

Dan White

From: Miranda Menzies <menzies.miranda@gmail.com>
Sent: Monday, February 12, 2024 1:46 PM
To: Aydelotte,Tamara
Cc: Grover,Rick; Rob Thomas; Dan White
Subject: Re: [EXTERNAL] Re: [EXTERNAL] Land for our East Well - Meet on Monday. What time?
Attachments: image002.png

Thank you for the information, and for your prompt action on this. It is really helpful to have a clear direction. We are doing a couple of final checks on things.

The first priority for Tammi should be to make sure that the one lot subdivision can fly and get a parcel number.

Gardner Engineering (Dan White) is looking at their schedule for the CUP.

Thank you again for your responsiveness.
Made my day!!
M

On Mon, Feb 12, 2024, 13:27 Aydelotte,Tamara <taydelotte@webercountyutah.gov> wrote:

Miranda,

Good talking on the phone with you today. Just to loop Rick in, we spoke about both a subdivision application, and associated requirements, as well as running a conditional use permit application concurrently, and a possible agenda date (this item possibly included as a consent item) of 2/27. Below are links to the applications, as well as required documents to be submitted with each application. Please reach out with any concerns or questions.

Conditional Use Permit (CUP)

Application: <https://frontier.co.weber.ut.us/p/Application/AddPlanningApplication/19753>

Required documents:

Detailed Narrative

Site Plan

Water and Wastewater Plan

Landscape Plan

Parking Plan

Vicinity Map

Architectural Renderings and Engineered Plans

Exterior Lighting Plan

Here are the links to our ordinance specific to conditional use permits and public utility substations: https://weber.municipalcodeonline.com/book?type=ordinances#name=Chapter_108-4_Conditional_Uses

https://weber.municipalcodeonline.com/book?type=ordinances#name=Sec_108-10-2_Site_Development_Standards_For_Public_Utility_Substation

Subdivision Application: <https://frontier.co.weber.ut.us/p/Application/AddPlanningApplication/19755>

Required Documents:

Preapplication Meeting Notes – you can upload this email as evidence that we met previous to your subdivision application submittal

Public Street Connectivity Plan – you can upload the plat here, again. We are aware that connectivity is extremely limited with this proposal

Title Report – dated within 30 days of your application submittal date

Final Plat – minimum requirements for a final plat are found here: https://weber.municipalcodeonline.com/book?type=ordinances#name=Sec_106-1-8_Final_Plat_Requirements_And_Approval_Procedure

Feasibility Letters – we would waive this requirement, and require them if ever there were a dwelling constructed on this parcel

Geologic Site Reconnaissance – this requirement is also waived until a habitable structure permit is applied for

Here is the link to our subdivision standards:

https://weber.municipalcodeonline.com/book?type=ordinances#name=Chapter_106-2_Subdivision_Standards

Thanks, Miranda!

Tammy Aydelotte

Planner II

[Weber County Planning Division](#)

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From: Grover,Rick <rgrover@webercountyutah.gov>
Sent: Monday, February 12, 2024 12:47 PM
To: Aydelotte,Tamara <taydelotte@webercountyutah.gov>
Subject: FW: [EXTERNAL] Re: [EXTERNAL] Land for our East Well - Meet on Monday. What time?

Tammy,

Can you take a look at this and get with Miranda today?

Thanks,

Rick

From: Miranda Menzies <menzies.miranda@gmail.com>
Sent: Monday, February 12, 2024 10:05 AM
To: Ewert,Charles <cewert@webercountyutah.gov>
Cc: Grover,Rick <rgrover@webercountyutah.gov>; Cobabe,Bill <bcobabe@webercountyutah.gov>; Rob Thomas <rthomas@wcwsid.com>; Wilkinson, Sean <swilkinson@webercountyutah.gov>; Don and Diane Stefanik

<dstefanik@wereallin.net>

Subject: [EXTERNAL] Re: [EXTERNAL] Land for our East Well - Meet on Monday. What time?

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Charlie and Team,

If we need a meeting, it would need to be Friday. I am in Salt Lake on Thursday.

We need an answer sooner than that.

In short, we need to segment out the attached Parcel A from Tax ID 220200034 as attached and as shown below.

The well is the disturbed area by the 5675 E stub road. There is also a piping easement through that road out to the main Wolf Creek Supply Lines on Elkhorn Drive.

We will be applying for a Conditional Use Permit for the Wellhouse. We would like to get all this work started as soon as possible, and have designs and contract docs all ready to go.

We are in discussions with the Developer, Russ Watts, and we **need to have absolute clarity** that we can record the segmented out parcel A, as shown attached.

He is claiming there is an "issue".

We are meeting tomorrow, so I need an answer on this today, Monday.

Do you know of **any problem** with this land being transferred and recorded?

If not, no meeting is necessary.

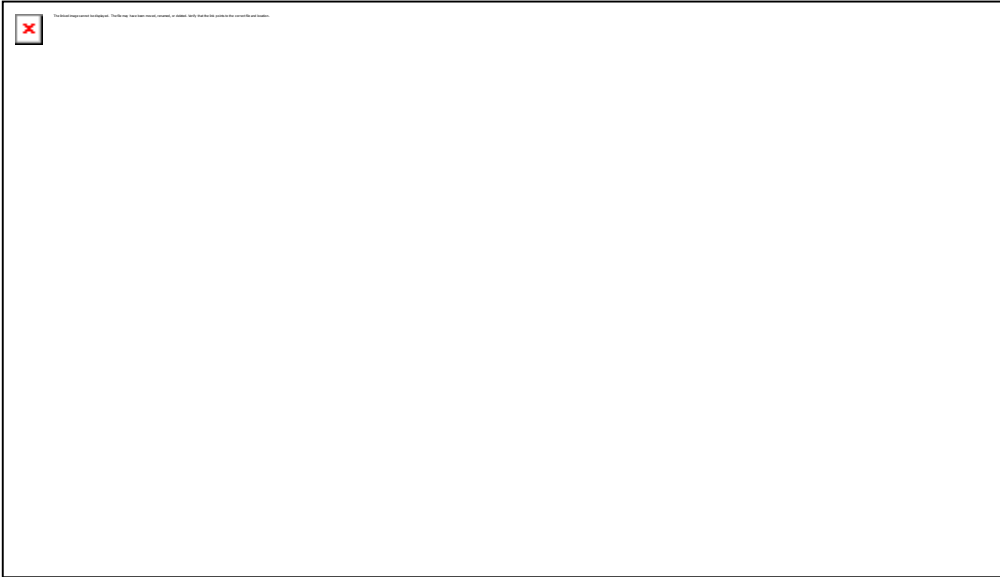
For example, do you need surveyor's stamp?

Legal counsel is preparing a Warranty Deed.

Please advise.

Thanks

Miranda



On Mon, Feb 12, 2024 at 9:45 AM Ewert, Charles <cewert@webercountyutah.gov> wrote:

Hi Miranda,

Rick asked that I set up this meeting. At this point, I am available anytime Thursday afternoon or anytime Friday. I have not been a part of these discussions and I am not sure I understand the problem. Can you offer me more details?

From: Miranda Menzies <menzies.miranda@gmail.com>

Sent: Friday, February 9, 2024 5:12 PM

To: Grover, Rick <rgrover@webercountyutah.gov>; Cobabe, Bill <bcobabe@webercountyutah.gov>; Ewert, Charles <cewert@webercountyutah.gov>

Cc: Rob Thomas <rthomas@wcwsid.com>; Wilkinson, Sean <swilkinson@webercountyutah.gov>; Don and Diane Stefanik <dstefanik@wereallin.net>

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Rick,

I need to meet with you, and whichever planner is now assigned to Wolf Creek.

The situation with being able to segment out land from larger parcels is now a critical issue to maintaining water supply to this Wolf Creek community.

To reiterate, you will remember we were in moratorium. NO construction. We may end up back there if the county can't find a way to fix this bureaucratic problem.

I understand from Rob Thomas, reporting on your meeting with him, that there is some sort of a problem with creating 1) a boundary adjustment, or 2) a single lot subdivision, 3) phase 1 or whatever for the single lot on the bigger parcel of land owned by Russ Watts.

This is so we can go to bid for construction services. Design is done, advertisement written. Transfer of land is the only issue.

Russ says he can't. Due to county requirements.

This must be fixed.

What time on Monday can we meet?

Best

Miranda Menzies