

Burton,Steven

From: Ian Silverberg <ian@silverlineventures.com>
Sent: Tuesday, May 2, 2023 1:42 PM
To: Burton,Steven
Subject: [EXTERNAL] Re: New Review on Harmony Ranch-Subdivisions - Frontier Notification

CAUTION: This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. **Think Before You Click!**

Please see below in red.

From: Frontier <noreply@co.weber.ut.us>
Date: Friday, April 28, 2023 at 1:29 PM
To: Ian Silverberg <ian@silverlineventures.com>
Subject: New Review on Harmony Ranch-Subdivisions - Frontier Notification

A Review has been added to the Harmony Ranch-Subdivisions project.

Review Status: Not Approved by Steve Burton
Review:

I have reviewed the proposal with the requirements of the county subdivision ordinance. The following comments must be addressed before the project can be approved. Some of these comments are also listed on the attached redline review of the subdivision plat.

1. There are several planned streets through this property that may be platted once further subdivision occurs. We are requesting that you define a building area on this lot, so that future buildings will not be located in planned streets. Land Use Code 106-2-1(a) and (b). I have marked the general location of these future streets, so that it is easier for you to define buildable areas that will accommodate for future streets. Buildable areas should not include any building setbacks or easements, including setbacks from future road locations. **N/A**
2. The county subdivision code requires that the lot use culinary water from a culinary water district or company, unless the district cannot and will not serve the lot with water. Please provide documentation from the water company that states they cannot serve the lot with water. Land Use Code 106-4-2.1(a)(1)(a)(1). **My understanding of this code is that this is required when the lot is within 50ft of a public water service provider's main delivery line. That is not the case here. Am I missing something? I do have a denial from Nordic (which you guys are aware of already from the previous application), but I'm unclear on if it is really needed. If so, I'm happy to upload it, but please clarify where that is written in the code. Here is what I found:**

1. *Water service provider connection.*

1. *Connection to existing water supply and delivery system, requirement qualifiers.*

1. *Connection requirements and qualifiers.* If any lot within the subdivision is located within a distance of **50 feet multiplied by the number of proposed lots from a public culinary water service provider's existing and functional main delivery line**, or that of a secondary water service provider,

and the service provider is willing and able to serve the subdivision, then in accordance with the service provider's standards and any applicable County standards, each lot within the subdivision shall be connected to the service provider's water delivery system;

3. Show the wellhead protection easement, as required by the Weber-Morgan Health Department. Proof of a 48 hour pump test on the well will need to be provided before the subdivision can record. **We will provide test results prior to recording. We are adding the wellhead protection easement to the plat now.**
4. A covenant will need to be recorded with the subdivision plat, specifying the allowed water usage for outdoor watering purposes. **The lot has secondary water provided through 20 shares of the Pineview Ditch, as well as the well if needed. I'm not sure if that impacts this. Can you clarify what exactly you need from me here?**

Please contact me with responses to this review.

Thank you,

Steve Burton

sburton@webercountyutah.gov

[Please login into Frontier to see more details.](#)

Weber County Planning and Engineering

801-399-8371

2380 Washington Blvd., Suite 240

Ogden, Utah 84401

Weber County Building Inspection

801-399-8770

2380 Washington Blvd., Suite 270

Ogden, Utah 84401

You can change your notification preferences, login at frontier.co.weber.ut.us.