



## Staff Report to the Western Weber County Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	Consideration and action on a request for approval of an Alternative Access Exception and preliminary approval of Warren Estates Subdivision consisting of 7 lots.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Tuesday, November 16, 2021
<b>Applicant:</b>	Derrick Oman, Owner
<b>File Number/s:</b>	AAE 2021-12 & LVW090821

#### Property Information

<b>Approximate Address:</b>	550 N. 5500 W. Unincorporated Weber County
<b>Project Area:</b>	10.131 acres
<b>Zoning:</b>	Agricultural (A-2)
<b>Existing Land Use:</b>	Agriculture
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	15-024-0004
<b>Township, Range, Section:</b>	T6N, R2W, Section 7 SE

#### Adjacent Land Use

<b>North:</b>	Residential	<b>South:</b>	Weber River Spillway/Agriculture
<b>East:</b>	Weber River/Agriculture	<b>West:</b>	Agriculture

#### Staff Information

<b>Report Presenter:</b>	Scott Perkes sperkes@co.weber.ut.us
<b>Report Reviewer:</b>	SB

### Applicable Land Use Codes

- Title 106 (Subdivisions)
- Title 104 (Zones) Chapter 2 (Agricultural Zones)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 29 (Flag lot access strip, private right-of-way, and access easement standards)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31 (Access to a lot/parcel using a private right-of-way or access easement)

### Background and Summary

The applicant is requesting both an approval of an Alternative Access Exception and a preliminary approval for Warren Estates Subdivision consisting of 7 lots in the A-2 zone.

The proposed lot-averaged subdivision (see **Exhibit A**) 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 single-family residential development that is currently dominant in the area.

**Zoning:** The subject property is located in the A-2 Zone, and is a lot averaged subdivision (LUC 106-2-4.20). Single-family dwellings are a permitted use in the A-2 Zone.

**Lot area, frontage/width and yard regulations:** In the LUC § 104-2, the A-2 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. However, in a lot-averaged subdivision, the minimum requirements are as follows: Lot area in the A-2 zone – 20,000 square feet. Lot width in the A-2 zone: 80 feet. The average area and width of lots within the subdivision shall equal or exceed the minimum requirements for the zone.

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-2 zone standards in LUC § 104-2. The proposed subdivision will be accessed by a private access easement due to the limited depth available to provide a county-standard right-of-way.

Alternative Access Exemption: The alternative access option was created as a means for landowners to provide access over, and across areas that restrict the construction of a standard County 66-foot right-of-way. Alternative access applications should be approved as long as the design standards can be implemented during the subdivision process, and the application meets the criteria in LUC §108-7-31(1)(c) which states:

*Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or **property boundary conditions**.*

The applicant has submitted a narrative (see **Exhibit B**) along with this application explaining their arguments as to why it would not be practical or feasible to extend a public street to serve the proposed subdivision. This narrative reads as follows:

*“Due to the proximity of the flood control canal and the access to said canal and the width of the lot is not practical or feasible to provide a 60’ right of way to provide access to the subdivision and have lots that meet Weber County lot standards. We request the access exemption to be considered to provide access to the proposed subdivision with a 20’ wide private access easement maintained by the HOA.”*

In reviewing the alternative access exception application, the Fire Marshal requested that the access easement be widened to 26 feet and be engineered to support 75,000 lbs. of weight. This configuration has been accommodated on the proposed subdivision plat.

LUC §108-7-31 outlines the following condition that must be met as part of alternative access approval:

*The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.*

The access easement must meet the design, safety, and parcel/lot standards outlined LUC §108-7-29(a) (b), and (c) prior to issuance of a certificate of occupancy on any home that will gain access from the access easement.

As a condition of final approval, staff recommends that an HOA be established and registered with the state and proposed CC&Rs be reviewed by County staff to verify long-term maintenance of the access easement.

Culinary and Secondary Water: West Warren-Warren Water Improvement District has provided a preliminary culinary water will-serve letter for 7-lots (see **Exhibit C**). Mountain View Irrigation has provided a will-serve letter for pressurized secondary water to the subdivision (see **Exhibit D**).

As a condition of approval, unconditional final approval letters for a 7-lot subdivision will need to be provided by both West Warren-Warren Water Improvement District and Mountain View Irrigation.

Sanitary Sewage Disposal: Sanitary sewage will be accommodated by on-site waste water disposal systems (septic). The property underwent wastewater site and soils evaluation back in 1997 (see **Exhibit E**). Prior to final approval, the applicant will need to provide a current Feasibility Letter from the health department that references each of the 7 lots.

Review Agencies: To date, the Planning Division, Engineering Division, and Weber Fire District have reviewed the proposed subdivision. All review agency requirements including the surveyor’s office must be addressed and completed prior to this subdivision being forwarded for final approval.

As a condition of final approval, the Engineering Division have requested to have the southern boundary of the subdivision fenced with a no-climb fence to protect the adjacent Weber River flood channel. This fence line is shown on the proposed plat document.

As a condition of final approval, the Fire Marshal has asked that there be no parking along at least one side of the access easement. Planning staff recommend that no-parking signs be installed along the no-climb fence that will be installed along the southern boundary line. The fire marshal has also indicated that fire hydrants will need to be installed at a spacing of no more than 500’ apart. These hydrants will need to be installed or escrowed for prior the recording of the final plat mylar.

**Tax Clearance:** There are no outstanding tax payments related to the subject parcel.

## Staff Recommendation

Staff recommends approval of the requested Alternative Access Exception and preliminary approval of Warren Estates Subdivision. This recommendation is subject to all review agency requirements, and the following conditions:

1. Prior to final approval, the applicant will need to provide a current Feasibility Letter from the health department that references each of the 7 lots.
2. An HOA will need to be registered with the state and proposed CC&Rs will need to be reviewed by County staff to verify long-term maintenance of the access easement has been addressed prior to the recording of a final plat mylar.
3. No-parking signs shall be installed along the no-climb fence along the southern boundary line.
4. Fire hydrants will need to be installed at a spacing of no more than 500' apart. These hydrants will need to be installed or escrowed for prior the recording of the final plat mylar.
5. The proposed 26-foot wide access easement will need to be improved to the access standards of LUC Sec. 108-7-29 or escrowed for prior to the recording of the final plat mylar.
6. The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, prior to the recording of the subdivision.
7. An improvement deferral agreement will need to be signed and recorded concurrently with the final plat mylar for curb, gutter, sidewalk, and asphalt for the subdivision's frontage with 5500 West.
8. Unconditional final approval letters will need to be provided by both West Warren-Warren Water Improvement District and Mountain View Irrigation for a 7-lot subdivision prior to recording the final plat mylar.
9. A no-climb fence along the southern boundary of the subdivision to protect the adjacent Weber River flood channel will need to be installed or escrowed for prior to recording the final plat mylar.

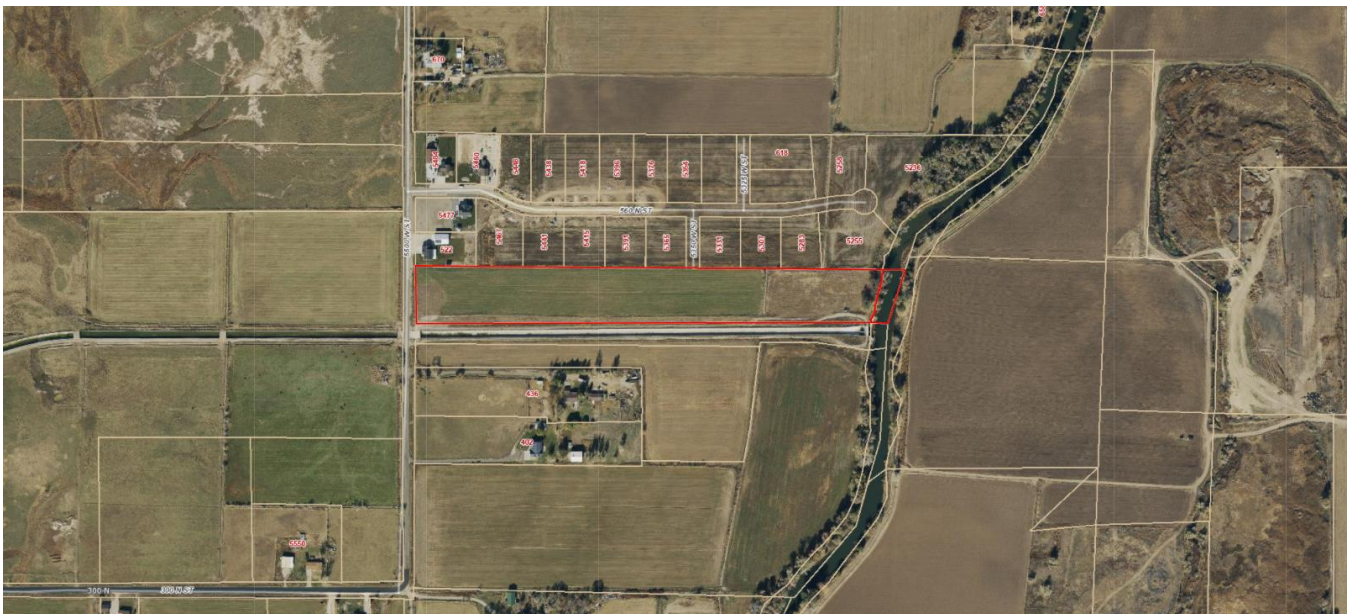
This recommendation is based on the following findings:

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

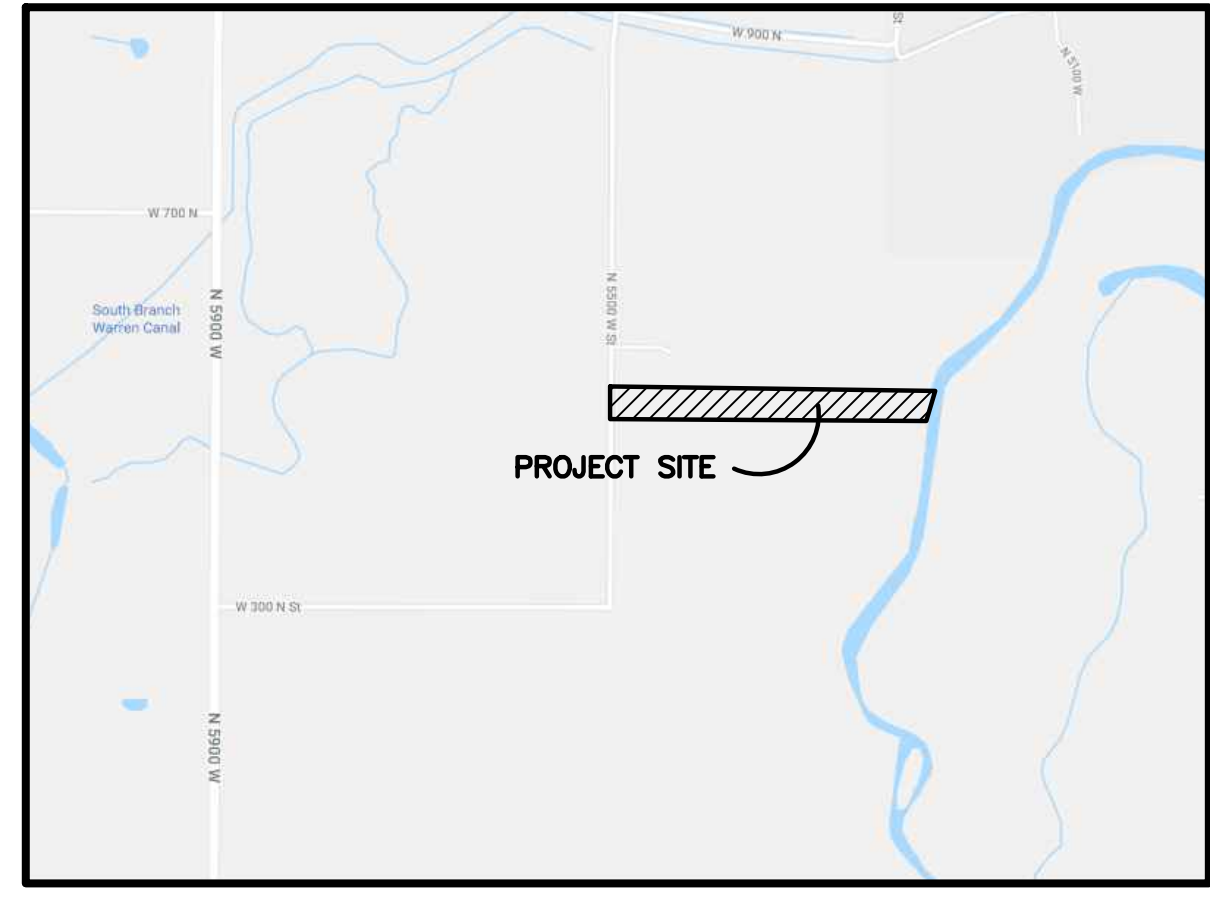
## Exhibits

- A. Warren Estates Subdivision plat
- B. Alternative Access Exception Narrative
- C. Culinary Water Will-Serve Letter
- D. Secondary Water Will-Serve Letter
- E. Septic Feasibility Documentation

## Area Map



# EXHIBIT A



**VICINITY MAP**  
SCALE: NONE

**LEGEND**

	= SECTION CORNER		= PROPOSED FIRE HYDRANT
	= BOUNDARY LINE		= EXISTING FIRE HYDRANT
	= LOT LINE		= PROPOSED 3'X3' CATCH BASIN
	= ADJOINING PROPERTY		= PUBLIC UTILITY EASEMENT
	= EASEMENTS		= EXISTING STRUCTURE
	= SECTION TIE LINE		= EXISTING PAVEMENT
	= EXISTING FENCELINE		= PROPOSED PAVEMENT
	= SWALE		= EXISTING GRAVEL ROAD
	= PROPOSED CULINARY WATER LINE		
	= EXISTING CULINARY WATER LINE		
	= PROPOSED SECONDARY WATER LINE		

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING S00°18'53"W 1264.48 FROM THE CENTER OF SAID SECTION 7; THENCE S89°10'55"E ALONG THE SOUTH BOUNDARY OF FENSTER FARM PHASES 1, 2, 3 AND 4, 2152.24 FEET TO THE CENTER LINE OF WEBER RIVER; THENCE S16°29'12"W ALONG SAID CENTER LINE, 206.42 FEET; THENCE N89°41'07"W 2094.67 FEET; THENCE N00°18'53"E 217.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 441319 SQUARE FEET OR 10.131 ACRES MORE OR LESS.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°41'07"E	1192.51'
L2	N00°35'48"E	165.28'
L3	N00°18'53"E	20.00'

**CURVE TABLE**

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	28.00'	43.84'	39.50'	27.86'	N45°27'20"E	89°43'05"

**Storm Runoff Calculations**  
Warren Estates Subdivision  
6600-03 10/13/2021

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Ogden area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

**Drainage Area:**  
Total Area = 10.13 acre or 441,319 ft<sup>2</sup>  
Runoff Coefficients:  
Paved Area 28,660 C = 0.9  
Roof 26,400 C = 0.9  
Landscape Area 386,259 C = 0.2  
Weighted Runoff Coefficient C = 0.29

**LID Retention**  
80<sup>th</sup> Percentile Rainfall Event 0.45 in  
Is the site Feasible for LID? Yes  
Site Imperviousness 0.12  
NRCS Soil Group B  
Rv Equation 0.84i<sup>1.169</sup>  
R<sub>v</sub> 0.07  
V<sub>total</sub> 1232 c.f.

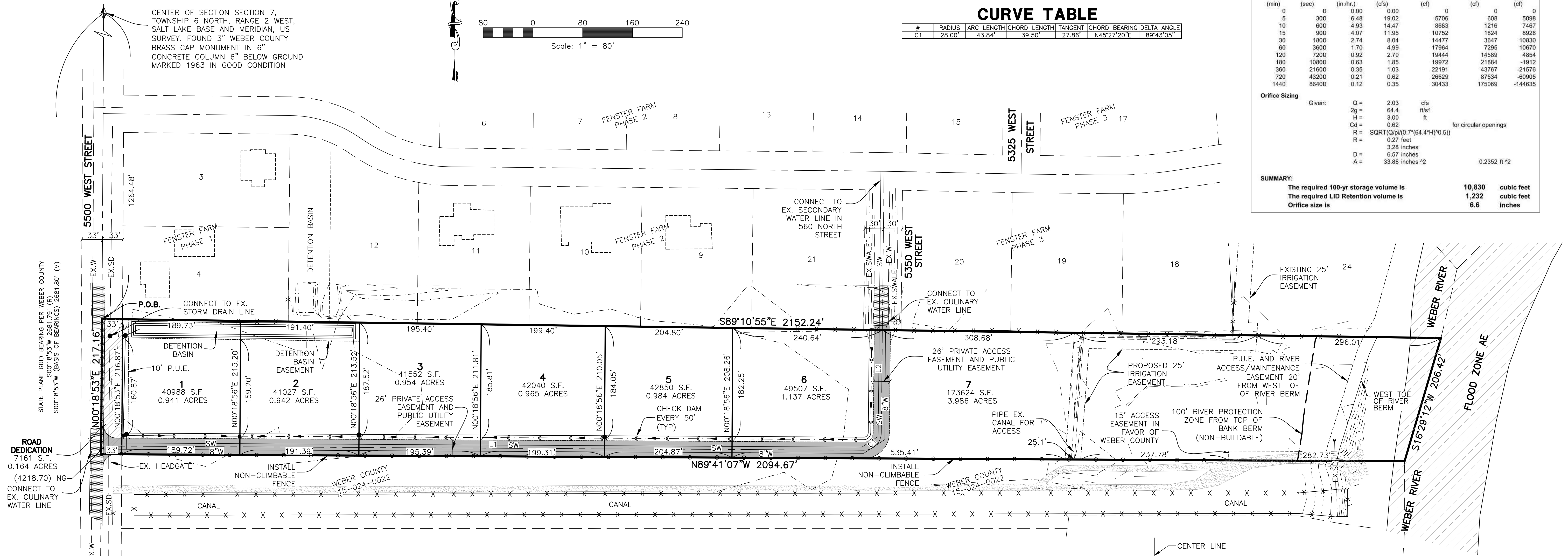
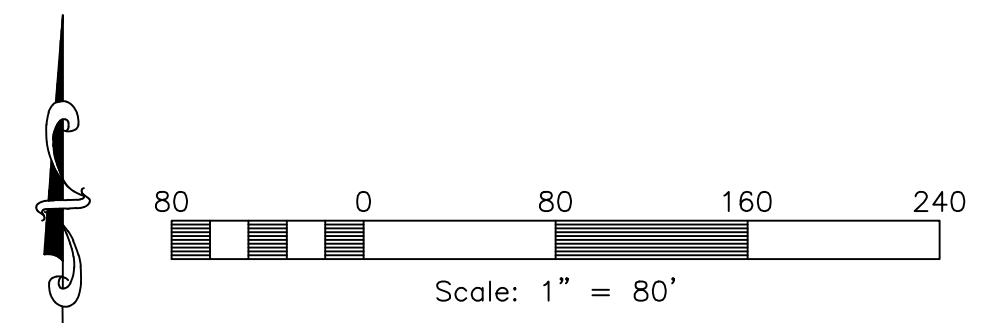
**Volume of Run-off for 100-year Storm Event:**  
C = 0.29  
I = See Below in/hr  
A = 441,319.00 ft<sup>2</sup>  
Q(out) = 2.03 ft<sup>3</sup>/s (0.2 cfs per acre)  
time (min) time (sec) i (in./hr.) Q (cfs) Vol. in (cf) Vol. out (cf) Difference (cf)

0	0	0.00	0.00	0	0	0
5	300	6.48	19.02	5706	608	5098
10	600	4.93	14.47	8863	1216	7467
15	900	4.07	11.95	10752	1824	8928
30	1800	2.74	8.04	14477	3647	10830
60	3600	1.70	4.99	17964	7295	10670
120	7200	0.92	2.70	19444	14589	4854
180	10800	0.63	1.85	19972	21884	-1912
360	21600	0.35	1.03	22191	43767	-21576
720	43200	0.21	0.62	26629	87534	-60905
1440	86400	0.12	0.35	30433	175069	-144635

**Orifice Sizing**  
Given: Q = 2.03 cfs  
2g = 64.4 ft/s<sup>2</sup>  
H = 3.00 ft  
Cd = 0.62  
R = SQRT(Q/(0.7\*(64.4H)<sup>0.5</sup>))  
R = 0.27 feet  
D = 3.28 inches  
D = 6.57 inches  
A = 33.88 inches<sup>2</sup> 0.2352 ft<sup>2</sup>

**SUMMARY:**  
The required 100-yr storage volume is 10,830 cubic feet  
The required LID Retention volume is 1,232 cubic feet  
Orifice size is 6.6 inches

CENTER OF SECTION SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN 6" CONCRETE COLUMN 6" BELOW GROUND MARKED 1963 IN GOOD CONDITION



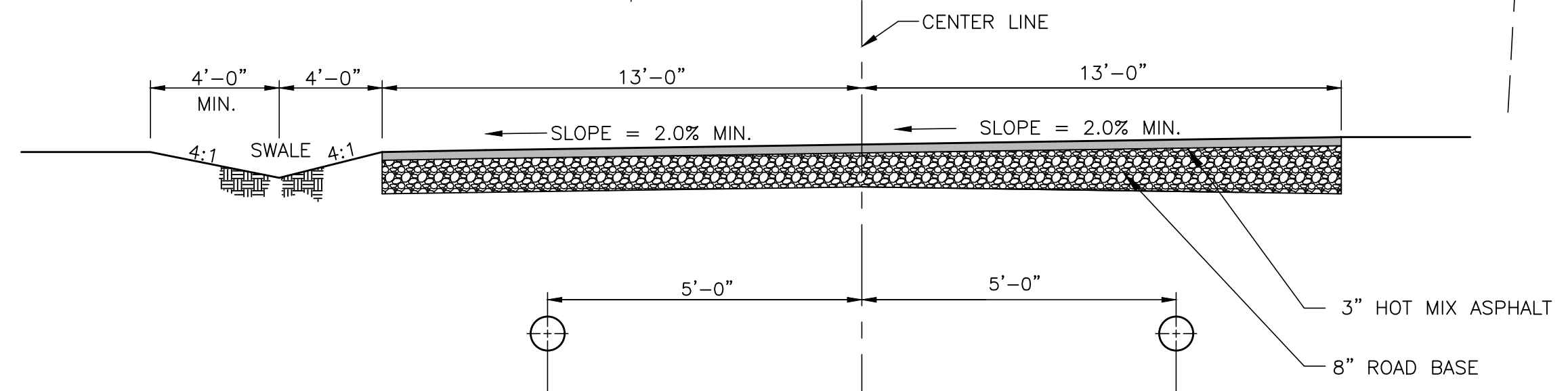
**ELEVATION NOTES**

- ADD 3.18 TO PROJECT ELEVATIONS FOR COMPARISON TO FEMA FIRM PARCELS (LOCATED ON NAVD88)
- ALL LOTS: FFE 4224.82 BFE 4222.82

**NOTES**

- LOTS WILL HAVE SEPTIC TANKS
- CONTOURS ARE SHOWN IN 1 FOOT INTERVALS
- PROJECT IS DESIGNED BY LOT AVERAGING AVERAGE LOT SIZE: 57,249 S.F. 1.31 ACRES
- SECONDARY WATER WILL CONNECT TO MOUNTAIN VIEW IRRIGATION PRESSURIZED SYSTEM IN 560 NORTH AND IN 5500 WEST STREET.
- FRONT BUILDABLE SETBACK WILL BE FROM THE PRIVATE ACCESS EASEMENT.

SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN 3" CONCRETE COLUMN 3" BELOW GROUND MARKED 1981 IN GOOD CONDITION



**STREET SECTION PRIVATE ACCESS EASEMENT**  
SCALE: NONE

## Warren Estates Subdivision A Lot Averaged Subdivision

Weber County, Utah

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 www.reeve-associates.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

**Warren Estates Subdivision  
A Lot Averaged Subdivision**  
PART OF THE SE 1/4 OF SECTION 7, T. 6N., R. 2W., S. 12E. & M., U.S. SURVEY  
WEBER COUNTY, UTAH

**Preliminary Plan**

Project Info.

Engineer: J. Nate Reeve  
Planner: Chris J. Cave  
Designer: Emilee Roche  
Begin Date: 08/26/2021  
Name: WARREN ESTATES  
Number: 6600-03

Developer:  
Derrick Oman  
1990 N. 2000 W.  
Farr West City, UT. 84404  
(801) 430-1263



10-19-21

Due to the proximity of the flood control canal and the access to said canal and the width of the lot is not practical or feasible to provide a 60' right of way to provide access to the subdivision and have lots that meet Weber County lot standards. We request the access exemption to be considered to provide access to the proposed subdivision with a 20' wide private access easement maintained by the HOA.

**Solutions You Can Build On™**

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying  
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666  
ogden@reeve-assoc.com • reeve-assoc.com

## Exhibit C – Culinary Water Will-Serve Letter

West Warren-Warren Water Improvement District  
1561 S. 7500 W.  
Ogden, UT 84404  
801-259-7614  
westwarrentwtr@gmail.com

9/8/2021

To Whom it May Concern:

RE: WATER AVAILABILITY LETTER FOR Warren Estates, Derek Oman

This proposed development is located at approx.. 510 N. 5500 W. in Warren, UT, Weber County Parcel # 150240004 and consists of 7 lots. The West Warren-Warren Water Improvement District (hereafter the District) does have culinary water available for this proposed development.

This letter is only to state that the above-mentioned project is in the boundaries of the District and water will only be made available if the following conditions are met. This letter is the first of two letters that will be issued for this development. When these and any necessary additional conditions are met, the District will issue the Will-Serve Letter.

Conditions for a Will-Serve Letter to be issued:

- A letter from the Fire District stating that a flow test is not required, will need to be provided to the District as soon as possible.
- A plan for installation of a functioning, pressurized, secondary water delivery system for any subdivision over 2 lots, to be inspected and approved by the WWWID board chairman, prior to the delivery of any culinary water, including water for construction use. Pressure requirements are a minimum of 50 to a maximum of 80 lbsp.
- The owner or contractor will need to furnish all materials and labor to run the service line. The District will furnish and place the water meter. All materials and workmanship must be in compliance with and approved by the District.
- The Weber Basin Water Rights Impact Fee of \$4363.00 per proposed unit of service, must be paid prior to receiving a Will-Serve Letter and prior to the commencement of any development or construction.
- All remaining fees must be paid to the District before culinary water services will be made available. The District's fees are currently set at the following rates:
  - Capital Facilities Impact Fee \$4588
  - Weber Basin Water Rights Impact Fee \$4363
  - Connection Fee Without Existing Service Lateral \$2800
  - Connection fee with Existing service Lateral \$350

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,

  
Melissa Murray, Clerk

Mt. View Irrigation  
5238 W 150 N  
Ogden, Utah 84404

9-1-2021

To: Whom It May Concern

Re: Pressurized Secondary Water to Warren Estates

Dear Sirs,

This is to confirm that Mt. View Irrigation has the capacity to serve secondary water to the proposed 7 lot Warren Estates Subdivision located at 5500 W and approximately 500 N in Western Weber County providing the owner of the subdivision completes a development agreement with the company which will include providing the applicable water shares sufficient to provide water to the project, completion and approval of the pipelines, service laterals and payment of applicable connection fees. No building permits are to be issued until the agreements have been completed. Upon completion of these items, Mt. View Irrigation will deliver pressurized secondary water to the project. Each lot owner will become a shareholder in the company and be bound by its by-laws.

Signed



Kami Marriott  
Secretary

Exhibit E - Septic Feasibility Documentation

WEBER-MORGAN DISTRICT HEALTH DEPARTMENT  
DIVISION OF ENVIRONMENTAL HEALTH  
2570 Grant Ave., Ogden, Utah 84401 399-8381

APPLICATION FOR INDIVIDUAL WASTEWATER SITE AND SOILS EVALUATION

Fee Paid 25.00 Fee Owing \_\_\_\_\_ Date of Soil Log \_\_\_\_\_ Soil Log No. 1406

Site Address Approx 550 N 5500 W East Side Land Serial No. \_\_\_\_\_

Subdivision \_\_\_\_\_ Lot No. \_\_\_\_\_

Owner Dax Kelson Phone H 294-4012  
W 364 4071

Mailing Address 116 N Main North Salt City 84054

Water Supply Taylor West Water Proposed No. Bedrooms 3

Completed evaluation is to be [ ] mailed [ ] held for pick-up  left on site.

A \$25 fee is required for each on-site evaluation and includes one one test pit evaluation. Each additional test pit evaluation per site visit is \$10.

Signature Roger Wilder Date Oct 3, 97  
*Hole dug on Oct 12 (Sunday)  
Hopefully check on Oct 13 or 14 MAP on back*

SOIL PROFILE

SITE EVALUATION

Date \_\_\_\_\_ By \_\_\_\_\_

Depth of Test Hole \_\_\_\_\_

Depth of Perc Test \_\_\_\_\_

Observed Water Table \_\_\_\_\_

Monitoring Well Required ( ) yes ( ) no

Site Conditions \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Dorothy Mitchell  
5500w.

0-32 Silty Sand  
32-64 Sandy Gravel  
64-80 Sand (med)

10-15-97 Hole Dry  
to 80"

Well in place 5' deep

Hole 150' WEST OF RIVER  
Perk at 36"

Health Dept

Roger Wilde  
2396 West 5650 South  
Roy, Utah 84067  
(801)773-2257

Randy Wilde  
227 South 500 West  
Brigham City, Utah 84302  
(435)723-0891

### Percolation Test and Soil Exploration Results

Name of Developer / Development Dorothy Mitchel/ Kelson Date 1016-97

Developers Address 302 S. 5900 W. Warren Phone Number 731-6655

Location of Property Apprx 550 N. 5500 W. (road north of slugh)

Name of Person(s) Performing Test(s) Roger Wilde

Test Hole No. #1 Total Depth of Hole 42" Period of Time Hole Saturated 21hrs Depth to Water Table 6' +

INITIAL DEPTH TO WATER	TIME BEGAN	FINAL DEPTH TO WATER	TIME ENDED	DISTANCE WATER DROPPED	ELAPSED TIME IN MINUTES	PERCOLATION RATE IN MINUTES/INCH
8 1/2"	2:05pm	10 1/4"	2:15	1 3/4"	10	
8 1/2"	2:15	9 7/8"	2:25	1 3/8"	10	
8 1/2"	2:25	9 3/4"	2:35	1 1/4"	10	
8 1/2"	2:35	9 1/2"	2:45	1"	10	
8 1/2"	2:45	9 1/2"	2:55	1"	10	
8 1/2"	2:55	9 1/2"	3:05	1"	10	10 MPI

COMMENTS

Test pit and perc located at rear of property, approx 700 feet from road (5500 W.).

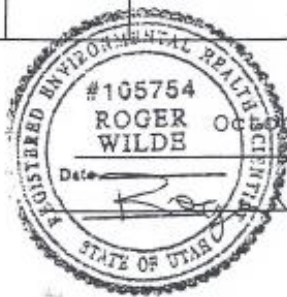
No water in test pit, 6' deep.

Soil damp below 32" on sidewalls.

Test Hole No. \_\_\_\_\_ Total Depth of Hole \_\_\_\_\_ Period of Time Hole Saturated \_\_\_\_\_ Depth to Water Table \_\_\_\_\_

INITIAL DEPTH TO WATER	TIME BEGAN	FINAL DEPTH TO WATER	TIME ENDED	DISTANCE WATER DROPPED	ELAPSED TIME IN MINUTES	PERCOLATION RATES IN MINUTES/INCH

I certify that percolation tests have been conducted on the above property in accordance with requirements specified in the Code of Waste Disposal Regulations, Parts IV and V, adopted by the Utah State Board of Health and the Utah Water Pollution Control Board, and that, to the best of my knowledge, the foregoing information is true and correct.



Date October 16, 1997

Roger Wilde, EHS Signed

1996

Gave to me By ROGER WILDE - 773-2257

NAME	ADDRESS					2/20	2/22	2/23	2/27	3/6	3/11	3/14
M. PARKER	400 N 6700 W					41"	12"	10"	8"	13"	22"	16"
GAGE/GFA	300 N 6700 W (N) 1					2"	1"	2"	2"	1"	2"	0"
	2					5"	10"	12"	13"	15"	18"	11"
	3					15"	15"	14"	17"	21"	28"	17"
	4					36"	19.5	16"	16"	21"	27"	16"
	(S) 5					23"	13.5	12"	9"	13"	23"	10"
MIVAS	300 S 6700 W								15"	19"	21"	18.5"
PILARCZK.	700 S 7500 W								>42"	39" 3/7 40"	39" -	40"
HANSEN	1010 S 7500 W								1/2"	3/7 20"	3"	0"
D. MITCHL	300 N 5555 W								3/5 5"	3/7 6.5"	13"	
G Joints?	350 N 5555 W									3"	11"	
PENMAN	800 N 4700W (E)					44"			37"	>40"	>39"	
	(W)					45"			36"	39"	43"	
M. STOREY	1000 N 4500W (E)							>61"	>71"	3/5 >56"	>59"	
	(C)							>60"	>66"	3/5 >64"	>64"	
	(W)							>60"	>63"	>60"	>59"	
	780 N 4400 W					42"		24"	19"	17"	22"	
MCQUENN	800 N 4400 W								34"	19"	22"	