

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

March 15, 2023

4:00 p.m.

- 1. Minutes: February 15, 2023**
- 2. Administrative Items**

2.1 LVW090821 - Consideration and action on a request for final approval of Warren Estates Subdivision consisting of 3 lots. Planner: **Tammy Aydelotte**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

the Planning Division Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

February 15, 2023

Minutes of February 15, 2023, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes: January 18, 2023 -Minutes approved as presented

2. Administrative Items

2.1 File No.: LVP053122 – Request for final approval of a one-lot subdivision (Pegasus Place Subdivision), located at approximately 631 N 5900 West, Ogden, UT, 84404, in the A-2 zone. This request includes road dedication along 5900 West St. **Planner: Tammy Aydelotte**

The Planning Division is recommending approval of the request for Pegasus Place Subdivision, a one-lot subdivision located in the A-2 zone.

The proposed subdivision is in the Agricultural A-2 Zone located at approximately 631 N 5900 W, Ogden, UT, 84401 and is

1.00 acres. The proposed subdivision and lot configuration meet all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Gary Nielsen, applicant, states that the process was too long of a process.

Staff recommends approval of the Pegasus Place Subdivision, a one-lot subdivision consisting of 1.00 acres, located at approximately 631 N 5900 W, Ogden, UT, 84401. This recommendation is subject to all review agency requirements, and the following condition:

- 1. West Warren-Warren Water Improvement District will need to sign the final plat prior to recording.**

This recommendation is based on the following findings:

- 1. The proposed subdivision conforms to the Western Weber General Plan.**
- 2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.**

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, February 15, 2023

Approved by Rick Grover

Rick Grover
Weber County Planning Director

This item stands approved.

2.2 File No.: UVO122322 – Request for final approval of a two-lot subdivision (Overlook East at Powder Mountain Subdivision), located at approximately 8620 E Meridian Ave, Eden, UT, 84310 in the DRR-1 zone. This request includes continuation of private roadways (Overlook Drive, and Meridian Avenue). **Planner: Tammy Aydelotte**

The applicant is requesting final approval of The Overlook East at Powder Mountain Subdivision. This proposal is located at approximately 8620 E Meridian Ave, Eden, UT, 84310 in the DRR-1 Zone. 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.

Staff recommends final approval of Overlook East Subdivision consisting of two lots, located at approximately 8620 E Meridian Ave, Eden, UT, 84310. This recommendation is subject to all review agency requirements and the following condition:

1. Powder Mountain Water and Sewer will sign the final plat.

This recommendation is based on the following findings:

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

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, February 15, 2023

Approved by Rick Grover

Rick Grover
Weber County Planning Director

This item stands approved.

2.3 File No.: LVS010322 – Request for final approval of Snow Flake Subdivision Phase 3, 1st Amended, combining 2 lots to create a one-lot subdivision located in the FV-3 zone, at approximately 4382 N Snowflake Cir., Eden, UT, 84310. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of Snow Flake Subdivision Phase 3 1st Amendment. This proposal is located at approximately 4382 Snowflake Circle, Eden, UT, 84310 in the FV-3 Zone, and seeks to combine two existing legal lots into a single lot, so that a single-family residence and detached garage may be constructed in the applicant’s desired location that requires additional area. 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.

Staff recommends final approval of Snow Flake Subdivision Phase 3 1st Amendment consisting of one lot, located at approximately 4382 Snowflake Circle, Eden, UT, 84310. This recommendation is subject to all review agency requirements and the following requirement prior to recording of the subdivision:

1. A will-serve letter for water and sewer/septic is required with the building permit application.

This recommendation is based on the following findings:

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

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, February 15, 2023

Approved by Rick Grover

Rick Grover
Weber County Planning Director

2.4 LVC042022 - Consideration and action on a request for final approval of Cameron Pointe Subdivision (6 lots). **Planner: Felix Lleverino**

The applicant is requesting final approval for Cameron Pointe Subdivision (6 lots). This proposal would divide a vacant 6.94-acre parcel and create six new building lots. The Planning Division has reviewed Cameron Pointe for conformity to the lot area and width of the A-1 zoning standards and connectivity options for the continuation of future neighborhoods. The single road within Cameron Pointe is designed with a temporary turn-around until the time when the parcel to the south is developed, at which time, the county will require connectivity over the Wilson Irrigation Canal. Curb, gutter, and sidewalk are required within the Cameron Pointe Development and on 4000 West Street and 2375 South Street.

Staff recommends final approval of Cameron Pointe Subdivision consisting of 6 lots. This recommendation is based on the review agency requirements and the following conditions:

1. **A Subdivision Improvement Agreement shall accompany the final recorded plat.**
2. **A Monument Improvement Agreement is completed, under the direction of the County Surveyor's office.**
3. **The developer shall provide a letter from the Cameron Village Cluster Subdivision HOA stating that all parties agree upon the new landscape plan for Cameron Village.**

The following findings are the basis for the staff recommendation:

1. **Cameron Pointe conforms to the West Central Weber County General Plan.**
2. **The lot area and width regulations are acceptable as shown on the submitted plat.**
3. **The proposal will not be detrimental to public health, safety, or welfare.**
4. **The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.**

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, February 15, 2023

Approved by Rick Grover

Rick Grover
Weber County Planning Director

2.5 LVD011723, Consideration and action on a request for approval of the Daisy Estates subdivision (three lots) and the dedication of an extension to 4550 West Street. **Planner: Felix Lleverino**

The Daisy Estates subdivision would separate three one-acre lots from a 10-acre farm parcel. This development also extends 4550 West Street southward by 300 feet to accommodate the three residential lots. Dedication and construction of the public street are required.

The area of the remaining agricultural parcel amounts to 6.91 acres.

Staff recommends approval of the Daisy Estates subdivision (three lots) and the dedication of an extension to 4550 West Street. This recommendation is based on the following conditions:

1. **Final subdivision approval is conditioned upon the developer providing a final will-serve letter from Taylor West Weber Water District and Wilson Irrigation Company.**
2. **The subdivision improvements are complete or guaranteed financially before the plat is recorded.**
3. **The developer enters into a Monument Improvement Agreement with the County Surveyor's Office.**
4. **A signature block for Taylor West Weber Water District is added to the dedication plat.**
5. **The developer obtain and submit final will-serve letters from Hooper Irrigation and Taylor West Weber Water District before recording the plat.**

This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the West Central Weber General Plan.**
2. **The proposed subdivision complies with the applicable County codes.**
3. **The subdivision conforms to zoning and subdivision ordinances.**

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, February 15, 2023

Approved by Rick Grover

Rick Grover
Weber County Planning Director

Adjourned –4:25 **Respectfully**

Submitted, *June*

Nelson

Lead Office Specialist



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Warren Estates Subdivision consisting of 3 lots.
Type of Decision:	Administrative
Agenda Date:	Wednesday, March 15, 2023
Applicant:	Derrick Oman, Owner
File Number/s:	LVW090821

Property Information

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

Adjacent Land Use

North:	Residential	South:	Weber River Spillway/Agriculture
East:	Weber River/Agriculture	West:	Agriculture

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov
Report Reviewer:	SB

Applicable Land Use Codes

- Title 106 (Subdivisions)
- Title 104 (Zones) Chapter 2 (Agricultural Zones)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)

Background and Summary

11/16/2021 – Western Weber Planning Commission approval of the access exception request that is mentioned in this staff report, and preliminary approval of this project as a 7-lot subdivision. The applicant has since re-submitted this as a 3-lot subdivision, with the approved access exception to access lots 2 and 3 from 5350 West Street, with an emergency access along the southern boundaries of Lots 1 and two from 5500 West Street.

The applicant is requesting final approval for Warren Estates Subdivision consisting of 3 lots in the A-2 zone.

The proposed 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 standard 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.

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 (approved 11/16/2021) 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 already received approval for their access exception request, however, an access easement from 5500 West Street, for emergency purposes only, shall be shown on the final plat.

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

As a condition of approval, unconditional final approval letters for a 3-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 D**). Prior to final approval, the applicant will need to provide a current Feasibility Letter from the health department that references each of the 3 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 final 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 3 lots.
2. No-parking signs shall be installed along the no-climb fence along the southern boundary line.
3. 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.
4. The proposed 26-foot wide access easement, for emergency purposes only, will need to be shown on the final plat, and improved to the access standards of LUC Sec. 108-7-29 or escrowed for prior to the recording of the final plat mylar.
5. 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.
6. 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.
7. Unconditional final approval letters will need to be provided by both West Warren-Warren Water Improvement District and Mountain View Irrigation for a 3lot subdivision prior to recording the final plat mylar.
8. 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. Culinary Water Will-Serve Letter
- C. Secondary Water Will-Serve Letter
- D. Septic Feasibility Documentation

Area Map



Exhibit A – Warren Estates Subdivision Plat

HEET 1 OF 1

WARREN ESTATES SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY
WEBER COUNTY, UTAH
FEBRUARY, 2023



VICINITY MAP
SCALE: NONE

SOIL TEST PIT INFORMATION

EXPLORATION PIT #1: 5'00" ZONE 12 AND 83 040881 E 456804 N
 21-23" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 27-44" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 40-50" LOW CLAY MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #2: 5'00" ZONE 12 AND 83 040886 E 456804 N
 15-23" LOW CLAY MASSIVE STRUCTURE, SAND SIZE FINE
 23-40" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 40-50" LOW CLAY MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #3: 5'00" ZONE 12 AND 83 040883 E 456804 N
 11-14" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 28-39" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #4: 5'00" ZONE 12 AND 83 040881 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #5: 5'00" ZONE 12 AND 83 040885 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #6: 5'00" ZONE 12 AND 83 040887 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #7: 5'00" ZONE 12 AND 83 040887 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #8: 5'00" ZONE 12 AND 83 040885 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #9: 5'00" ZONE 12 AND 83 040887 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #10: 5'00" ZONE 12 AND 83 040887 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #11: 5'00" ZONE 12 AND 83 040887 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #12: 5'00" ZONE 12 AND 83 040887 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #13: 5'00" ZONE 12 AND 83 040887 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #14: 5'00" ZONE 12 AND 83 040887 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #15: 5'00" ZONE 12 AND 83 040887 E 456804 N
 15-17" LOW CLAY MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 19-49" SALT LAKE NEAR SLT CLAY LOAM, MASSIVE STRUCTURE, SAND
 PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN. ALL NEAR LOT CORNERS WERE SET WITH A 5/8" X 3/4" IRON AND PLASTIC CAP CHANGED "REG" AS ACCORDING TO THE BOUNDARY WAS DETERMINED ON THE NORTH BY MEASURING THE SOUTHERLY LINE OF FENSTER FARM PHASE 1. IN THE BEST LINE TO THE SECTION LINE WITH RIGHT OF WAY TO BE DEDICATED MATCHING FENSTER FARM PHASE 1.

BASIS OF BEARINGS

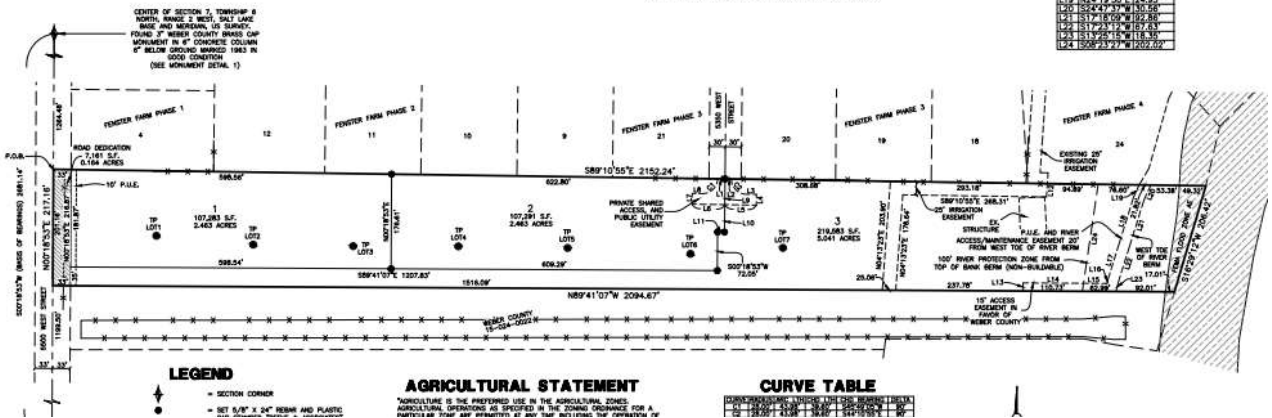
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER OF SECTION 7 AND THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S00718°57'W.

LINE TABLE

#	BEARING	DISTANCE
1	S80°57'00"W	113.92
2	S80°57'00"W	112.53
3	S80°57'00"W	119.00
4	S80°57'00"W	119.00
5	S80°57'00"W	119.00
6	S80°57'00"W	119.00
7	S80°57'00"W	119.00
8	S80°57'00"W	119.00
9	S80°57'00"W	119.00
10	S80°57'00"W	119.00
11	S80°57'00"W	119.00
12	S80°57'00"W	119.00
13	S80°57'00"W	119.00
14	S80°57'00"W	119.00
15	S80°57'00"W	119.00
16	S80°57'00"W	119.00
17	S80°57'00"W	119.00
18	S80°57'00"W	119.00
19	S80°57'00"W	119.00
20	S80°57'00"W	119.00
21	S80°57'00"W	119.00
22	S80°57'00"W	119.00
23	S80°57'00"W	119.00
24	S80°57'00"W	119.00

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEARING AT A POINT ON THE SECTION LINE, SAID POINT BEING S00718°57'W 1264.49 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE S80°57'00"W ALONG THE SOUTHERLY LINE OF FENSTER FARM PHASE 2 AND 3, 2152.24 FEET, THENCE S80°57'00"W 204.67 FEET, THENCE N89°41'07"W 2094.67 FEET TO THE SECTION LINE, THENCE S00718°57'W ALONG SAID SECTION LINE, 571.98 FEET TO THE POINT OF BEGINNING.
 CONTAINING 441.319 SQUARE FEET OR 10.131 ACRES MORE OR LESS.



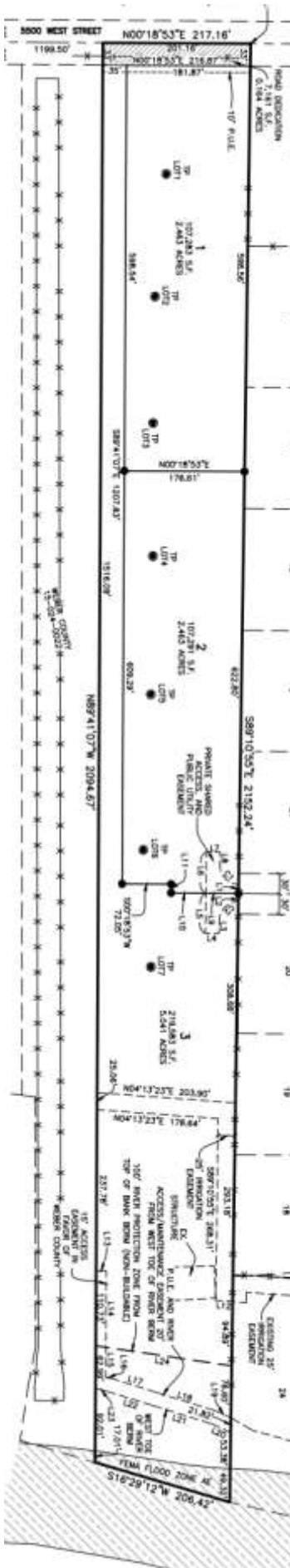


Exhibit B – Culinary Water Will-Serve Letter

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

10/10/2022

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Warren Estates c/o Derrick Oman

This proposed development is located approximately 510 N. 5500 W. in Warren, UT, Weber County, Parcel #150-240-004 and consists of 7 lots. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed development.

Derrick Oman has presented the board with proof of secondary water from the Mountain View Irrigation and will have a pressurized system according to the District's standards. The board has voted and approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- The Capital Facilities Impact Fee and Connection fee Without Existing Service Lateral or Connection Fee With Existing Service Lateral, must be paid prior to installation of a meter and water connection lines and materials. Per the water district's contract with Weber Basin, no water can be delivered until all fees have been paid.
- All water lines, materials and installations must be done to the specification of the WWWWID board, and must be inspected by the board chairman, or his designee, along with any necessary bacterial testing required by the state.
- A deposit of \$100.00 for metered water to be used during construction, must be paid prior to the commencement of construction.

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 WWWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,



Melissa Murray, Clerk
West Warren-Warren Water Improvement District

Exhibit C – Secondary Water Will-Serve Letter

MT VIEW IRRIGATION

5238 W 2150 N

OGDEN, UT 84404

11-8-2022

To: Whom it May Concern

Re: Warren Estates Subdivision

Dear Sirs,

Mt. View Irrigation has the capacity to serve secondary water to the 7 lot Warren Estates Subdivision. The owner of the subdivision has completed the development agreement, which includes a provision to provide the needed water shares to supply the project and approval of plans for the pipelines and laterals. Before final approval and building permits can be issued, the improvements must be installed, inspected and approved by Mt View Irrigation, as-built plans must be submitted and any notices required are to be filed with the County Recorder. Upon completion of these items, Mt. View Irrigation will deliver pressurized secondary water to the project. Please note that proof of payment of the secondary water connection fee is to be submitted before a building permit is issued. Each lot owner will become shareholders in the company and will be bound by its By-laws

Signed



Kami Marriott

Secretary

Exhibit D – Septic Feasibility Documentation

December 1, 2021

Derrick Oman
1990 N 2000 W
Farr West, Utah 84404

RE: Wastewater Site and Soils Evaluation #15306
510 N 5500 W Warren, UT
Parcel # 15-024-0004

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on December 1, 2021. 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 #Lot 1 (UTM Zone 12 Nad 83 0406831 E 4569091 N)
0-22" Loam, Granular Structure, sand size medium to fine
22-37" Clay Loam, Massive Structure, sand size fine,
37-64" Silt Loam (near silty clay loam), Massive Structure, sand size fine,
Groundwater Encountered at time of soil evaluation at 58" below grade

Lot 1: Conduct the required percolation test so that the bottom of the percolation test hole is at 30 inches deep from the original grade.

Exploration Pit #Lot 2 (UTM Zone 12 Nad 83 0406886 E 4569086 N)
0-15" Loam, Granular Structure, sand size medium to fine
15-23" Fine Sandy Loam, Massive Structure, sand size fine, dense, Mottles common below 19"
23-40" Silt Loam (near silty clay loam), Massive Structure, sand size fine, Mottles common
40-72" Clay Loam, Massive Structure, sand size fine, Mottles common

Lot 2: Conduct the required percolation test so that the bottom of the percolation test hole is at 30 inches and 46 inches deep from the original grade.

Exploration Pit #Lot 3 (UTM Zone 12 Nad 83 0406943 E 4569085 N)
0-11" Silt Loam, Granular Structure, sand size fine
11-26" Silt Clay Loam, Massive Structure, sand size very fine
26-79" Silt Clay, Massive Structure, sand size very fine
Groundwater Encountered at time of soil evaluation at 79" below grade

Lot 3: Conduct the required percolation test so that the bottom of the percolation test hole is at 18 inches and 36 inches deep from the original grade.

Exploration Pit #Lot 4 (UTM Zone 12 Nad 83 0406831 E 4569091 N)
0-15" Loam, Granular Structure, sand size medium to fine
15-49" Silty Clay Loam, Massive Structure, sand size fine, Mottles few below 46 inches, perc?
49-77" Fine Sandy Loam, Massive Structure, sand size fine, Mottles common perc.

Lot 4: Conduct the required percolation test so that the bottom of the percolation test hole is at 28 inches deep from the original grade.

Exploration Pit #Lot 5 (UTM Zone 12 Nad 83 0407065 E 4569084 N)
0-17" Fine Sandy Loam (near sandy clay loam), Granular Structure, sand size fine, dense
17-48" Silt Clay Loam, Massive Structure, sand size fine, Mottles common
48-62" Clay Loam, Massive Structure, sand size fine, Mottles common

Lot 5: Conduct the required percolation test so that the bottom of the percolation test hole is at 30 inches deep from the original grade.

Exploration Pit #Lot 6 (UTM Zone 12 Nad 83 0407135 E 4569081 N)

0-10" Loam, Granular Structure, sand size medium to fine

10-30" Clay Loam, Massive Structure, sand size fine

30-52" Silty Loam (near silty clay loam), Massive Structure, sand size fine, Mottles common

52-65" Fine Sandy Loam, Massive Structure, sand size fine, Mottles common

Lot 6: Conduct the required percolation test so that the bottom of the percolation test hole is at 24 inches deep from the original grade.

Exploration Pit #Lot 7 (UTM Zone 12 Nad 83 0407187 E 4569084 N)

0-13" Loam, Granular Structure

13-42" Silt Clay Loam, Massive Structure, sand size fine, Mottles common

42-61" Clay Loam, Massive Structure, very fine sands and high silt content

Lot:7 Conduct the required percolation test so that the bottom of the percolation test hole is at 30 inches deep from the original grade.

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

Due to the soil types existing on this property, the final readings of the **percolation tests will need to be witnessed by a representative from the Health Department**. Please make the percolation tester aware of the requirement so that arrangements can be made. Test results will not be accepted if this requirement is not met.

Percolation tests may be completed by any individual on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

Monitoring of the maximum ground water table is required in the location of the above listed exploration pits. Please complete the enclosed application for maximum ground water table monitoring and return it along with the appropriate fees. The wells should be constructed in accordance with the enclosed diagram in order to provide the most accurate water table readings possible.

If you have any further questions, contact this office at your convenience.

Sincerely,

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

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 75.00 Fee Owing _____ Date of Soil Log _____ Soil Log No. 1406

Site Address Approx 550 N 5500w 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.

*Hole dug on Oct 12 (Sunday)
Hopefully check on Oct 13 or 14 MAP on back*

Signature Roger Wilder Date Oct 3, 97

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 Silt
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 Apprpx 550 N. 5500 W. (road north of slugh)

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

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

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.).

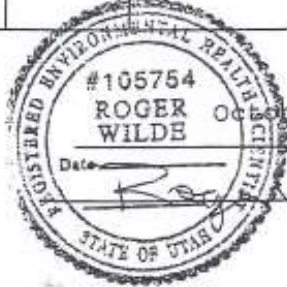
No water in test pit, 6' deep.

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"	