



October 11, 2017

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

RE: Matt Toliver Property
Approximately 5025 Old Snowbasin Road, Huntsville UT
Parcel #200350039
Soil log #14382

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on June 24, 2016. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #TP lot 1 (UTM Zone 12T, Nad 83, 433024E 4565331N)
0-12" clay loam, granular structure, 3% gravel
12-53" clay loam, massive structure, mottling, 5% gravel
53-90" silty clay loam, massive structure, mottling

Exploration Pit #TP lot 2 (UTM Zone 12T, Nad 83, 433048E 4565321N)
0-17" clay loam, granular structure
17-57" clay loam, massive structure, mottling
57-78" silty clay loam, massive structure, mottling

Percolation test in the area of the soil test pits were witnessed by members of the Weber-Morgan Health Department Staff on September 28, 2017. The resulting percolation test results in the clay loam, massive Structure horizon were 90 minute per inch.

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

DESIGN REQUIREMENTS

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.

Documented ground water tables not to exceed 17-22 inches, fall within the range of acceptability for the utilization of a Packed Bed Media Wastewater Disposal System followed by a Drip Irrigation absorption system as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.4 gal/sq. ft. /day as required for the clay loam, massive structure soil horizon. The site of the absorption system is limited to within 50 feet of the area evaluated for water table and soil feasibility

Additional Items of clarification:

At the time of this feasibility letter the site does not meet the minimum requirement established in the Weber-Morgan Health Department Onsite Wastewater Treatment System Regulation section 4.39, which requires that a minimum lot size shall consist of 20,000 square feet of contiguous buildable area with a slope less than 25

percent. **Final approval of the onsite wastewater system will not be granted until the site meets this requirement.** In addition to the normal onsite wastewater installation inspection our offices will require a post grading slope map and calculation of contiguous area with 25% or less for review, and onsite verification of the graded site. The property owner has been granted consideration at this time, on the time frame to complete the grading, due to supplemented information supplied by Hansen and Associates, Inc letter dated July 18, 2017 in which the erosion concerns associated with construction are outlined.

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.

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,

A handwritten signature in blue ink that reads "Summer Day". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

Enclosure: Hansen and Associates, Inc letter dated July 18, 2017



Hansen and Associates, Inc.
Consulting Engineers & Land Surveyors

July 18, 2017

Brian Cowan
Weber County Environmental Health Department

Re: Toliver - 20,000 SF Building Area

Dear Brian,

This letter is submitted for the purpose of a variance to Section 4.19 regarding a 20,000 SF building pad aspect for the Toliver property in the Snow Basin area. The 10.2 acre parcel is known as tax id# 20-035-0039 and has some significant slopes with a rather singular area for a building site. The following items follow the Code variance section (attached).

- (4.19 D): This section speaks to a 20,000 SF lot size minimum. The understanding is that the applicant needs a variance for a temporary situation where the building site area with slopes less than 25% does not currently achieve a 20,000 SF footprint. An irony is that the drainfield system will be located far below the house at a relatively flat location - such would seem to be the more pertinent septic system element. The current building site area has a footprint of approximately 16,000 SF at a slope less than 25%. The variance request is not seeking a traditional request for a waiver of an item but rather just for timing. A professional geologist has declared that it "recommends that the building pad not be dozed until you are ready for construction (letter attached)." As part of the site grading at the appropriate time, grading activities will achieve the 20,000 SF building site parameter. There are erosion-inducing aspects if the site is graded prematurely, or at too late of a time this season. The request is not to be removed from the requirement but that a timing allowance be granted where the fulfillment of the 20,000 SF parameter is wisely coordinated with the actual pad development.
- (4.19 D-1): Actual pertinent septic system design will comply with R317-4.
- (4.19 D-2): The lot has existed prior to November 27, 2006.
- (4.19 D-3a): Technical justification letter by a Professional Geologist is attached.
- (4.19 D-3b): The variance matter has nothing to do with treatment technology.
- (4.19 D-3c): The singular building site precludes other site location options.
- (4.19 D-3d): Statement of hardship: To grade an area at this time in an area that has a very limited building window is environmentally (from an erosion control perspective) unwise. The desired cabin/house is slated for construction next year as processing hurdles have precluded this building season.
- (4.19 D-4): The applicant's request is justified in that the variance actually makes the site less of a risk by reducing the erosion-enhancing nature of an excavation project left unattended for a period of time.
- (4.19 D-5): The deed or covenant restriction in this case is immaterial in regards to the variance request, which speaks solely to a timing request for grading a building pad site. Domestic wastewater will be properly disposed of in the distant on-site leachfield area.
- (4.19 D-6): The opportunity to be heard regarding this variance request is appreciated.

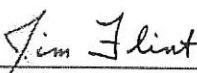
(4.19 D-7): It is understood that there may be requirements or conditions imposed per the variance request.

Please feel free to contact me should you have any questions.

Thank you for your time and consideration.

Respectfully,

Hansen & Associates, Inc.



Jim Flint, Project Engineer