Contour lines must be included on septic plans.

All subdivision plats submitted for review are to show the location of exploration pits and percolation tests. Key number or letter designation will be provided by this office along with logs of soil horizons and final percolation rates. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-501 through R317-513, 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,

Brian Cowan, LEHS  
Environmental Health Division

BC/nm

EDUCATE | ENGAGE | EMPOWER



## Liberty Pipeline Company

PO Box 1200  
Liberty, Utah 84310

801-745-2088  
Jodi@Libertypipelinecompany.com

August 9 2016

Fisher Family Holdings LLC  
16-001-0022  
6510 N North Fork Rd  
Liberty, Utah 84310

It is the policy of Liberty Pipeline Company (“Liberty”) that all water service requirements must be met before Liberty will provide a Will-Serve letter to Weber County guaranteeing water service. Before Liberty can provide culinary water service 6510 N North Fork Road Liberty, Utah 84310 Parcel ID 16-001-0022, the follow steps must be completed:

1. The Property owner must obtain a water right contract with Weber Basin Water Conservancy District for 1.25 acre feet of water. Liberty must be shown as a joint owner of the water right. The Property owner must authorize Weber County to collect the annual assessment for the Weber Basin Water Conservancy District share through its taxing authority.
2. The Property owner must obtain an approved Exchange Application from the Utah State Engineer approving the diversion of the water available under the Weber Basin Water Conservancy District contact from the Liberty well for use on the Property. Liberty must be shown as a joint owner of the Exchange Application.
3. The Property owner must pay Liberty’s connection fee of \$3,613.68, an impact fee of \$14,400.00 and pay for a radio-read water meter (currently about \$350). Upon payment of the connection fee, the Property owner will be granted one book entry share of Liberty Pipeline Company stock and will be a member of Liberty subject to all of the Company rules and regulations and will have one right to vote.

When these steps have been completed and the Property owner provides the appropriate documentation to Liberty, Liberty will prepare a Will-Serve letter to be submitted to Weber County.

At no time will the Property owner, contractor, plumber, or any other person use a “direct-connect” or “jumper” to gain access to Liberty water without fully satisfying the foregoing requirements. Such action constitutes theft and will be reported.

It is the understanding of Liberty that all water mains and laterals required to serve the Property have been constructed and dedicated to Liberty. Liberty will not install water mains or laterals to the Property nor will it install the service line from the water meter to the point of use. [If the connection requires water line to be installed and dedicated to the Company this should be included in the steps to be completed].

The Property owner remains solely responsible for meeting Weber County requirements for fire hydrants and other fire protection measures.