

July 3, 2013

Mr. Chad Meyerhoffer  
Weber County Engineering Division  
cmeyerho@co.weber.ut.us

Dear Chad:

Thank you for the review of North View Holdings LLC Subdivision. We have reviewed and addressed the comments from <https://miradi.co.weber.ut.us/reviews/view/1475>. For the sake of clarity I have compiled a list of responses to the items commented on by your review team. They are as follows and correspond to the numbers of your comments:

- 1Q. Prior to any building permit being issued we need a letter from Central Weber stating that the Sewer Impact Fees have been paid or the amount that we need to collect.
- 1A. See attached Letter.
- 2Q. Any work done in the UDOT Right Of Way will require a permit through UDOT. There was a letter from UDOT in the Subdivision Folder approving the access.
- 2A. No work for this project will be done in the UDOT ROW.
- 3Q. We will need a letter from the entity who is over the Storm Drainage System (Pleasant View City). They will need to approve of the easement for storm water.
- 3A. See attached Letter.
- 4Q. If there is an escrow to be set up for the improvements, an Engineers estimate or Construction estimate needs to be submitted for review/approval.
- 4A. We are not anticipating that an escrow will be necessary. The improvements are to be in place before occupancy is granted.
- 5Q. A set of as-built drawings will need to be submitted to our office when the project is completed.
- 5A. As-built drawings will be submitted upon completion.
- 6Q. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a National Discharge Pollution Elimination Systems (NPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online



thru the Utah State Dept. of Environmental  
Quality at the following web site: <https://secure.utah.gov/swp/client>.

6A. Permit will be obtained prior to construction.

7Q. A Storm Water Activity Permit will need to be obtained through our office before construction begins.

7A. Permit will be obtained prior to construction.

Chad, thank you for your time and consideration in these matters. Please feel free to contact me directly regarding these issues.

Best regards,

Ryan Bingham, P.E.,  
Great Basin Engineering  
801-394-4515

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## Engineering

**Project:** [North View Holdings LLC Subdivision](#)  
**User:** [Chad Meyerhoffer](#)  
**Department:** [Weber County Engineering Division](#)  
**Created:** 2013-04-22 16:48:12  
**Modified:** 2013-04-22 16:48:12

### Notes

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): Written responses to the following comments are required.

1. Prior to any building permit being issued we need a letter from Central Weber stating that the Sewer Impact Fees have been paid or the amount that we need to collect.
2. Any work done in the UDOT Right Of Way will require a permit through UDOT. There was a letter from UDOT in the Subdivision Folder approving the access.
3. We will need a letter from the entity who is over the Storm Drainage System (Pleasant View City). They will need to approve of the easement for storm water.
4. If there is an escrow to be set up for the improvements, an Engineers estimate or Construction estimate needs to be submitted for review/approval.
5. A set of as-built drawings will need to be submitted to our office when the project is completed.
6. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a National Discharge Pollution Elimination Systems (NPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Dept. of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.
7. A Storm Water Activity Permit will need to be obtained through our office before construction begins.  
[http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater\\_Construction\\_Activity\\_Permit.pdf](http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf)

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

Sincerely,

Chad Meyerhoffer  
Weber County Engineering Dept.  
Phone: (801) 399-8004  
e-mail: [cmeyerho@co.weber.ut.us](mailto:cmeyerho@co.weber.ut.us)

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## Central Weber Sewer Improvement District

May 8, 2013

Chris W. Thurgood  
CWT Construction  
P.O. Box 160247  
Clearfield, UT 84016

Reference: Intermountain Dental Associates Building  
Sanitary Sewer Impact Fee

Dear Chris:

I have reviewed the calculation of a sanitary sewer impact fee for the Intermountain Dental Associates Building located at 2700 N Highway 89 in Weber County. I have done some research of different types of dental offices as well as different locations across the country. Based on my findings I am enclosing a summary of various calculations.

Based on the plans that you have submitted the Central Weber Sewer Improvement District Sanitary Sewer Impact Fee (Impact Fee) could range from 25 to 8 ERU's (Equivalent Residential Units). Again, a summary of the various options and calculations is shown on the enclosed sheet. I have calculated an Impact Fee based on the following criteria.

1. A building is planned to be constructed as per your submitted drawing with a total of 22,851 square feet. Of that total 22,851 square feet 5,375 square feet will be completed now as a Dental Office. The remaining 17,476 square feet will be vacant for future tenant improvements.
2. For calculating the Impact Fee, the Dental Office space of 5,375 square feet will be calculated as Dental Office space and the remaining space of 17,476 square feet will be calculated as Office Space.
3. As the 17,476 square feet is occupied and tenant improvements are made the Impact Fee will be recalculated to see if any additional Impact Fee will be required. Credit will be given for the original Office Space Impact Fee paid now (at the time of building construction). For example, if additional Dental Offices are built there will be an additional Impact Fee to cover the difference between Office Space and Dental Office Space. This is the practice applied by the District for Buildings that are built without full occupancy.

Chris W. Thurgood  
May 8, 2013  
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4. Dental Office Space Impact Fee will be calculation on Demand Water equipment being installed rather than the older Continuous Water dental equipment. This amounts to approximately 60% less water consumption.

Using the above criteria the Impact Fee for the new building would be \$18,664. This would be with the understanding that as additional Tenant Improvements are made in the currently unoccupied space there may be additional Impact Fees assessed as part of the Tenant Improvement process.

This Impact Fee will be paid to Weber County as part of the Building Permit Process. I would suggest that once the plans are finalized (primarily square footage) and we agree on the Impact Fee, I will submit to Weber County the Impact Fee cost to be added to the Building Permit.

Please let me know if you have any questions.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT



Lance L. Wood, P. E.  
General Manager

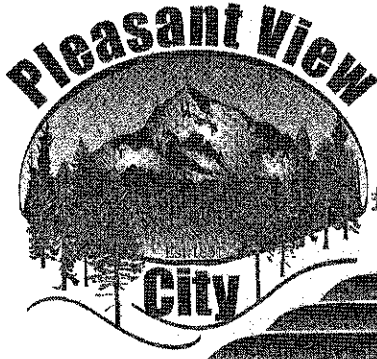
cc: Chad Meyerhoffer, Weber County

MACKLEY DENTAL / MEDICAL BUILDING

REVIEW OF ALTERNATE METHODS OF CALCULATING SANITARY SEWER IMPACT FEE

LOCATION	METHOD	DENTAL IMPACT FEE		OFFICE IMPACT FEE		TOTAL ERU'S	TOTAL IMPACT FEE
		UNIT OF MEASUREMENT	ERU'S	SQUARE FOOTAGE	ERU'S		
Central Weber	Traditional Continuous Flow	5,375	6	17,476	4	10	\$23,330
Central Weber	Total Dental Office Build Out Continuous Water	22,851	25	0	0	25	\$58,325
New Jersey	Dental Office 1 ERU plus 1/2 ERU per Dental Chair	16 Dental Chairs	9	17,476	4	13	\$30,329
Georgia	Continuous Water 250 GPD/Chair	16 Dental Chairs	9	17,476	4	13	\$30,329
	Demand Water 100 GPD/Chair	16 Dental Chairs	4	17,476	4	8	\$18,664
Novato California	Home Base = 1 ERU Dental = 1.3 X Home Base	Demand Water 1600 GPD	4	17,476	4	8	\$18,664





520 W. Elberta Dr.  
Pleasant View, Ut 84414  
Main Office (801) 782-8529  
Police Dept. (801) 782-6736

June 25, 2013

Ben Hatfield, Planner  
Weber County  
2380 Washington Blvd., Ste. 240  
Ogden, Utah 84401-1473

***RE: Pleasant View City Stormwater Conveyance / M&M Storage***

Dear Mr. Hatfield,

There exists an 18 inch storm drain pipe crossing underneath Utah State Highway 89, 91, 30 (Roughly at UDOT Station 6+00) in Pleasant View, Utah. This is located in the section of Utah State Highway 89, 91, 30 immediately adjacent to the M&M Storage LLC Parcel just north of 2700 North Street. There also exists a 12 inch storm drain pipe crossing underneath Utah State Highway 89, 91, 30 (Roughly at UDOT Station 8+20). This is located in the section of Utah State Highway 89, 91, 30 immediately adjacent to the North View Holdings LLC Parcel just north of 2700 North Street. These two storm drain pipes serve only as a means for storm water falling in the UDOT right of way to cross underneath the highway. These pipes are not intended for conveying storm water from property in Pleasant View to the east of Utah State Highway 89, 91, 30.

Pleasant View City is not and will not use these two pipes as a means of conveying storm water downstream. Currently, the intended storm drain outfall for property to the east of Highway 89 in this area is to drain to the south toward 2700 North Street. Regardless of whether that storm water is diverted to the north or south before crossing Highway 89, Pleasant View City will not utilize the two above-mentioned pipes to convey their storm water.

If you should need any follow up information, please contact me at 801.827.0466.

Sincerely,

Melinda Brimhall  
City Administrator