



Synopsis

Application Information

Application Request: Consideration and action on final approval of Bridger Butler Subdivision consisting of 4 lots.
Type of Decision: Administrative
Agenda Date: Tuesday, September 15, 2020
Applicant: Jeff Butler, Owner
File Number: LVB112219

Property Information

Approximate Address: 2843 S 4700 W, Taylor, UT, 84401
Project Area: 5.109 acres
Zoning: Agricultural (A-1)
Existing Land Use: Residential/Agriculture
Proposed Land Use: Residential
Parcel ID: 15-086-0030, 15-086-0031
Township, Range, Section: T6N, R2W, Section 32 NW

Adjacent Land Use

North: Residential	South: Agriculture
East: 4700 West St/Residential	West: Agriculture

Staff Information

Report Presenter: Scott Perkes
 sperkes@co.weber.ut.us
Report Reviewer: SB

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

Background and Summary

The applicant is requesting final approval of Bridger Butler Subdivision consisting of one existing, and three new lots, located at approximately 2843 S 4700 W in the A-1 Zone. Access for each of the four lots is provided via a 30-foot private access easement that was recently approved under file AAE 2020-01. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of one acre single family residential development in the area (2003 West Central Weber County General Plan, Residential Uses, Page 1-4).

Zoning: As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-1 zone standards in LUC § 104-5. The subject property is located in the A-1 Zone. Single-family dwellings are a permitted use in the A-1 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-7-6, the A-1 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. The area and width of each of the four lots within the subdivision equal or exceed the minimum requirements for the zone.

Streets and rights-of-way: The proposed subdivision will not create any new public streets. Due to limited frontage along 4700 West St., access to each of the four lots is being provided by a 30-foot wide private access easement as approved by Alternative Access Exemption file AAE 2020-01. As part of this approved Alternative Access Exemption application, staff worked with the applicant in an attempt to secure additional frontage along 4700 West St. from the property owner to the south (Utah Power and Light). These efforts failed as UPL was not interested in any type of land swap or right-of-way dedication scenario at this time (see Exhibit D for a letter from UPL stating their position). This limited frontage was part of

the consideration that lead to the approval of an alternative access exemption. However, in an effort to ensure sufficient building setbacks on the created lots, a 66-foot right-of-way line to accommodate a future public street has been added to the plat. This will allow the county to continue working with Utah Power and Light to possibly secure the additional frontage on 4700 West necessary to develop a full county standard public street in the future if needed and desired. This right-of-way depiction has been required as part of the final platting of this proposed subdivision and will ensure that homes built on the newly created lots are compliant with setbacks from a potential future public street should it ever convert from an access easement.

Additionally, the proposed subdivision will dedicate a small strip of right-of-way along its frontage with 4700 West St. to complete a 55' right-of-way width to centerline.

A letter from UDOT has been submitted verifying UDOT approval of access being taken off of 4700 West St.

Culinary water and sanitary sewage disposal: Taylor West Weber Water has given Feasibility and preliminary approval for culinary water services for three lots. Lot #1 of this subdivision has an existing home, and is already connected to culinary water. Hooper Irrigation has provided a will-serve letter for secondary water to be provided to all four lots. Lot #1 is connected to an existing onsite waste water system. Each of the three new lots will be connected to individual on-site waste water systems as well. The Weber Morgan Health Department has conducted percolation testing and have issued a feasibility letter for these new systems.

Review Agencies: All review agency requirements must be addressed and completed prior to the final plat mylar being recorded with the Records Office.

Tax Clearance: There are no outstanding tax payments related to the subject property. The 2020 property taxes are not considered due at this time, but will become due in full on November 30, 2020.

Public Notice: A notice was mailed not less than seven calendar days before the first public meeting held to grant preliminary approval of this project. This notice was sent to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC § 106-1-6.

Staff Recommendation


Staff recommends final approval of the Bridger Butler Subdivision consisting of four lots, located at approximately 2843 S 4700 W, in Taylor, UT. This recommendation is subject to all review agency requirements, and the following conditions:

1. Resolution to the three existing boundary line discrepancies identified in the submitted title report will be required simultaneously with the recording of the final plat.
2. Prior to recording the final plat, final improvement plans will need to be reviewed and approved by the County Engineer.
3. Prior to recording the final plat, approved improvements will either need to be installed or a financial guarantee will need to be approved and submitted. Should the applicant desire to submit a financial guarantee for improvements that exceed \$25,000, such a guarantee will need to be approved by the County Commission.
4. Prior to recording the final plat, the proposed right-of-way dedication will need to be approved and accepted by the County Commission.
5. Application review fees were collected based on a 3 lot subdivision. However, with the subdivision consisting of 4 lots, additional review fees will need to be submitted in the amount of \$75.00 (\$25.00 Planning, \$25.00 Engineering, & \$25.00 Surveying).
6. At the time the final plat is recorded, the owner will also be required to record the following agreements or covenants:
 - a. Declaration of Deed Covenant Concerning Provision of Irrigation Water
 - b. Onsite Wastewater Disposal Systems Deed Covenant and Restriction
 - c. Deferral of Public Improvements Agreement for curb, gutter, and sidewalk along the subdivision's frontage of 4700 West
 - d. Alternative Access Equitable Servitude and Covenant
7. Final approval letters from Taylor-West Weber Water and Hooper Irrigation will need to be submitted prior to recording the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan
2. The proposed subdivision complies with applicable county ordinances

Exhibit A – Subdivision Application

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 <u>11/19/19</u>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name <u>Butler</u>			Number of Lots <u>3</u>
Approximate Address <u>284350 4700w Taylor</u>		Land Serial Number(s) <u>150860030</u>	
Current Zoning <u>A-1</u>	Total Acreage <u>8.91</u>		
Culinary Water Provider <u>Taylor West Weber</u>	Secondary Water Provider <u>Taylor West Weber?</u>	Wastewater Treatment <u>Septic</u>	
Property Owner Contact Information			
Name of Property Owner(s) <u>Jeff + Lisa Butler</u>		Mailing Address of Property Owner(s) <u>284350 4700w Ogden UT 84401</u>	
Phone <u>801 648-3002</u>	Fax		
Email Address <u>butteryardcare@yahoo.com</u> butteryard@yahoo.com		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) <u>Lisa Butler</u>		Mailing Address of Authorized Person <u>284350 4700w Ogden UT 84401</u>	
Phone <u>801 648-3002</u>	Fax		
Email Address <u>butteryardcare@yahoo.com</u>		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer <u>Reeves + Associates</u>		Mailing Address of Surveyor/Engineer <u>See plans</u>	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence Email Fax Mail	
Property Owner Affidavit			
I (We), <u>LISA BUTLER</u> , 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
<u>Lisa Butler</u> (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this <u>19</u> day of <u>Nov</u> , 20 <u>19</u> .			
			

BRIDGER BUTLER SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2020



VICINITY MAP
SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°34'18"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO FOUR LOTS WITH A REMAINDER PARCEL. THE BOUNDARY WAS ESTABLISHED BY DEED AND FOUND SECTION CORNERS AS SHOWN HEREON. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

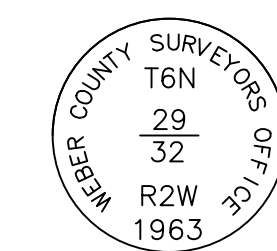
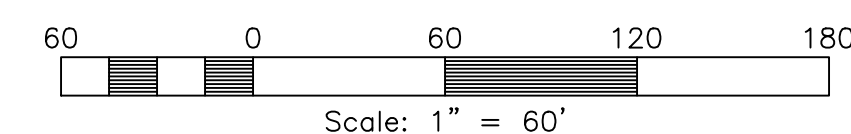
PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°34'18"W 2293.38 FEET AND N89°25'42"W 9.11 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S00°49'03"W 196.40 FEET; THENCE N89°25'42"W 180.87 FEET; THENCE S00°54'14"W 149.32 FEET TO AN EXISTING FENCE LINE; THENCE N89°10'57"W ALONG SAID EXISTING FENCE LINE, 595.54 FEET; THENCE N00°34'18"E 199.19 FEET; THENCE S89°25'42"E 134.23 FEET; THENCE N00°34'18"E 146.74 FEET TO AN EXISTING FENCE LINE; THENCE S89°10'57"E ALONG SAID FENCE LINE, 643.89 FEET TO THE POINT OF BEGINNING.

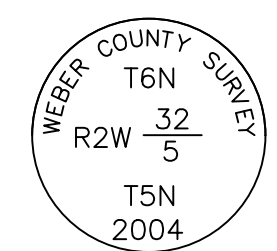
CONTAINING 222,530 SQUARE FEET OR 5.109 ACRES MORE OR LESS.

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = EXPLORATION PIT LOCATION
- = BOUNDARY LINE
- = LOT LINE
- = EXISTING FENCE
- = SECTION TIE LINE
- = ADJOINING PROPERTY LINE
- = EASEMENT LINE
- = EXISTING STRUCTURE
- = EXISTING STRUCTURE



MONUMENT DETAIL 1
(NOT TO SCALE)



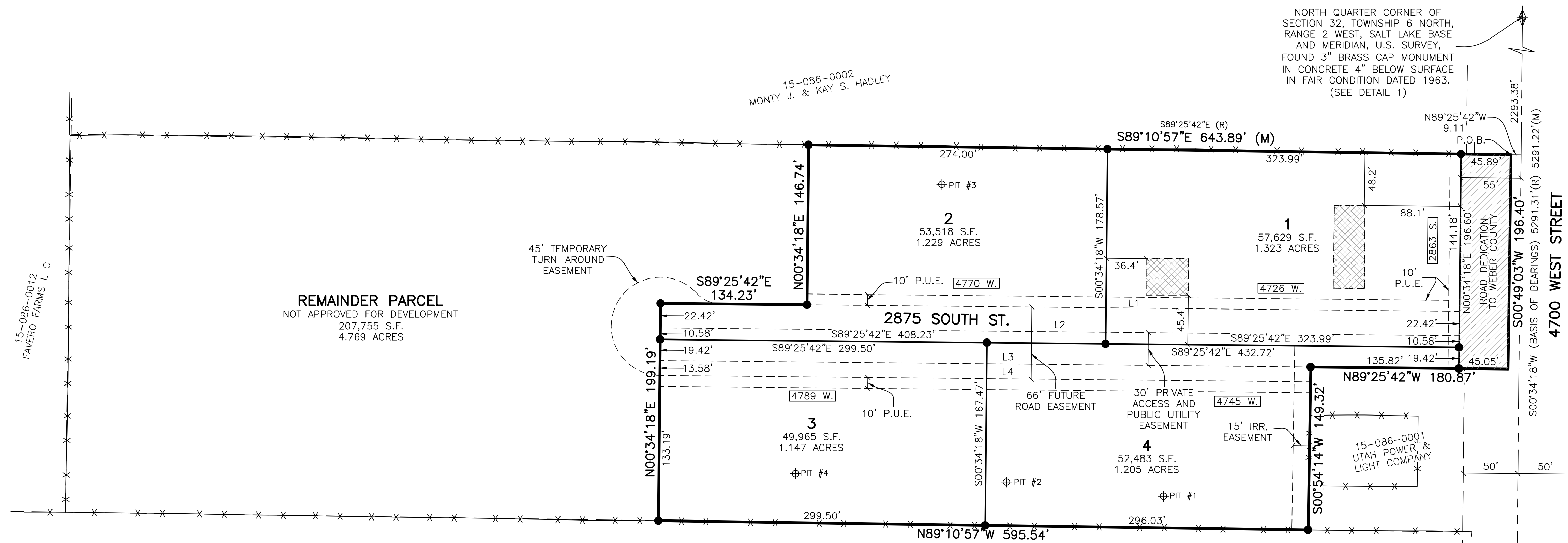
MONUMENT DETAIL 2
(NOT TO SCALE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°25'42"E	597.99'
L2	S89°25'42"E	732.22'
L3	S89°25'42"E	596.40'
L4	S89°25'42"E	596.32'

DEVELOPER

JEFF BUTLER
2843 S. 4700 W.
TAYLOR, UT 84401
801-710-9568



REMAINDER PARCEL
NOT APPROVED FOR DEVELOPMENT
207,755 S.F.
4.769 ACRES

NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 **BRIDGER BUTLER 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____.

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH

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 AS SHOWN ON THE PLAT AND NAME SAID TRACT **BRIDGER BUTLER SUBDIVISION**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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 ERECTED WITHIN SUCH EASEMENTS AND ALSO DO DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO DO GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS AND DO HEREBY GRANT A 30' PRIVATE ACCESS EASEMENT TO THE INDIVIDUAL LOT OWNERS TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY GRANT A 66' FUTURE ROAD EASEMENT TO WEBER COUNTY TO BE USED FOR A FUTURE ROAD AND TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

JEFF BUTLER AND LISA BUTLER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.

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 LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

EXPLORATION PIT DATA

EXPLORATION PIT #1 - (UTM ZONE 12 NAD 83 0408282 E 4562964 N)
0-18" LOAM, GRANULAR STRUCTURE, 5% FINE GRAVEL
17-48" SANDY LOAM, MASSIVE STRUCTURE
18-44" SANDY LOAM, MASSIVE STRUCTURE
44-68" SANDY LOAM, MANY MOTTLES THROUGHOUT @ 45 INCHES GROUND WATER @ 68"

EXPLORATION PIT #2 - (UTM ZONE 12 NAD 83 0408240 E 4522966 N)
0-08" LOAM, GRANULAR STRUCTURE
11-29" SANDY LOAM, MASSIVE STRUCTURE
29-65" SANDY LOAM, HORIZON AS IS LIGHT GRAY TO WHITE INDICATING SATURATED CONDITIONS.
63-73" SANDY LOAM, MOTTLING @ 64 INCHES GROUND WATER @ 73"

EXPLORATION PIT #3 - (UTM ZONE 12 NAD 83 0408222 E 4563049 N)
0-16" LOAM, GRANULAR STRUCTURE
17-48" SANDY LOAM, MASSIVE STRUCTURE
48-72" SANDY LOAM, MOTTLING @ 60 INCHES GROUND WATER @ 71"

EXPLORATION PIT #4 - (UTM ZONE 12 NAD 83 0408181 E 4562972 N)
0-11" LOAM, GRANULAR STRUCTURE
11-29" SANDY LOAM, MASSIVE STRUCTURE
29-65" SANDY LOAM, HORIZON AS IS LIGHT GRAY TO WHITE INDICATING SATURATED CONDITIONS.
THE SOIL WAS EVALUATED IN EARLY SPRINGS SOIL WERE WET AT TIME OF EVALUATION

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 6-25-2020
Name: BRIDGER BUTLER SUBDIVISION
Number: 6403-01
Scale: 1"=60'

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ 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 THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

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

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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____.

WEBER COUNTY SURVEYOR

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____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN 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____.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____
Deputy: _____

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
OCTOBER 4, 2019

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that ***preliminary*** approval has been given and the District has the capacity to provide culinary water only for three lots at the proposed Butler Subdivision the approximate address is 2843 S 4700 W Taylor, Utah.

Requirements:

- *Water rights fee = (\$4,363 per lot or current cost when paid) Must be paid prior to subdivision construction.
- *Secondary water = Must connect to Hooper Irrigation pressurized system.
- *Connection /Impact fees will need to be paid by the lot owner (Impact fee \$5,228 per lot (or current cost when paid).
- *\$375 for each meter connection.
- *\$25 per lot for plan review fees. (\$75 total)

SUBDIVISION PERMITS SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Final approval is subject to meeting all of the requirements of the District and all fees being paid and received. This letter expires six months from the day it is issued.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.



Ryan Rogers - Manager

Expires 4/4/20



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

February 10, 2020

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Butler Subdivision

The development is located at 2843 South and 4700 West approximately and consists of 4 lots. Hooper Irrigation Company has pressure irrigation water available for the afore mentioned project located at the above address.

This letter states that the afore named project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision with some changes possibly needed. The issue will be the private road. Hooper Irrigation does not install secondary water lines along private roads, only public easements. The developer will be responsible to run 8 in lines from the street to the lots in the development and will also be responsible for the maintenance of the lines along the private road. Hooper Irrigation will not maintain lines in a private road. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



March 24, 2020

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

RE: Preliminary Subdivision **Determination**
Butler Subdivision, 4 lots
Parcel #15-086-0030
Soil log #14122

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on November 19, 2014 and March 23, 2020. 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 #1, completed November 19, 2014 (UTM Zone 12 Nad 83 0408282 E 4562964 N)
0-18" loam, granular structure, 5% fine gravel
18-44" sandy loam, massive structure,
44-68" sandy loam, many mottles throughout @ 45 inches
Ground water @ 68"

Exploration Pit #2, completed November 19, 2014 (UTM Zone 12 Nad 83 0408240 E 4522966 N)
0-08" loam, granular structure
08-63" sandy loam, massive structure
63-73" sandy loam, mottling @ 64 inches
Ground water @ 73"

Exploration Pit #3, completed November 19, 2014 (UTM Zone 12 Nad 83 0408222 E 4563049 N)
0-16" loam, granular structure
17-48" sandy loam, massive structure
48-72" sandy loam, mottling @ 60 inches
Ground water @ 71"

Exploration Pit #4, completed March 23, 2020 (UTM Zone 12 Nad 83 0436137 E 4569006 N)
0-11" loam, granular structure
11-29" sandy loam, massive structure
29-65" sandy loam, horizon as a is light gray to white indicating saturated conditions. The soil were evaluated in early springs soil were wet at time of evaluation.

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 Taylor-West Weber Water Improvement District, an extension of an existing approved non-community water system. **A letter from the water supplier is required prior to issuance of a permit.**

Lot 1: Has an existing home, serviced by an approved onsite wastewater system which was given final approval by this office in June 1972, under permit number W72160.

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org

Lot 2-4; Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Mound Wastewater Disposal 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 0.22 gal/sq. ft. /day as required for the sandy loam, massive structure soil horizon.

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.

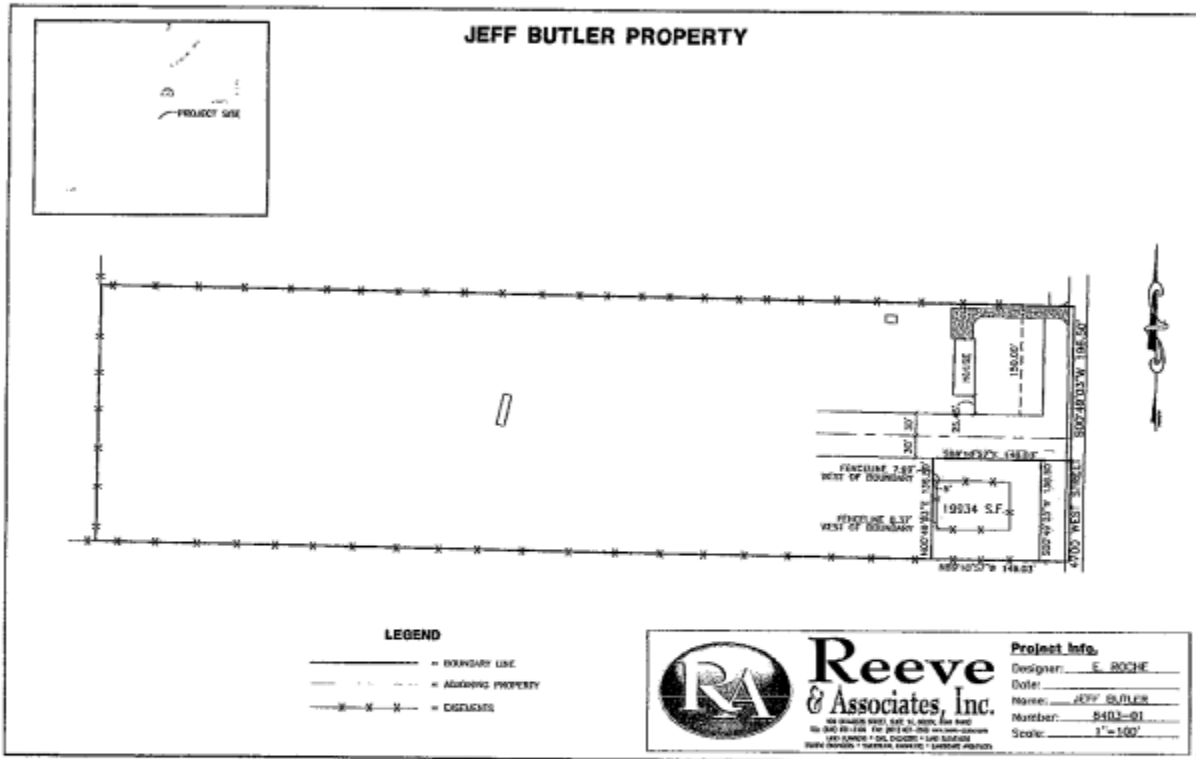
The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

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,


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



After careful review of your request to relocate Rocky Mountain Power's access to the Taylor substation located at 4700 West 2900 South, Weber County Utah, we have determined that the proposed new access will not work for our needs therefore the existing access must remain in place. Please don't hesitate to call should you require any additional information.

Thanks

Mike Wolf

Rocky Mountain Power

Transaction Services

1407 West North Temple, Suite 110

Salt Lake City, Utah 84116

Office: 801 220-2485

Fax: 801 220-4373

mike.wolf@rockymountainpower.net



Proudly serving our customers for 100 years.