



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for approval of East Well Subdivision, a one-lot subdivision.  
**Agenda Date:** Wednesday, May 22, 2024  
**Applicant:** Mike Durtschi, on behalf of Russ Watts  
**File Number:** UVE032124

### Property Information

**Approximate Address:** approximately 3600 N 5675 E, Eden  
**Project Area:** 8.46 Acres  
**Zoning:** Residential Estates (RE-15)  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Public Utility Substation  
**Parcel ID:** 22-020-0034  
**Township, Range, Section:** Section 24, T7N, R1E

### Adjacent Land Use

|                           |                           |
|---------------------------|---------------------------|
| <b>North:</b> Residential | <b>South:</b> Residential |
| <b>East:</b> Residential  | <b>West:</b> Residential  |

### Staff Information

**Report Presenter:** Bill Cobabe  
bcobabe@webercountyutah.gov  
801-399-8772  
**Report Reviewer:** RG

## Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 3 (Residential Estates, RE-15)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

## Development History

On March 21, 2024, the Planning Division accepted the application for East Well Subdivision.

## Background and Summary

The applicant is requesting approval of a one-lot subdivision, located at approximately 3600 N 5675 E that will gain sole access from 5675 E in Eden. 5675 E is to be constructed and maintained as a public road. The proposed future 5675 E will extend to the west and provide access for the future development of lots in the subdivision (see future subdivision layout). The proposed well lot – Lot 1 – will be dedicated to the Wolf Creek Water and Sewer Improvement District for the construction of a well house/pump house.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the RE-15 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations. A Conditional Use Permit for a Public Utility Substation will be required after recordation of the plat.

## Analysis

General Plan: This proposal conforms with Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space. On page 12 of the OVGP, it states:

Overall, Valley residents favor a land-use pattern in which development is clustered in areas separated by open agricultural lands or natural greenbelts. The goals and principles of this General Plan seek to encourage clustering of residential development in most instances. Current County ordinances provide for cluster subdivisions and PRUDs with smaller development footprints and common open areas.

Further, page 43 notes:

*As the population increases, it is important to ensure that demand for services does not exceed the supply and that the expansion of utility infrastructure is planned to accommodate future needs. This is especially critical in Ogden Valley, which is experiencing infrastructure challenges that affect livability for residents.... The goals and principles presented in this element are designed to support planning for adequate utility and public services, either during the land development process or through appropriate government programs.*

In approving this subdivision, and with the conditional use permit to be issued in the future, this subdivision will allow for the installation of critical infrastructure to support quality residential growth as anticipated by the OVG. P.

Zoning: The property is within the RE-15 Zone. The purpose of this zone is stated in the LUC §104-3-1.

*"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."*

Small Subdivision: "The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f)." This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Drinking-Water Source Protection Zone: This proposal is not located within a Drinking Water Source Protection Zone.

Natural Hazards: This property is located within a FEMA flood zone area classified as Zone X, which is outside of the 500-year flood risk.

This subdivision proposal is on land that has been identified as a potential geologic hazards area. As this property is going to be developed as non-habitable structures, it may be considered to be exempt from the provisions in Section 108-22. However, due to the nature of the use (public utility substation) and the fact that shifting soils or other geologic hazards may be present on the site, as a condition of approval staff would recommend that the site have a reconnaissance level survey completed to ensure that any hazards on the site may be mitigated prior to building permit review.

Irrigation and Domestic Water: The property will be owned and maintained by the Wolf Creek Water and Sewer Improvement District. Secondary water for landscaping will be required. No requirement for culinary water is necessary.

Sanitary System: There will be no sanitary systems in use on the property.

Review Agencies: The Weber County Fire District has posted a review and approval for this proposed preliminary plat, noting that home suppression will be required, along with an approved water tank, turnarounds, a snow removal plan, and hydrant location. Weber County Planning, Engineering, and Surveying have submitted review comments that will be addressed by as conditions of approval prior to recordation of the final subdivision plat.

## Staff Recommendation

Staff recommends approval of the East Well Subdivision, consisting of 1 lots. This recommendation is based on the following conditions:

1. Before submitting for and prior to final plat recordation, all applicable Weber County reviewing agency requirements shall be met.
2. Proof of secondary water access shall be submitted that follow the requirements and covenants on the subdivision ordinance.
3. As determined by the County Engineer, a reconnaissance level geologic hazards report shall be submitted to the County prior to issuance of a Conditional Use Permit/building permit.
4. That a buildable area be created on the lot in the conjunction with the County's buildable area requirements and the recommendations of the geologist, as applicable.

The following findings are the basis for the staff's recommendation:

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

## Administrative Approval

Administrative preliminary plat of the East Well Subdivision, consisting of 1 lot, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

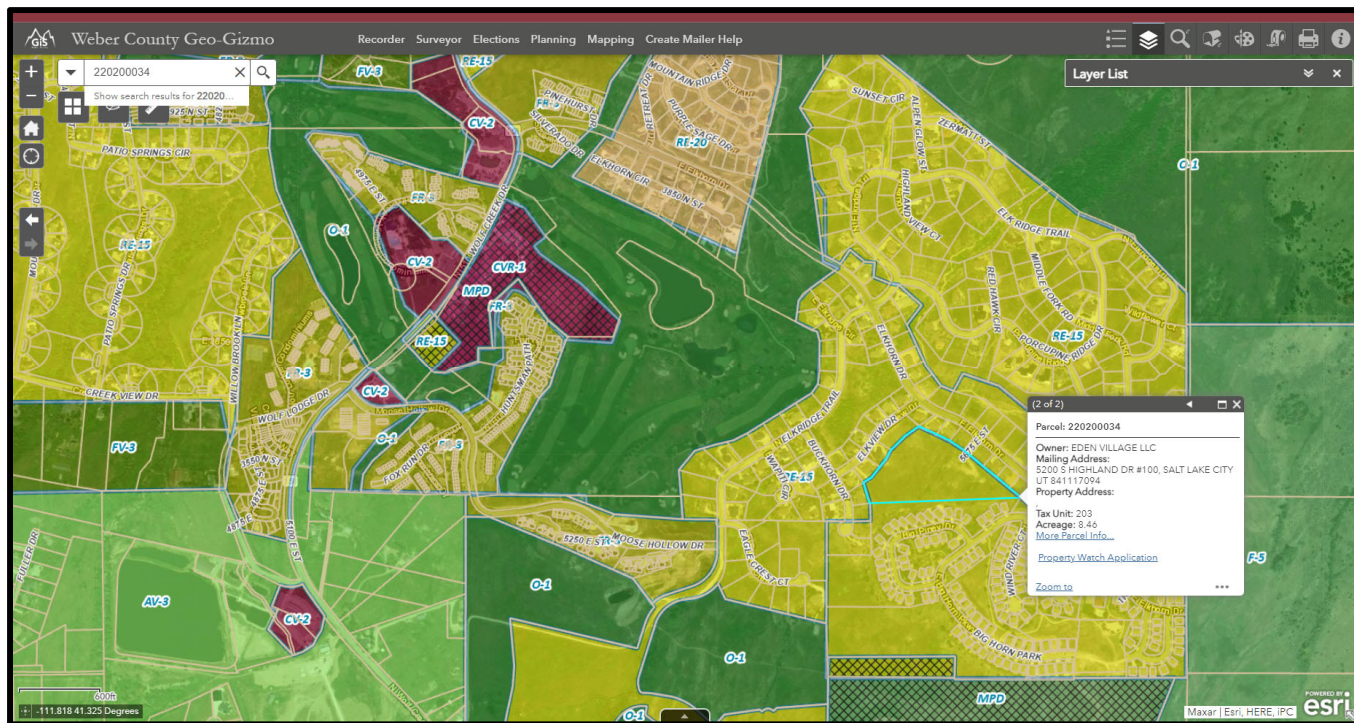
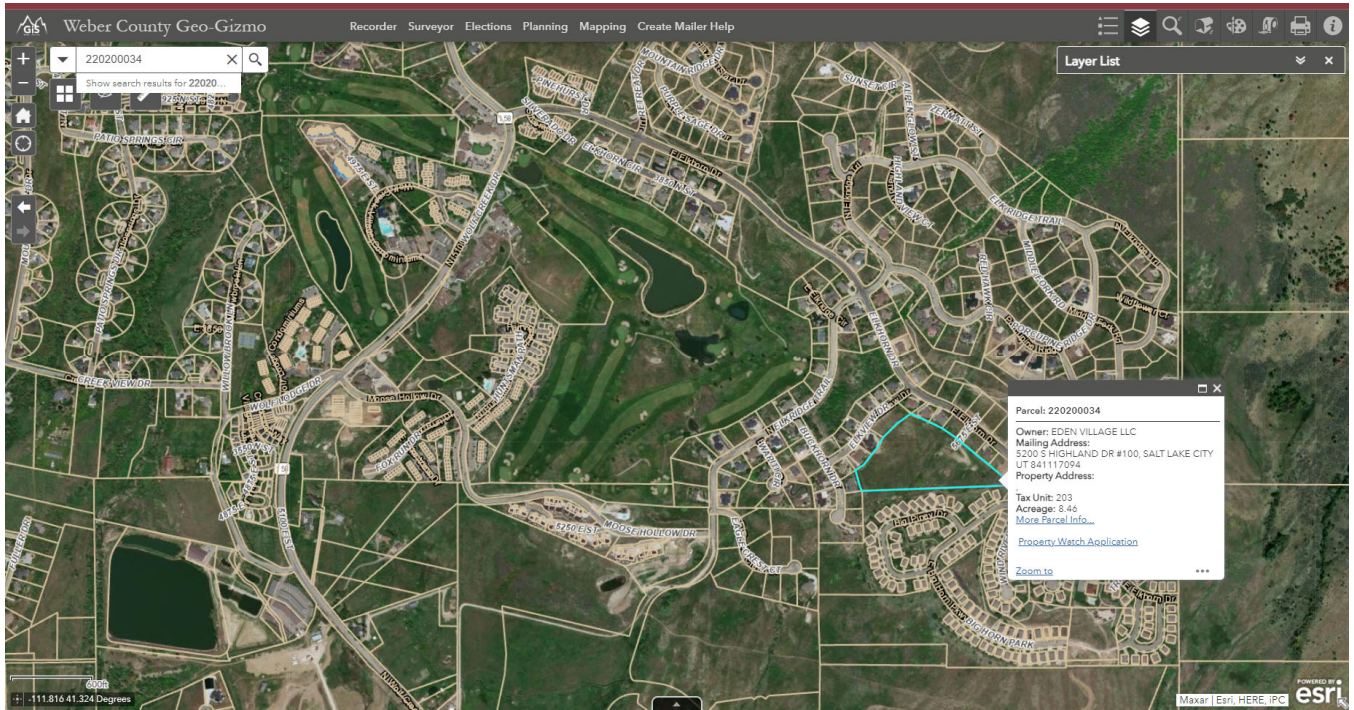
Date of Administrative Approval: \_\_\_\_\_

\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

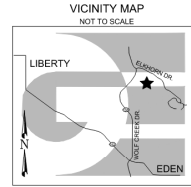
## Exhibits

- A. East Well Subdivision Plat
- B. Current Recorders Plat
- C. Project Narrative
- D. Preliminary Site Plan

# Area Map / Zoning Map

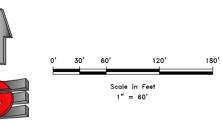


**EAST WELL SUBDIVISION**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH,  
 MARCH 2024



**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, AND A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF THE ELKHORN SUBDIVISION PHASE 4, SAID POINT BEING LOCATED SOUTH 47°22'11" WEST 103.26 FEET FROM A CENTERLINE MONUMENT AT THE INTERSECTION OF ELKHORN DRIVE AND 9675 EAST; SAID POINT ALSO BEING NORTH 89°17'00" EAST 1011.53 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 23 AND NORTH 00°00'00" EAST 344.70 FEET FROM THE SOUTHWEST SECTION CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 30°24'30" WEST 9.42 FEET; THENCE ALONG THE ARC OF A 106.23 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 164.81 FEET (CHORD BEARS SOUTH 13°59'54" EAST 148.77 FEET); THENCE SOUTH 58°26'31" EAST 24.49 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 103.29 FEET (CHORD BEARS SOUTH 40°10'51" WEST 59.32 FEET); THENCE NORTH 41°11'28" WEST 89.20 FEET; THENCE ALONG THE ARC OF A 360.04 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 110.74 FEET (CHORD BEARING NORTH 82°00'11" WEST 110.23 FEET); THENCE NORTH 32°47'33" EAST 130.68 FEET TO SAID SOUTH BOUNDARY LINE OF ELKHORN SUBDIVISION PHASE 4; THENCE ALONG SAID SOUTH SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 57°30'00" EAST 61.81 FEET; (2) SOUTH 48°50'00" EAST 62.62 FEET TO THE POINT OF BEGINNING, CONTAINING 18,190 SQUARE FEET OR 0.42 ACRES.



**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 36, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS EAST WELL SUBDIVISION IN ACCORDANCE WITH SECTION 17-21-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUBJECT TO RETRADE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

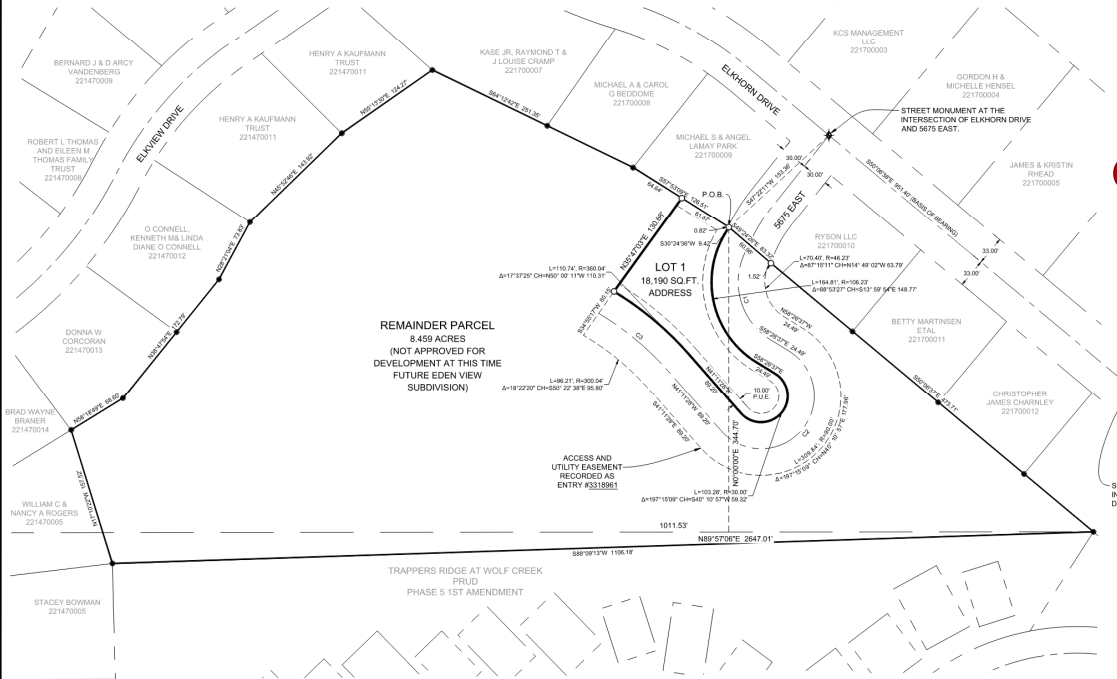
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_ 2024.



**LEGEND**

- STREET MONUMENT AS NOTED
- SET 2" REBAR AND CAP
- MARKED GARDNER ENGINEERING
- FOUND GARDNER REBAR AND CAP
- STREET MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE

REMAINDER PARCEL  
 8.459 ACRES  
 (NOT APPROVED FOR  
 DEVELOPMENT AT THIS TIME  
 FUTURE EDEN VIEW  
 SUBDIVISION)



**OWNER'S DEDICATION**

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAN, AND NAME SAID TRACT:

**EAST WELL SUBDIVISION**

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PORTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ACCESS EASEMENT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY APPROPRIATELY ESTABLISHED THE LATERAL OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_ 2024.

EDEN VILLAGE LLC

BY: RUSS WATTS - MEMBER

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 )  
 COUNTY OF WEBER )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, personally appeared before me **RUSS WATTS**, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by the duly sworn/affirmed, did say that he/she is the MEMBER of EDEN VILLAGE, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Board of Directors, and said **RUSS WATTS** acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

**NOTES**

1. ZONE RE: 15 CURRENT YARD SETBACKS: FRONT 30 FEET; SIDE 10 FEET WITH BOTH SIDES EQUALING 24 FEET; SIDE FACING STREET 20 FEET; REAR 30 FEET.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 50-YEAR ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 4802702032R WITH AN EFFECTIVE DATE OF JUNE 2, 2016.
3. A GEOLOGIC AND GEOTECHNICAL REPORT WAS FILED WITH WEBER COUNTY ON MAY 18TH 2017.
4. SUBJECT PROPERTY FALLS WITHIN THE DEVELOPMENT AREA "WILDRIPE WILDLIFE HABITAT AREA" THAT IS PART OF THE OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS (LUC) (04-26) DEVELOPMENT STANDARDS IN THIS AREA SHALL FOLLOW THE PRINCIPLES ESTABLISHED.
5. "LOT 4" FOR UTILITY DEVELOPMENT ONLY AND FOR PURPOSES OF FUTURE WELL SITING. "LOT 4" IS NOT FOR RESIDENTIAL DEVELOPMENT.

| CURVE TABLE |        |        |            |               |              |
|-------------|--------|--------|------------|---------------|--------------|
| CURV #      | LENGTH | RADIUS | DELTA      | CHORD BEARING | CHORD LENGTH |
| C1          | 118.22 | 76.23  | 88°51'14"  | S14° 01' 21"W | 106.72       |
| C2          | 206.56 | 60.00  | 197°13'09" | S40° 10' 37"W | 118.64       |
| C3          | 103.48 | 60.00  | 175°9'49"  | N50° 10' 23"W | 103.05       |

|   |  |  |   |   |   |
|---|--|--|---|---|---|
| <p><b>WEBER COUNTY SURVEYOR</b></p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>_____<br/>         COUNTY SURVEYOR</p> | <p><b>WEBER COUNTY ATTORNEY</b></p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION, THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>_____<br/>         COUNTY ATTORNEY</p> | <p><b>WEBER COUNTY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>_____<br/>         COUNTY ENGINEER</p> | <p><b>WEBER COUNTY COMMISSION ACCEPTANCE</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENT ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>CHARLARM, WEBER COUNTY COMMISSION<br/>         ATTEST: NAME/TITLE</p> | <p><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS FULLY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>CHARLARM, WEBER COUNTY PLANNING COMMISSION</p> | <p><b>WEBER - MORGAN HEALTH DEPARTMENT</b></p> <p>I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>DIRECTOR WEBER-MORGAN HEALTH DEPT.</p> |
|---|--|--|---|---|---|

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE STREET CENTERLINE OF ELKHORN DRIVE BETWEEN 5795 EAST AND 5875 EAST, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 50°08'30" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

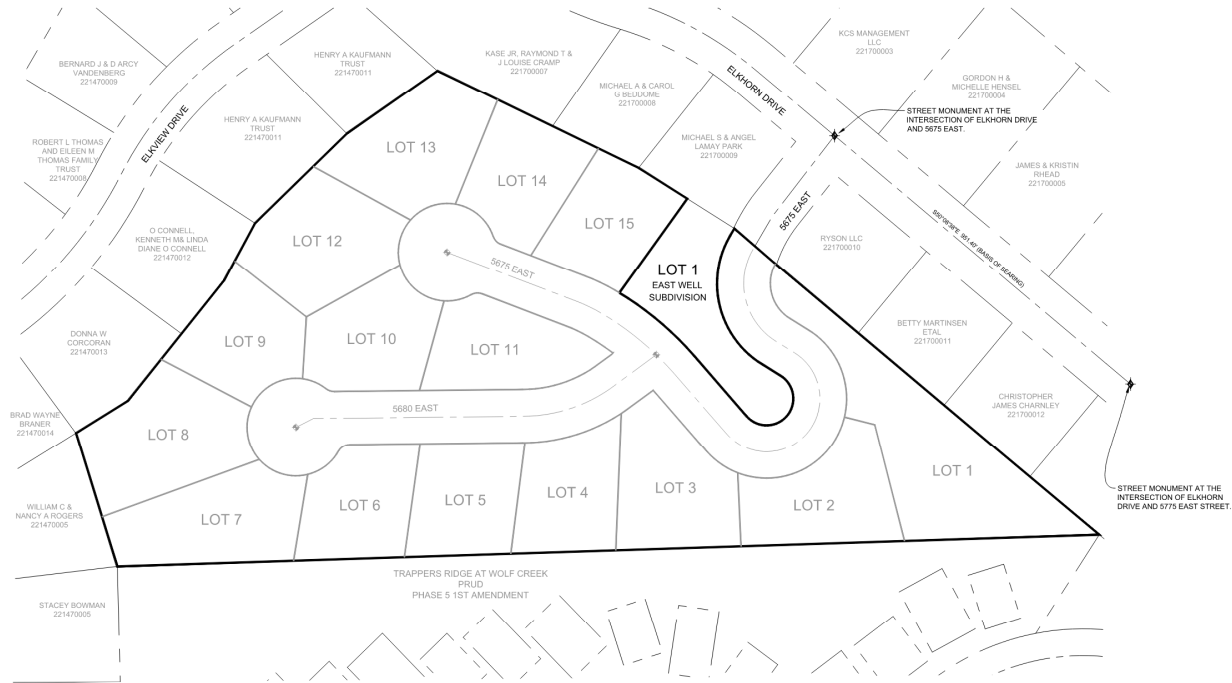
|   |                                |   |
|---|--------------------------------|---|
| <p>DEVELOPER:<br/>                 WATTS ENTERPRISES<br/>                 5200 HIGHLAND DRIVE<br/>                 HOLLADAY, UTAH<br/>                 801-272-7111</p> | <p><b>S1</b><br/> <b>2</b></p> | <p><b>COUNTY RECORDER</b></p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR AND RECORDED _____</p> <p>AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER</p> <p>BY: _____</p> |
|---|--------------------------------|---|

**GARDNER ENGINEERING**  
 CIVIL-LAND PLANNING MUNICIPAL-LAND SURVEYING  
 5150 SOUTH 975 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0666

**FUTURE EDEN VIEW SUBDIVISION**

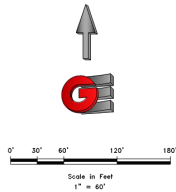
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH,  
MARCH 2024

**\*FUTURE EDEN VIEW SUBDIVISION LAYOUT  
INCLUDED FOR REFERENCE ONLY, SAID LAYOUT  
IS NOT FOR RECORDING AT THIS TIME\***

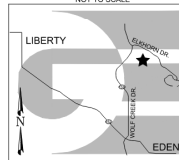


**LEGEND**

- ◆ STREET MONUMENT AS NOTED
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE



**VICINITY MAP**



**NOTES**

1. ZONE RE-15 CURRENT YARD SETBACKS: FRONT 30 FEET; SIDE 10 FEET WITH BOTH SIDE EQUALING 24 FEET; SIDE FACING STREET 20 FEET; REAR 30 FEET.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 490702023P WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
3. A GEOLOGIC AND GEOTECHNICAL REPORT WAS FILED WITH WEBER COUNTY ON MAY 18TH 2017.
4. SUBJECT PROPERTY FALLS WITHIN THE DEVELOPMENT AREA "IMPORTANT WILDLIFE HABITAT AREA" THAT IS PART OF THE OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS (LUS 10A-2B) DEVELOPMENT STANDARDS IN THIS AREA SHALL FOLLOW THE PRINCIPLES ESTABLISHED.
5. "LOT 4" FOR UTILITY DEVELOPMENT ONLY AND FOR PURPOSES OF FUTURE WELL SITING. "LOT 4" IS NOT FOR RESIDENTIAL DEVELOPMENT.
6. THE PROPOSED LAYOUT OF EDEN VIEW SUBDIVISION AS SHOWN HEREON HAS NOT BEEN APPROVED AT THIS TIME. SAID LAYOUT WAS INCLUDED FOR THE PURPOSE OF SHOWING HOW "LOT 4" OF EAST WELL SUBDIVISION WILL MERGE WITH EDEN VIEW SUBDIVISION.

|  |         |   |
|--|---------|---|
| DEVELOPER:<br>WATT'S ENTERPRISES<br>RUSSELL WATTS<br>1200 HIGHLAND DRIVE<br>HOLLADAY, UTAH<br>801-272-7111                                       | S2<br>2 | COUNTY RECORDER   |
|  |         | ENTRY NO. _____ FEE PAID _____<br>FILED FOR AND RECORDED _____<br>AT _____ IN BOOK _____ OF OFFICIAL _____<br>RECORDS, PAGE _____ RECORDED _____<br>FOR _____<br>COUNTY RECORDER _____<br>BY: _____ |
| GARDNER ENGINEERING<br>CIVIL-LAND PLANNING<br>MUNICIPAL-LAND SURVEYING<br>5150 SOUTH 375 EAST OGDEN, UT<br>OFFICE 801-476-0202 FAX: 801-476-0066 |         |   |



## Exhibit C

### East Well Subdivision Narrative

This 1-lot subdivision is being established to create a lot for the Wolf Creek Water and Sewer Improvement District (District) to acquire, and on which the District intends to construct a well house for their existing East Well. The surrounding property from which this East Well Subdivision is being subdivided will, at some later date, be further subdivided into residential lots known as The Eden View Subdivision. Said Eden View Subdivision cannot, at the time of this East Well Subdivision application, be platted due to the non-issuance of a Will-Serve letter from the District (the District is the provider of culinary, secondary and sewer services to the future Eden View Subdivision).

In conversation with Planners Tammy Aydelotte and Charlie Ewert, as well as Engineer Gary Myers of Weber County, this initial one-lot East Well Subdivision is being made without (and approval will not be withheld due to lack of) a will-serve letter, street connectivity plan or feasibility letters, because the East Well Subdivision is being established for the sole purpose of constructing a utility substation. The waived requirements do not apply to a utility substation.

Please refer to the email uploaded as verification of the preapplication meeting. The pre-application verification email also contains verbiage waiving the above-mentioned documents.

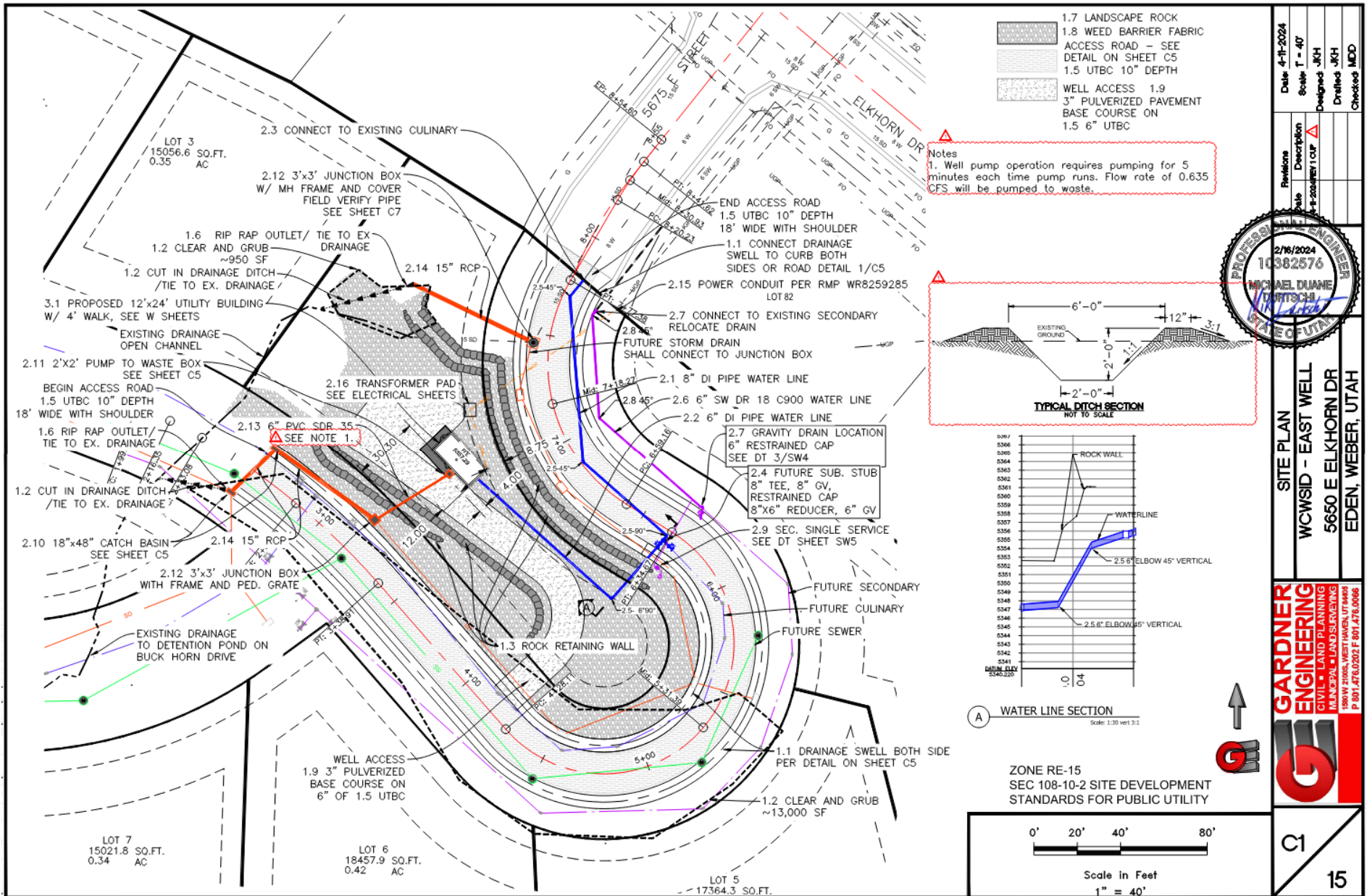
The East Well Subdivision Plat uploaded to Frontier is accompanied by a tentative future plat for Eden View Subdivision. Eden View Subdivision is not being officially considered with this East Well Subdivision application but is included at the request of both the District and Mr. Watts, to provide context for why the East Well Subdivision is referred to as "Lot 4" and how the surrounding property is intended to be platted and developed. Development of the surrounding ground is contingent on, but not limited to, first meeting the requirements of the District to warrant a Will-Serve letter from the District.

In accordance with a coordination conference call held on 3/7/2023 with Gary Myers and Charlie Ewert of Weber County; Miranda Menzies and Rob Thomas of the District, Dan White of Gardner Engineering and Russ Watts of Watts Enterprises, the engineering drawings for the future Eden View Subdivision are also uploaded with this East Well Subdivision application so County Engineering can review the plans and provide preliminary courtesy review comments to assist Mr. Watts at this time. Full approval of the full Eden View Subdivision will be dependent on future formal application.

A conditional use permit for the East Well wellhouse was approved previously as CUP 2023-1, and only requires the countersignature of Mr. Watts to become effective. Said CUP approval, though not typically part of a subdivision application, is uploaded to this subdivision application, because said CUP application is an integral part of the agreements surrounding creation of this East Well Subdivision.



Exhibit D



**SITE PLAN**  
**WCWSID - EAST WELL**  
**5650 E ELKHORN DR**  
**EDEN, WEBER, UTAH**

**GARDNER ENGINEERING**  
 CIVIL AND PLANNING  
 LAND SURVEYING  
 100 W. 300 S. WEST JARVIS, UTAH  
 P: 801.476.0202 F: 801.476.0066

**15**