

# Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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## Subdivision and Property Information

Subdivision Name <b>J. L NELSON SUBDIVISION 1<sup>ST</sup> AMENDMENT</b>		Number of Lots <b>2</b>
Approximate Address <b>3930 N. 2975 W.</b>		Land Serial Number(s) <b>19-171-0002 19-171-0003</b>
Current Zoning <b>A-1</b>	Total Acreage <b>5.09</b>	
Culinary Water Provider	Secondary Water Provider	Wastewater Treatment

## Property Owner Contact Information

Name of Property Owner(s) <b>Jerry &amp; Linda Nelson</b>		Mailing Address of Property Owner(s) <b>3920 North 2975 West Farm West, UT 84404</b>
Phone <b>8017916758</b>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address <b>LNEL03@aol.com</b>		

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <b>Adam &amp; Raylyn Nelson</b>		Mailing Address of Authorized Person <b>4367 S. 2900 W Roy, UTAH 84067</b>
Phone <b>8017910808</b>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address <b>Tropicgirl@aol.com <del>Raylyn.Nelson@aol.com</del></b>		

## Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer <b>REEVE &amp; ASSOCIATES, INC.</b>		Mailing Address of Surveyor/Engineer <b>4155 SO. HARRISON BLVD., STE 310 OGDEN, UT. 84403</b>
Phone <b>801-621-3100</b>	Fax <b>801-621-2666</b>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address <b>CCAVE@Reeve-assoc.com</b>		

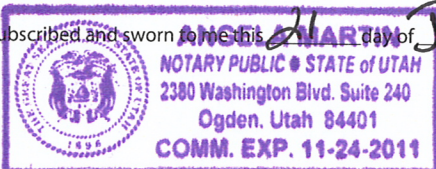
## Property Owner Affidavit

I (We), Linda Nelson, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this June day of 2011

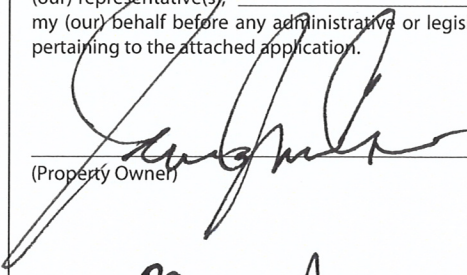


*(Handwritten Signature)*

(Notary)

**Authorized Representative Affidavit**

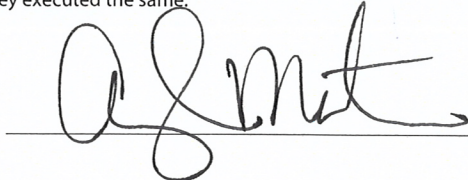
I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s); \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

  
\_\_\_\_\_  
(Property Owner)

  
\_\_\_\_\_  
(Property Owner)

Dated this 29 day of Aug, 20 11, personally appeared before me Jerry J. Nelson & Linda S. Nelson, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



  
\_\_\_\_\_  
(Notary)

# *Bona Vista Water Improvement District*

*2020 West 1300 North, Farr West, Utah 84404*

*Phone (801) 621-0474 Fax (801) 621-0475*

## Directors

Jimmie Papageorge  
Farr West

Bruce Richins  
Harrisville

Keith Butler  
Marriott/Slaterville

Jay Jenkins  
Plain City

Earl Hooper  
Unincorporated Area

## Management

Jerry Allen  
General Manager

Monette Panter  
Office Manager

August 29, 2011

Weber County Planning Commission  
2380 Washington Blvd  
Ogden, Utah 84401

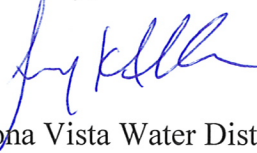
RE: Adam Nelson  
3650 North 2975 West Lot#2

This parcel is within the boundaries of the Bona Vista Water District and we can supply them with water for domestic use only.

All landscaping and outside use must be done from a supply other than the culinary water.

At the present time a 3/4" connection is \$1435.00. On this parcel there is a \$1,000 annexation fee due. All fees must be paid before a connection can be made.

Sincerely,



Bona Vista Water District  
Jerry Allen/General Manager

**PERCOLATION TEST CERTIFICATE AND SOIL EXPLORATION RESULTS**

*Information Required for Determining Soil Suitability  
For Individual Wastewater Disposal Systems*

**Name:** Jerry Nielson

**Location of Property:** 3920 North 2975 West  
Farr West UT.

**Phone** 801-393-8641 W 791-6758 H

**Lot:**

*I certify that*

*Percolation tests have been conducted on the above property. In accordance with requirements specified in R317-511. Utah Administrative Code. And that percolation rates. Calculated as specified by said rule. Are as follows (use reverse side or additional sheets if necessary):*

Test Hole Number	Test Hole Depth	Saturation Period (hrs & min)	Swelling Period (hrs & min)	Inches Drop Final 30 min. Period	Final Stabilized Percolation Rate** (min/inch)
1	18"	7:00 pm	7:00 pm	18"	24 hr period
1	18"	7:00 pm	7:30 pm	4"	7.50
1	18"	7:35 pm	8:10 pm	4"	7.50
1	18"	8:15 pm	8:45 pm	4"	7.50

*Statement of soil conditions obtained from explorations to a depth of 10 feet. In the event that absorption systems will be deeper Than 6 feet, soil explorations must extend to a depth of at least 4 feet below the bottom of the proposed absorption field, seepage Trench, seepage pit, or absorption bed. A descriptive log of each exploration hole should be given:*

Date soil exploration (s) conducted:

Statement of present and maximum anticipated ground water table through out the property and area of the proposed soil absorption system determined: no ground water present or detected

Date ground water table determined:

**I hereby certify to the best of my knowledge, the foregoing information is correct.**

**Name:** Lynn Williams

**Address:** 4485 West 4350 South  
West Haven UTAH 84401

Signed

 Date: 11-19-05

2006 WATER TABLE DATA  
 NAME: Jerry Nelson  
 ADDRESS: 3920 N 2975 W

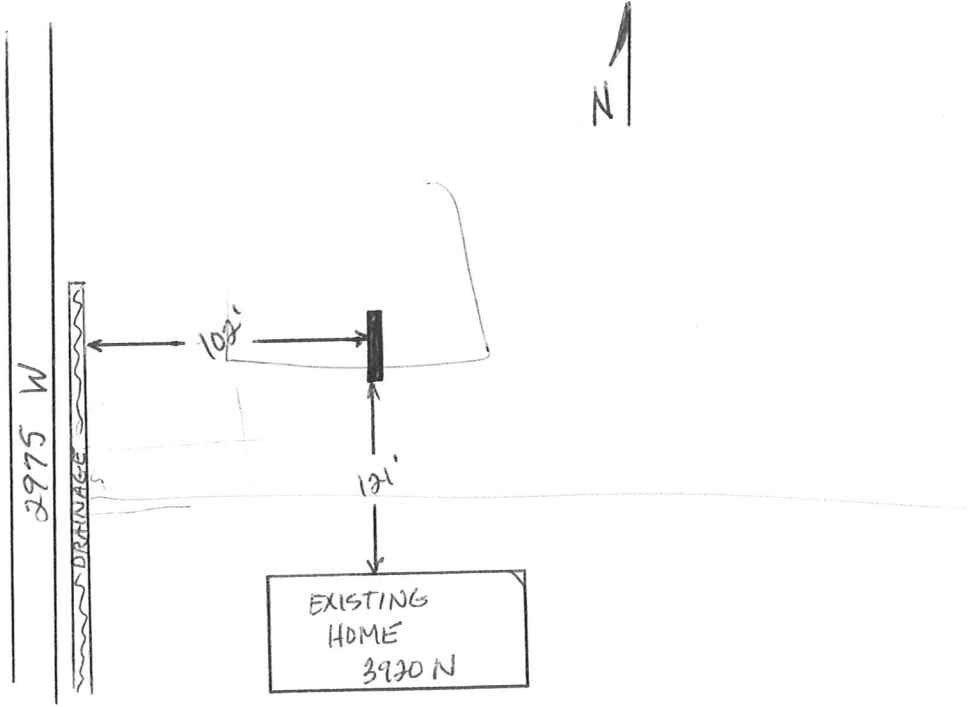
DATE	READING #	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH
	1	83	dry	82	dry	dry	dry	dry	dry	dry
	2	84	dry	85	dry	dry	dry	dry	dry	dry
	3	86	dry		dry	dry	dry	dry	dry	dry
	4				dry	dry	dry	dry	dry	dry
	5				dry	dry	dry	dry	dry	dry
	6				dry	dry	dry	dry	dry	dry
	7				dry	dry	dry	dry	dry	dry
	8				dry	dry	dry	dry	dry	dry
	9				dry	dry	dry	dry	dry	dry
	10				dry	dry	dry	dry	dry	dry

DATE	READING #	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH
	11	83	dry	dry	dry	dry	dry	dry	dry	dry
	12	84	dry	dry	dry	dry	dry	dry	dry	dry
	13	86	dry	dry	dry	dry	dry	dry	dry	dry
	14				dry	dry	dry	dry	dry	dry
	15				dry	dry	dry	dry	dry	dry
	16				dry	dry	dry	dry	dry	dry
	17				dry	dry	dry	dry	dry	dry

number of sites 1  
 number of wells 3  
 total readings 51

Notes 2-14-05, Snowfall average 43" this year to date 18"  
 2-14-05, Rainfall average 6.2" this year to date 4.91"  
 4/10 well height/depts corrected

Linda Nelson  
Log # 13066  
Oct 6, 2005





# WEBER-MORGAN HEALTH DEPARTMENT

GARY M. HOUSE, M.P.H.  
Health Officer / Director

October 11, 2005

Division Directors  
KAY LARRISON, Administration  
CLAUDIA PRICE, Nursing  
JOE DECARIA, Environmental Health  
COLLEEN JENSON, WIC

Linda Nelson  
3920 N. 2975 W.  
Farr West, UT 84404

RE: Wastewater Site and Soils Evaluation #13066  
3920 N. 2975 W., Farr West  
Parcel # 19-171-0001

Dear Ms. Nelson:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on October 6, 2005. The exploration pit is located on the enclosed plat developed during the site evaluation along with the assigned numerical code for each exploration pit. The soil horizons, required percolation depths, actual and anticipated maximum ground water tables have been logged as follows:

Exploration Pit #1	
0-30"	silt loam, granular structure
30-90"	silt loam, massive structure, sporadic sand lenses
Heavy mottling @ 30"	
Required percolation depth(s)	12"

Exploration pits should be backfilled immediately upon completion of percolation testing to prevent a hazardous environment that may cause death or injury to people or animals.

Monitoring of the maximum ground water table is required in the location of the above listed exploration pits. Please complete the enclosed application for maximum ground water table monitoring and return it along with the appropriate fees. The wells should be constructed in accordance with the enclosed diagram in order to provide the most accurate water table readings possible.

Percolation tests may be completed by any individual included on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

*percolation different than ground water monitor*

PART OF THE N.E. 1/4 OF SECTION 22, T.7N., R.2W., S.L.B. & M.

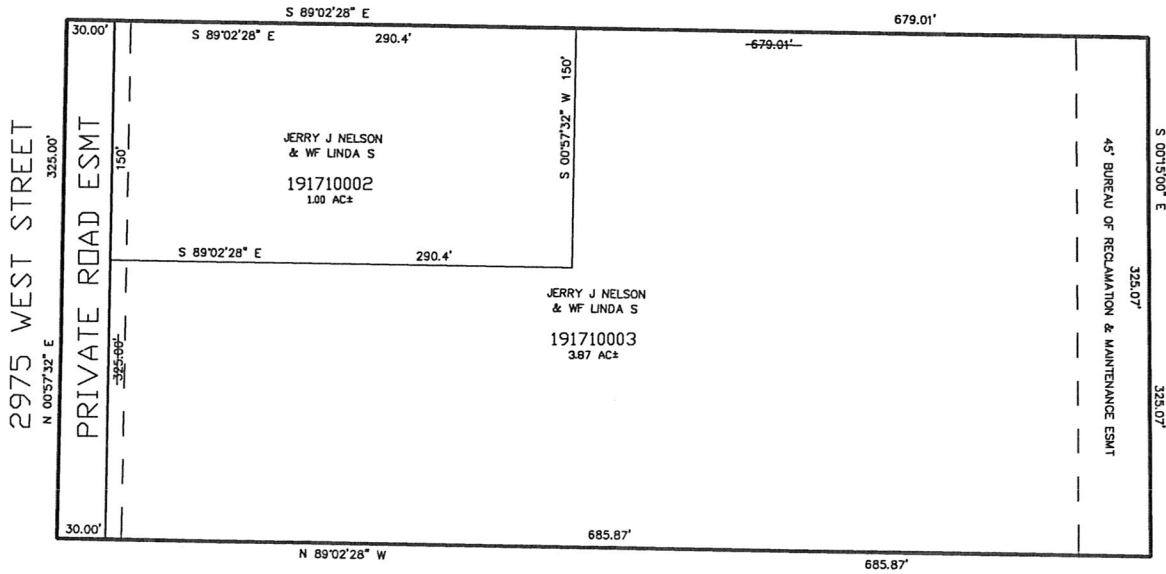
J & L NELSON SUBDIVISION

IN WEBER COUNTY

SCALE 1" = 60'

TAXING UNIT: 19

SEE PAGE 10-2



SEE PAGE 10-2

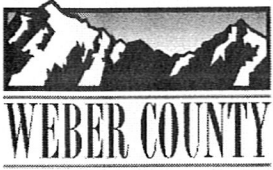
SEE PAGE 137

SEE PAGE 10-2

10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 56, PAGE 8 OF RECORDS.





# Weber County Public Works Department Official Receipt

**Receipt Date** 29-AUG-11

02:17:50 PM

**Description** SUBDIVISION FEES

**From Client** RAYLYN NELSON

CHECK 600

**Total Received:** 600

**Empl Id / Receipt Nbr:** SM - 21157

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Signature

\*\*\* Please Retain This Receipt For Your Personal Records \*\*\*

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Staff process checklist for minor subdivisions (as defined in the Weber County Subdivision Ordinance 26-1-3.20)  
approved by staff

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Date

- \_\_\_\_\_ Confirm that the proposal meets the definition for a minor subdivision
- \_\_\_\_\_ Confirm that the subdivision meets the requirement for the zone for which it is proposed
- \_\_\_\_\_ Determine if the application meets requirements of the subdivision ordinance
- \_\_\_\_\_ Make sure that the application has been filled out completely with the appropriate fees paid
- \_\_\_\_\_ Make sure that the required documents (water, waste water, and electronic copies) have been submitted
- \_\_\_\_\_ Send application to review agencies
- \_\_\_\_\_ Provide the applicant with a copy of the staff report that has been prepared in response to the application at least 3 days in advance of any meetings
- \_\_\_\_\_ Either approve, deny, or refer subdivision to the Planning Commission for approval  
If referred to the Planning Commission, follow *Checklist for subdivisions that require Planning Commission Recommendation* below
- \_\_\_\_\_ Send applicant notice of decision
- \_\_\_\_\_ Send subdivision mylar to agencies for signatures
- \_\_\_\_\_ Prepare appropriate county covenants for recording with the subdivision plat

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Staff process checklist for subdivisions requiring Planning Commission recommendation (vacating, deferrals, amendments, and subdivisions that do not meet the requirements of a minor subdivision)

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Date

- \_\_\_\_\_ Confirm that the subdivision meets the requirements for the zone for which it is proposed
- \_\_\_\_\_ Determine if the application meets the requirements of the subdivision ordinance
- \_\_\_\_\_ Make sure that the application has been filled out completely with the appropriate fees paid
- \_\_\_\_\_ Make sure that the required documents (water, waste water, and electronic copies) have been submitted
- \_\_\_\_\_ Send application to review agencies
- \_\_\_\_\_ Provide the applicant with a copy of staff report that has been prepared in response to the application at least 3 days in advance of any meetings
- \_\_\_\_\_ Provide notice of public meeting with the Planning Commission for recommendation to County Commission
- \_\_\_\_\_ Conduct meeting allowing broad input from the applicant. Findings based on applicant's compliance with the Ordinances
- \_\_\_\_\_ Preserve the record of the proceedings to document the law and evidence that was considered by the land use authority
- \_\_\_\_\_ Send applicant notice of decision
- \_\_\_\_\_ Review subdivision plat to ensure that all agency comments have been addressed
- \_\_\_\_\_ Request financial guarantee for subdivision improvements
- \_\_\_\_\_ Have financial guarantee reviewed by the engineering office and if accepted, have Legal Counsel review and sign documents
- \_\_\_\_\_ Send subdivision mylar to agencies for signatures
- \_\_\_\_\_ Prepare staff report for County Commission (legislative body) agenda one week prior to meeting for approval and acceptance of the financial guarantee and any road dedication
- \_\_\_\_\_ Notify applicant of meeting
- \_\_\_\_\_ Prepare appropriate county covenants for recording with the subdivision plat
- \_\_\_\_\_ Have the owner(s) of record sign the plat in front of a notary
- \_\_\_\_\_ Owner(s) and staff go to the recorder's office to record plat and documents



# Weber County Planning Division

## WEBER COUNTY AGENCY REVIEW SUBDIVISIONS

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	ENGINEERING
<input type="radio"/>	<input checked="" type="radio"/>	SURVEYORS
<input type="radio"/>	<input checked="" type="radio"/>	ASSESSORS
<input type="radio"/>	<input checked="" type="radio"/>	TREASURERS
<input type="radio"/>	<input checked="" type="radio"/>	HEALTH
<input type="radio"/>	<input checked="" type="radio"/>	FIRE

## OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input type="radio"/>	* <u>Uintah Highland Water &amp; Sewer District</u>
<input type="radio"/>	<input type="radio"/>	* <u>Weber Basin Water Conservancy District</u>
<input type="radio"/>	<input type="radio"/>	* <u>Rocky Mountain Power</u>
<input type="radio"/>	<input type="radio"/>	* <u>Qwest</u>
<input type="radio"/>	<input type="radio"/>	* <u>Questar Gas Company</u>
<input type="radio"/>	<input type="radio"/>	* <u>Weber County School District</u>
<input type="radio"/>	<input type="radio"/>	** <u>Weber Pathways</u>

--If processing by paper, please respond to this review request **by returning this form** and the attached plan **within 14 days** to:

*Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473*

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano

\* - Preliminary/Final Approval

\*\* - Only if property is in the Ogden Valley