

July 28, 2020

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

RE: Lee Fortin Property
Located at Approximately 3736 N River Dr, Eden
Parcel #22-015-0066
Soil log #13008

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. 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. An easement for any property impacted by the 100 foot protection zone of the well should be obtained, and a copy should be provided to the Weber-Morgan Health Department for review. If an easement cannot be obtained extending the well grout depth may be considered.

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the gravelly clay loam, massive structure soil horizon with a documented percolation rate of 40 minutes per inch.

Regulatory requirements specific to parcel 22-015-0066

This parcel does not meet the Weber-Morgan Health Department On-site Wastewater Treatment System Regulation Section 4.17

Where the culinary water supply is to be a nonpublic water system, the lot shall meet the minimum lot size requirements and be so shaped and sized to allow for a 100 foot radius protection zone to protect the well from concentrated sources

However a process for lot recorded before May 21, 1984 which cannot meet the minimum lot standard or the so sized and shaped portion of the rule has been outlined in the Weber-Morgan Health Department On-site Wastewater Treatment System Regulation Section 4.20. Evidence of the date of record of this lot has been provided to our office and retained on file. The date of record for this lot is July 29, 1982. The pertinent portion of the regulation has been included for reference.

Weber-Morgan Health Department On-site Wastewater Treatment System Regulation Section 4.20, UAC R317-4.4.1 to read;

D. Lots utilizing non-public water system recorded prior to May 21, 1984. The department may issue a construction permit for new construction or a letter of approval for an expansion of use of an existing structure on lots recorded prior to May 21st, 1984 that do not meet the minimum lots size requirements of Table 1 under the following conditions;

1. The department has a soils evaluation on record
2. The department has a passing percolation test on record (if required).
3. The department has received a set of plans detailing existing structures and use, and proposed structures and use

4. The department has received a minimum of two copies of an Onsite Wastewater Treatment System plan prepared by a Certified Onsite Wastewater System Designer
5. The plan demonstrates adequate room available for placement of the onsite wastewater treatment system components including the 100% replacement absorption system and the location of an alternating valve
6. The original absorption system and replacement absorption system must be installed prior to approval being given. Appropriate valving between absorption systems must be installed to allow for alternating flows between absorption systems on an annual basis
7. All required separation distances are met
8. Property owners may be able to use an existing absorption system when the department can verify the tank size and location, absorption system type, size and location, that separation distance requirements are met, and the system is functioning effectively. The property owner shall install the replacement absorption system prior to final approval for occupancy being granted for expansion
9. Absorption systems without permit records are unable to be verified and will require replacement of the original absorption system and the replacement absorption system for approval.
10. Unapproved nonpublic water systems will require sampling and must demonstrate adequate conditions before approvals will be issued

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