



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 29, 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. 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.
3. 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.
4. 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

EXPLANATION PIT #LOT 1 (LOT 12 AND 83 040801 E 456801 N)
 17-17" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE MEDIUM TO FINE
 17-44" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 37-44" S&T LOAM NEAR SLTY CLAY LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 100' PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLANATION PIT #LOT 2 (LOT 12 AND 83 040802 E 456804 N)
 15-23" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 23-40" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES
 40-77" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE, MOTTLES
 100' PERCOLATION TEST HOLE IS AT 30 INCHES AND 54 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLANATION PIT #LOT 3 (LOT 12 AND 83 040803 E 456805 N)
 11-14" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 11-34" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 28-37" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 40-77" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 100' PERCOLATION TEST HOLE IS AT 18 INCHES AND 36 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLANATION PIT #LOT 4 (LOT 12 AND 83 040804 E 456808 N)
 10-10" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 30-34" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 52-60" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 100' PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLANATION PIT #LOT 5 (LOT 12 AND 83 040805 E 456804 N)
 10-10" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 10-10" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 30-34" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 52-60" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 100' PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLANATION PIT #LOT 6 (LOT 12 AND 83 040806 E 456801 N)
 10-10" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 10-10" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 30-34" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 52-60" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 100' PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLANATION PIT #LOT 7 (LOT 12 AND 83 040807 E 456804 N)
 10-10" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 10-10" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 30-34" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 52-60" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 100' PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLANATION PIT #LOT 8 (LOT 12 AND 83 040808 E 456804 N)
 10-10" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 10-10" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 30-34" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 52-60" S&T LOAM, MASSIVE STRUCTURE, SAND SIZE FINE
 100' PERCOLATION TEST HOLE IS AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

NARRATIVE

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

BASIS OF BEARINGS

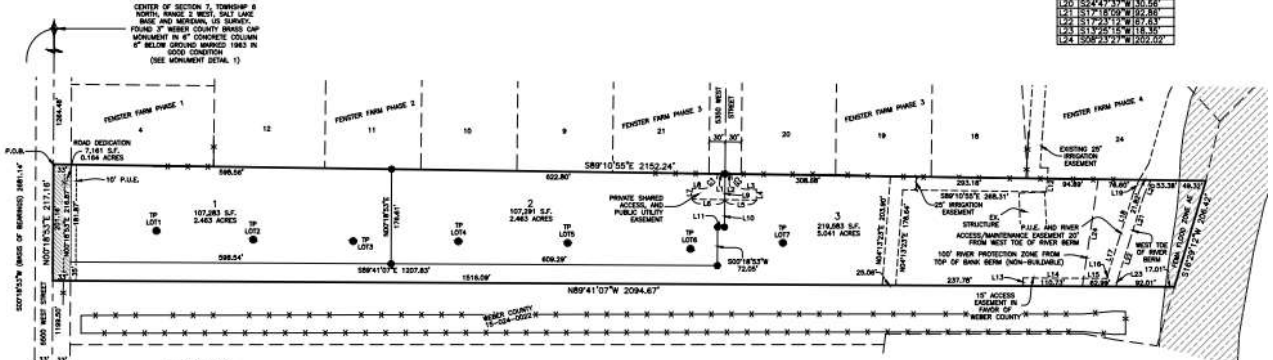
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER OF SECTION 7 AND THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S007°18'57"W.

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-------------|----------|
| 1 | S89°10'55"E | 113.92' |
| 2 | S89°10'55"E | 112.25' |
| 3 | S89°10'55"E | 112.25' |
| 4 | S89°10'55"E | 112.25' |
| 5 | S89°10'55"E | 112.25' |
| 6 | S89°10'55"E | 112.25' |
| 7 | S89°10'55"E | 112.25' |
| 8 | S89°10'55"E | 112.25' |
| 9 | S89°10'55"E | 112.25' |
| 10 | S89°10'55"E | 112.25' |
| 11 | S89°10'55"E | 112.25' |
| 12 | S89°10'55"E | 112.25' |
| 13 | S89°10'55"E | 112.25' |
| 14 | S89°10'55"E | 112.25' |
| 15 | S89°10'55"E | 112.25' |
| 16 | S89°10'55"E | 112.25' |
| 17 | S89°10'55"E | 112.25' |
| 18 | S89°10'55"E | 112.25' |
| 19 | S89°10'55"E | 112.25' |
| 20 | S89°10'55"E | 112.25' |
| 21 | S89°10'55"E | 112.25' |
| 22 | S89°10'55"E | 112.25' |
| 23 | S89°10'55"E | 112.25' |
| 24 | S89°10'55"E | 112.25' |

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 S007°18'57"W 1284.48 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE S89°10'55"E ALONG THE SOUTHERLY LINES OF FENSTER FARM PHASE 2 AND 3, 2152.24 FEET; THENCE S89°10'55"E 2152.24 FEET; THENCE N89°41'07"W 2094.67 FEET TO THE SECTION LINE; THENCE S007°18'57"W ALONG SAID SECTION LINE, 571.18 FEET TO THE POINT OF BEGINNING.
 CONTAINING 441.318 SQUARE FEET OR 10.131 ACRES MORE OR LESS.



LEGEND

- SECTION CORNER
- SET 5/8" X 3/4" IRON AND PLASTIC

AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED ON ANY TRACT WITHIN THE PERMITTED ZONE."

CURVE TABLE

| LINE NO. | CHORD BEARING | CHORD DISTANCE | ARC BEARING | ARC DISTANCE |
|----------|---------------|----------------|-------------|--------------|
| 1 | S89°10'55"E | 113.92' | S89°10'55"E | 113.92' |
| 2 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 3 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 4 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 5 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 6 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 7 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 8 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 9 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 10 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 11 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 12 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 13 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 14 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 15 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 16 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 17 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 18 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 19 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 20 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 21 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 22 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 23 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |
| 24 | S89°10'55"E | 112.25' | S89°10'55"E | 112.25' |

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 loam
64-80 Sand (med)

10-15-97 Hole Dry
& 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 Approx 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.).

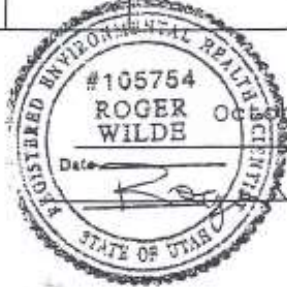
No water in test pit, 6' deep.

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
Signed Roger Wilde, EHS

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" | |