



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on preliminary approval of Gateway Estates Subdivision Phases 2-22, consisting of 21 lots, and public and private road dedication.

Type of Decision: Administrative

Agenda Date: Tuesday, October 24, 2023

Applicant: **OVB Investments, LLC**

Representative: Nate Reeve

File Number: UVG052523

Property Information

Approximate Address: 748 E Hwy 39, Huntsville, UT, 84317

Project Area: 416.178 acres

Zoning: Forest (F-5, F-40)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 21-013-0007, 21-013-0009, 21-013-0001

Township, Range, Section: T6N, R2E, Section 11 S

Adjacent Land Use

North: Vacant	South: Highway 39
East: Vacant	West: Vacant

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov

Report Reviewer: SB

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Stream corridors, wetlands, shorelines)
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-5 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant is requesting preliminary approval of Gateway Estates Subdivision Phases 2-22, consisting of 21 lots, in the F-5 and F-40 zones. 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). Dedication of a new County road is included with this proposal. The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the F-5 and F-40 Zones. Single-family dwellings are a permitted use in these zones.

Lot area, frontage/width and yard regulations: In the LUC § 104-9-4, the F-5 zone requires a minimum lot area of 5 acres for a single family dwelling and a minimum lot width of 300 feet. The width and area of all 15 phases in the F-5 zone this proposed subdivision meet this requirement. The width and area of the 6 phases in the F-40 zone also meet the minimum area of 40 acres and width of 660 feet. Dedication of a new public road, located along phases 2, 3, 9, 10, and 11 and is included as part of this proposal. The private right-of-way begins along the frontage of Phase 4, and continues north up to Phase 22 (see Exhibit A) .

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 F-5 zone standards in LUC § 104-9.

Culinary water and sanitary sewage disposal: Weber-Morgan Health Department has performed the necessary soil testing to provide feedback and recommendations regarding wastewater disposal systems, and the placement of private wells. The developer is proposing shared wells for these phases. The applicant has obtained start cards from the State of Utah. Prior to going before the planning commission for a recommendation of final approval, per LUC 106-4-2.1:

“(c) **Capacity assessment.** Prior to final plat approval by the planning commission, the applicant shall provide the county with a written capacity assessment for the culinary and secondary water supply and delivery system.

— (2) **Private well capacity assessment.** *For a private well's water supply and delivery system, the capacity assessment shall include: For a private well's water supply and delivery system, the capacity assessment shall include:*

1. *Written verification from the Utah Division of Water Rights that authorization to drill has been obtained for each proposed private well.*
2. *The following items, if secondary water is provided by contract with Weber Basin Water Conservancy District:*
 1. *Written verification from the District that an adequate allocation of water has been secured for each proposed well;*
 2. *Evidence that the annual cost for the District's allocation is, or will be, attached to the tax notice of each lot; and*
3. *Proof of adequate allocation of water shall be demonstrated for all intended uses of the well water, including, but not limited to, applicable secondary water uses and fire suppression appurtenances.”*

— **“Improvements required for private well.**

1. **Private well drilling and testing.** *Prior to final plat recording, each well shall be dug and pump-tested for a minimum of 48 hours, and a sample of water analyzed according to applicable agency requirements. A copy of pump-test results shall be submitted to the County and the local health department. The pump test results shall demonstrate that adequate flow and quality exists to serve all intended uses of the well. An inadequate pump-test shall result in that subdivision's approval being void unless another lawfully approved water source can be provided.*
2. **Metering.** *The applicant shall install a radio-meter, or other automated usage-reporting meter, pursuant to the standards and specifications of the Weber Basin Water Conservancy District, if applicable.”*

If there will be landscaping and watering restrictions on any of the lots, a note will need to be added to the final plat that generally explains the watering and landscaping restrictions, and references the recorded covenant or, if applicable, covenants, and specifies the automatic watering system requirements of Section 106-4-2.1, if applicable.

Natural hazards/wetlands: Per LUC § 104-28-2, the proposed subdivision area has intermittent streams that run through this it.

Structures, accessory structures, roads, or parking areas shall not be developed or located within 50 feet from the high water mark from the existing ephemeral streams located within the proposed subdivision, unless a stream alteration is approved by the Army Corps of Engineers and State Department of Natural Resources

The proposed subdivision is located within a ridgeline area. Per LUC § 104-28-4,

All structures located within the ridge line area shall not exceed 35 feet in height from lowest elevation of finished or natural grade, whichever is most restrictive, to the top of the structure. All ridge line developments shall be designed to minimize visual impact. All buildings constructed shall make use of neutral, natural colors (white may be used only as an accent color) that blend in to the surrounding area, non-reflective glass, metal and roofing materials, and varied roof lines. A landscape plan shall also be required and shall make use of trees designed to reduce visual impacts.

The proposed subdivision lies within a geologic hazard study area. Further reports have been required, and obtained. All recommendations contained within the submitted reports (AGEC project no. 1210067). Additional, site-specific, geotechnical reports will be required with each building permit submitted, per the recommendations outlined in the report. All recommendations contained in the submitted reports shall be followed, and a note shall be recorded on the plat indicating the need for further reports.

Street Standards: As the slopes and geology within these proposed subdivision phases are significant, Engineering and Planning are expecting that most of the roadway to the east, within this subdivision, will be privately owned and maintained.

In order to provide for future connectivity, the roadway coming north into the subdivision from Highway 39, and heading west, will be a public right-of-way.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and the Weber Fire District. The County Surveyor's Office will review a proposed final plat, once one has been submitted. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2023 property taxes are not considered due at this time, but will become due in full on November 30, 2023.

Staff Recommendation

Staff recommends preliminary approval of Gateway Estates Subdivision Phases 2-22, consisting of 21 lots, dedication of new public and private roads, located at approximately 748 E Hwy 39, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. An approved plan with Weber Fire District must be submitted prior to going before the Planning Commission for a recommendation of final approval.
2. An onsite wastewater disposal covenant shall be recorded with the final plat
3. A private well covenant shall be recorded with the final plat.
4. All required improvements shall be either installed, escrowed for, or a combination of both, prior to County Commission approval.

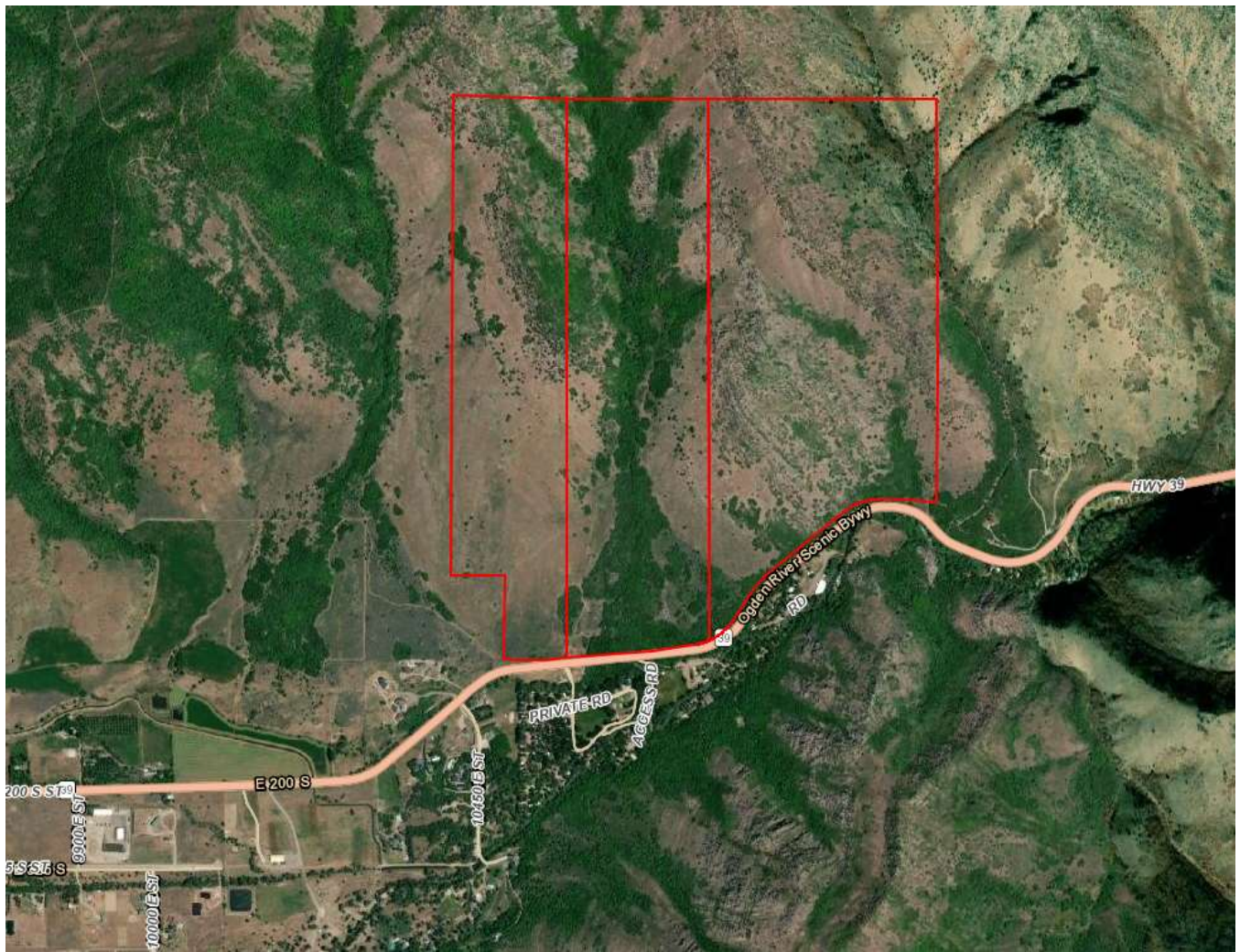
This recommendation is based on the following findings:

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

Exhibits

- A. Application
- B. Subdivision Plat
- C. Approved Water Leases & Septic Feasibility

Area Map



Application

[+ Add Building](#)

Project Description 10-lot subdivision with an alternative access request.

Property Address Approx. 748 E. Hwy 39
Huntsville, UT, 84317

Property Owner Matt Lowe
801-648-8229
matt@lowecompanies.com

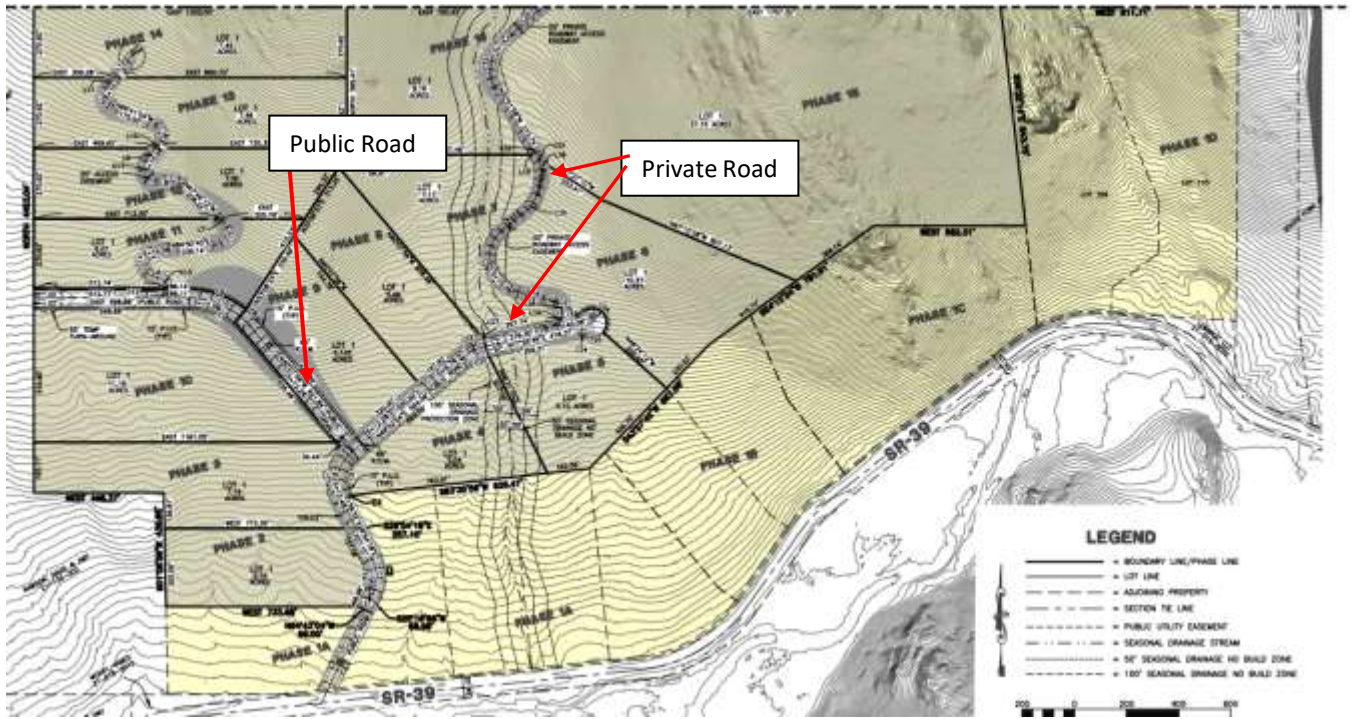
Representative Nate Reeve
801-621-3100
nreeve@reeve-assoc.com

Accessory Dwelling Unit False
Current Zoning F-5
Subdivision Name Gateway Estates
Number of Lots
Lot Number 31
Lot Size 5 - 43 acres
Frontage 300
Culinary Water Authority Not Applicable
Secondary Water Provider Pineview Water
Sanitary Sewer Authority Health Department (Septic)
Nearest Hydrant Address N/A
Signed By Representative, Nave Reeve

Parcel Number

- [✖ Remove](#) 210130007 - [County Map](#)
- [✖ Remove](#) 210130009 - [County Map](#)
- [✖ Remove](#) 210130001 - [County Map](#)

Exhibit B- Subdivision Plat



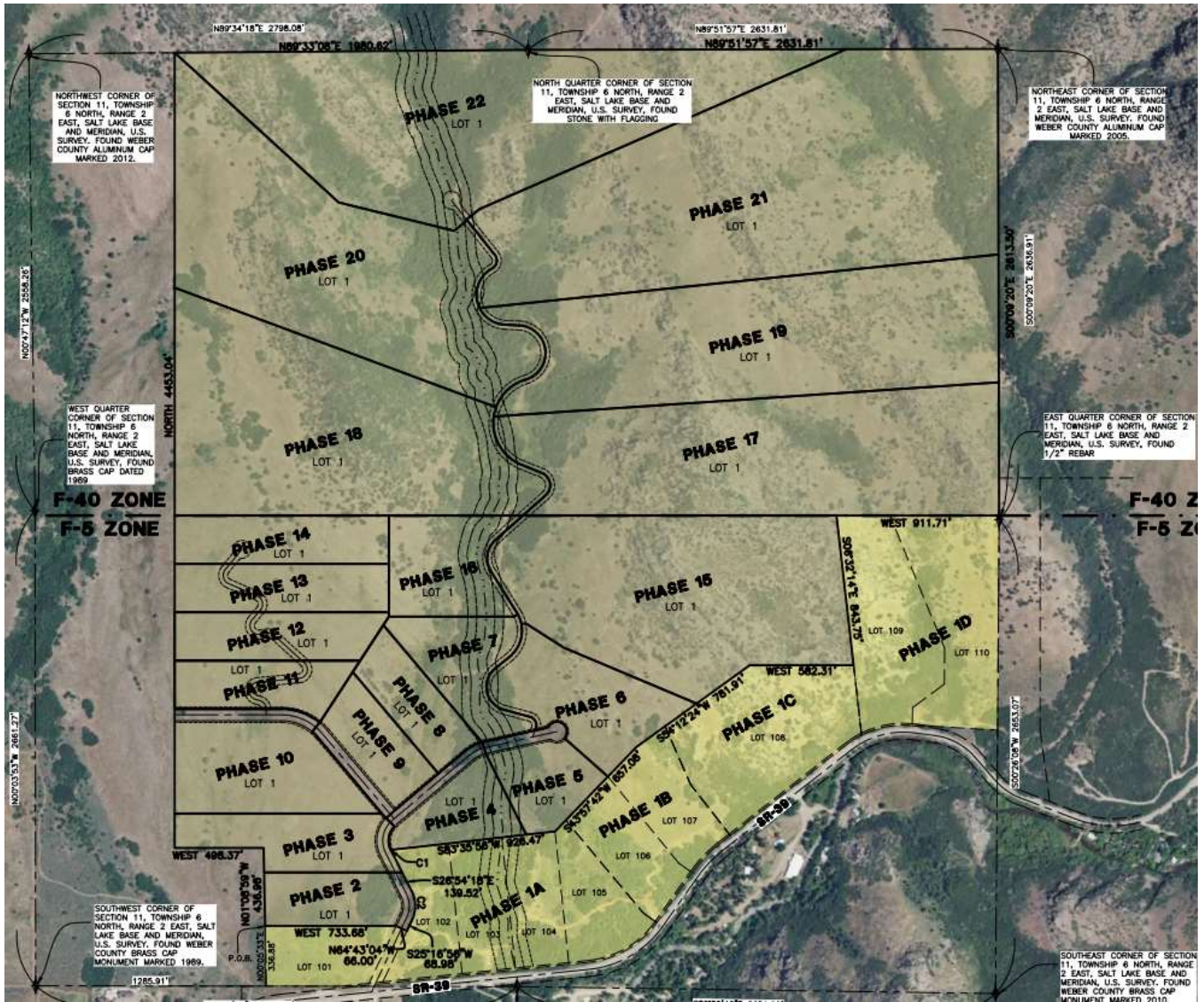


Exhibit C – Septic Feasibility/Well Permits

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

October 17, 2023



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

RE: Preliminary Subdivision **Determination**
Gateway Estates Phase 3, 8 lots
Parcel #21-013-0001, 21-013-0009, & 21-013-0007
Soil log #15128

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical so as to provide the required 100 foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Lot 24-31:

Anticipated ground water tables not to exceed 75 inches, fall within the range of acceptability for the utilization of a Packed Bed Media Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption system is to be designed using a maximum loading rate of 0.35 gal/sq. ft. /day as required for a sandy clay loam, massive structure soil horizon with a documented percolation rate between 60-120 minutes per inch.

ENGINEERING NOTE:

- 1) A sufficient separation in evaluation between the bottom of the absorption trench or drip irrigation system and the elevation of the seasonal drainage must be shown in the engineered onsite wastewater plan.
- 2) Some site may require a trench depth deeper than 18 inches to meet the regulatory requirement listed below. If the slope of the engineered onsite wastewater system exceeds 15% please request an updated letter of feasibility for the lot and or approval for a deeper trench via email. For approval of a deeper trench our office will need to verify that suitable soil to of depth of 36 inches below the bottom of the proposed trench have been classified and certified percolation test results submitted. If sufficient soils have not been classified, than the engineer will need to design a drip irrigation system as means of dispersal following the packed bed media.

UAC_R3117-4-6.14.b. Sloping Ground. Absorption systems placed in 10% or greater sloping ground shall be designed so that there is a minimum of 10 feet of undisturbed earth measured horizontally from the bottom of the distribution line to the ground surface. This requirement does not apply to drip irrigation.

LOT 26:

The soil evaluation test pit located on lot 26 is shown across the seasonal drainage from the area shown to meet the 20,000 contiguous square foot area with 25% slope or less. Sufficient area within 50-100 feet of soil evaluation test pit 26 is shown as 25% slope or less. The onsite wastewater system will need to be designed within 50 feet of the soil evaluation test pit 26. The system design may require a pump and pump chamber. Alternatively additional soils may be performed nearer the location of the proposed residence.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Pedro Lozano', is written over a faint, illegible printed name.

Pedro Lozano, LEHS
Environmental Health Division
801-399-7160

October 17, 2023



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

RE: Preliminary Subdivision **Determination**
Gateway Estates Phase 2, 13 lots
Parcel #21-013-0001, 21-013-0009, & 21-013-0007
Soil log #15128

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical so as to provide the required 100 foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Lot 11-23:

Anticipated ground water tables not to exceed 75 inches, fall within the range of acceptability for the utilization of a Packed Bed Media Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption system is to be designed using a maximum loading rate of 0.35 gal/sq. ft. /day as required for a sandy clay loam, massive structure soil horizon with a documented percolation rate between 60-120 minutes per inch.

ENGINEERING NOTE:

Some site may require a trench depth deeper than 18 inches to meet the regulatory requirement listed below. If the slope of the engineered onsite wastewater system exceeds 15% please request an updated letter of feasibility for the lot and or approval for a deeper trench via email. For approval of a deeper trench our office will need to verify that suitable soil to a depth of 36 inches below the bottom of the proposed trench have been classified and certified percolation test results submitted. If sufficient soils have not been classified, than the engineer will need to design a drip irrigation system as means of dispersal following the packed bed media.

UAC_R3117-4-6.14.b. Sloping Ground. Absorption systems placed in 10% or greater sloping ground shall be designed so that there is a minimum of 10 feet of undisturbed earth measured horizontally from the bottom of the distribution line to the ground surface. This requirement does not apply to drip irrigation.

LOT 15:

The soil evaluation test pit located on lot 15 is shown outside of the 20,000 contiguous square foot area with 25% slope or less. Sufficient area within 50-100 feet of soil evaluation test pit 15 are shown as 25% slope or less. The onsite wastewater system will need to be designed within 50 feet of the soil evaluation test pit 15. The system design may be achieved via gravity flow or may require a pump and pump chamber. Alternatively additional soils may be performed nearer the location of the proposed residence.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 277 23rd Street | Ogden, UT 84401

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pedro Lozano", is written over a horizontal line.

Pedro Lozano, LEHS
Environmental Health Division
801-399-7160



SPENCER J. COX
Governor
DEIDRE M. HENDERSON
Lieutenant Governor

State of Utah
DEPARTMENT OF NATURAL RESOURCES
Division of Water Rights

BRIAN C. STEED
Executive Director
TERESA WILHELMESEN
State Engineer/Division Director

ORDER OF THE STATE ENGINEER
For Exchange Application Number 35-13962 (E6227)

Exchange Application Number 35-13962 (E6227) in the name of OVB Investments LLC was filed on July 14, 2021, to exchange 1.00 acre-foot of water, as evidenced by Water Right Number 35-827 (A27608) owned by the U.S. Bureau of Reclamation and a contract (Number 52010 associated with Tax I.D. Number 21-013-0001 and others) for its use with Weber Basin Water Conservancy District. The 1.00 acre-foot of water is to be released from Pineview Reservoir and, in lieu thereof, 1.00 acre-foot of water will be diverted from a well to be located South 1083 feet and West 222 feet from the E $\frac{1}{4}$ Corner of Section 11, T6N, R2E, SLB&M (6-inch well, 100-500 feet deep). The water is to be used for the irrigation of 0.1833 acre from April 1 to October 31; and year-round, indoor, domestic requirements of 1.00 equivalent domestic unit. The water is to be used in all or portion(s) of Section 11, T6N, R2E, SLB&M.

Notice of the exchange application was published in the Standard Examiner on August 5 and 12, 2021. No protests were received.

It is the opinion of the State Engineer that this exchange application can be approved without adversely affecting existing rights. The applicant is put on notice that diligence must be shown in pursuing the development of this application, which can be demonstrated by the completion of the project as proposed in the exchange application.

It is, therefore, **ORDERED** and Exchange Application Number 35-13962 (E6227) is hereby **APPROVED** subject to prior rights and the following conditions:

- 1) The basis for this exchange right is a contract between the applicant and Weber Basin Water Conservancy District. This contract must be maintained for this exchange to remain valid. No water may be withdrawn under this application if a contract is not in effect.
- 2) Total diversion under this exchange application is limited to 1.00 acre-foot of water per year for the irrigation of 0.1833 acre (0.55 acre-foot) from April 1 to October 31; and year-round, indoor, domestic requirements of 1.00 equivalent domestic unit (0.45 acre-foot).
- 3) The water being exchanged shall be released from Pineview Reservoir into Ogden River as called for by the river commissioner.
- 4) The applicant shall construct or install and maintain controlling works and a measuring device as required by Section 73-5-4 of Utah Code.

ORDER OF THE STATE ENGINEER

Exchange Application Number

35-13962 (E6227)

Page 2

The applicant is strongly cautioned that other permits may be required before any development of this application can begin and it is the responsibility of the applicant to determine the applicability of and acquisition of such permits. Once all other permits have been acquired, this is your authority to develop the water under the above referenced application which under Sections 73-3-10 and 73-3-12, Utah Code Annotated, 1953, as amended, must be diligently prosecuted to completion. The water must be put to beneficial use and proof must be filed on or before **November 30, 2028**, or a request for extension of time must be acceptably filed; otherwise, the application will be lapsed. This approval is limited to the rights to divert and beneficially use water and does not grant any rights of access to, or use of land or facilities not owned by the applicant.

When the work is complete, an Affidavit of Beneficial Use may be submitted by an applicant without hiring a proof professional if it qualifies under statute. An affidavit qualifies if all of the following criteria are met:

- The water right is associated with a residence, either full- or part-time. (NOTE: Any irrigation or stock use on the affidavit must be associated with the residence.)
- The water use is for a quarter acre of irrigation or less.
- The water use is for the watering of ten head of livestock (or equivalent) or less.
- The water use does not include any uses in addition to the three listed above.

As noted, this approval is granted subject to prior rights. The applicant shall be liable to mitigate or provide compensation for any impairment of or interference with prior rights as such may be stipulated among parties or decreed by a court of competent jurisdiction.

Under the authority of Section 73-3-20 of the Utah Code, the applicant is required to submit a proof of diversion and beneficial use of water upon 60 days notification by the State Engineer. The proof shall be in the same form and contain the same elements as required for appropriation or permanent change of water under Section 73-3-16 of the Utah Code Annotated.

Proof of beneficial use is evidence to the State Engineer that the water has been fully placed to its intended beneficial use. By law, it must be prepared by a registered engineer or land surveyor, who will certify to the location, uses and extent of your water right.

Upon the submission of proof as required by Section 73-3-16, Utah Code, for this application, the applicant must identify every source of water used under this application and the amount of water used from that source. The proof must also show the capacity of the sources of supply and demonstrate that each source can provide the water claimed to be diverted under this right as well as all other water rights, which may be approved to be diverted from those sources.

ORDER OF THE STATE ENGINEER

Exchange Application Number

35-13962 (E6227)

Page 3

Failure on your part to comply with the requirements of the applicable statutes may result in the lapsing of this exchange application.

It is the applicant's responsibility to maintain a current address with this office and to update ownership of their water right. Please notify this office immediately of any change of address or for assistance in updating ownership. Additionally, if ownership of this water right or the property with which it is associated changes, the records of the Division of Water Rights should be updated. For assistance in updating title to the water right, please contact the Division at the phone number below.

Your contact with this office, should you need it, is with the Weber River/Western Regional Office. The telephone number is 801-538-7240.

This Order is subject to the provisions of Administrative Rule R655-6-17 of the Division of Water Rights and to Sections 63G-4-302, 63G-4-402, and 73-3-14 of the Utah Code which provide for filing either a Request for Reconsideration with the State Engineer or for judicial review with the appropriate District Court. A Request for Reconsideration must be filed in writing with the State Engineer within 20 days of the date of this Order. The written request shall be filed in-person, by mail, or electronically. If the request is filed electronically it shall be submitted to: waterrights@utah.gov, which is the authorized general email for the Division. However, a Request for Reconsideration is not a prerequisite to filing for judicial review. A petition for judicial review must be filed within 30 days after the date of this Order or, if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken 20 days after the Request is filed.

Dated this 19 day of November, 2021.


Teresa Wilhelmson, P.E., State Engineer

ORDER OF THE STATE ENGINEER
Exchange Application Number
35-13962 (E6227)
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Mailed a copy of the foregoing Order this 19 day of November, 2021 to:

OVB Investments LLC
6028 South Ridgeline Dr, Suite 203
Ogden UT 84405

Weber Basin Water Conservancy District
2837 East Highway 193
Layton UT 84040

Cole Panter, River Commissioner
PO Box 741
OGDEN UT 84402

Division of Water Rights
Distribution Section
c/o Susan Odekirk
OGDEN RIVER

BY: Doralee Cannon
Doralee Cannon, Applications/Records Secretary

DRILLER (START) CARD for Exchange Application: E6227(35-13962)

IMPORTANT: THIS CARD MUST BE RECEIVED BY THE DIVISION OF WATER RIGHTS PRIOR TO THE BEGINNING OF WELL CONSTRUCTION – REQUIRED FOR WELLS DEEPER THAN 30 PROOF DUE/EXPIRATION DATE: November 30, 2028
START CARDS CAN BE SUBMITTED ONLINE WITH THE WATER RIGHT NUMBER OR NON-PRODUCTION WELL NUMBER AND THE PIN.
ONLINE SUBMISSION WATER RIGHT: E6227 ONLINE SUBMISSION PIN: 509201
ONLINE SUBMISSION URL: <http://waterrights.utah.gov/welldrilling/startcardOnline.asp>

OWNER/APPLICANT: OVB Investments LLC

MAILING ADDRESS: 6028 South Ridgeline Dr, Suite 203, Ogden, UT 84405

PHONE NUMBER: 801-648-8229

WELL LOCATION: S 1083' W 222' from E4 Cor, S11, T 6N, R 2E, SLB&M

WELL UTM COORDINATES: Easting: 442823 Northing: 4568786

WELL ACTIVITY: NEW(REPLACE(REPAIR(DEEPEN()

PROPOSED START DATE: _____

PROJECTED COMPLETION DATE: _____

LICENSE #: _____ LICENSEE/COMPANY: _____

Licensee Signature Date

NOTICE TO APPLICANT: THIS CARD IS TO BE GIVEN TO A UTAH-LICENSED WATER WELL DRILLER FOR SUBMITTAL TO THE DIVISION OF WATER RIGHTS PRIOR TO WELL CONSTRUCTION.
STATE OF UTAH DIVISION OF WATER RIGHTS Phone No. 801-538-7416 - FAX No. 801-538-7467

COMMENTS: _____

START CARDS MAY ALSO SUBMITTED BY PHONE*, FAX, OR EMAIL.
PHONE: 801-538-7416 - FAX: 801-538-7467 - EMAIL: waterrights_wells@utah.gov
*IF THE START CARD IS PHONED IN, THEN THE COMPLETED AND SIGNED START CARD MUST BE RETURNED TO THE DIVISION OF WATER RIGHTS BY FAX, EMAIL, OR MAIL.

APPLICANT CARD for Exchange Application: E6227(35-13962)

IMPORTANT: THIS CARD MUST BE COMPLETED, SIGNED AND RETURNED BY THE WELL OWNER/APPLICANT AS SOON AS THE WELL IS DRILLED BY A LICENSED UTAH WELL DRILLER. PROOF DUE/EXPIRATION DATE: November 30, 2028

OWNER/APPLICANT: OVB Investments LLC
MAILING ADDRESS: 6028 South Ridgeline Dr, Suite 203, Ogden, UT 84405
PHONE NUMBER: 801-648-8229
WELL LOCATION: S 1083' W 222' from E4 Cor, S11, T 6N, R 2E, SLB&M
WELL UTM COORDINATES: Easting: 442823 Northing: 4568786
WELL ACTIVITY: NEW(X) REPLACE() REPAIR() DEEPEN()
WELL COMPLETION DATE: _____
NAME OF DRILLING COMPANY/LICENSEE: _____

Owner/Applicant Signature Date

NOTICE TO APPLICANT: COMPLETE AND RETURN THIS PORTION UPON FINAL WELL COMPLETION. DO NOT GIVE THIS CARD TO LICENSED WELL DRILLER. - YOU MUST RETURN IT.
STATE OF UTAH DIVISION OF WATER RIGHTS Phone No. 801-538-7416 - FAX No. 801-538-7467

COMMENTS: _____

START/APPLICANT CARD INSTRUCTIONS: First, for each well, you must give a Driller (Start) Card to licensed driller with whom you contract to construct your well. Second, it is your responsibility to sign and return this Applicant Card to this office immediately after completion of the well.
CAUTION: There may be local health requirements for the actual siting of your well. Please check with the proper local authority before construction begins. See enclosed sheet addressing construction information.

Remaining Start Cards on File with Weber County Planning.