

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**June 11, 2025
4:00 p.m.**

1. Administrative Items

1.1 LVA050725: A request for final approval of the Anselmi Acres Subdivision Phase 3 first amendment, consisting of 1 lot and a stormwater detention pond.

Staff Presenter: Felix Lleverino

1.2 UVR052925: A request for final approval of the River Fork Subdivision, consisting of one residential lot.

Staff Presenter: Felix Lleverino

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, [2380 Washington Blvd](#), Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374



Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVA050725. A request for final approval of the Anselmi Acres Subdivision Phase 3 first amendment, consisting of 1 lot and a stormwater detention pond.

Type of Decision: Administrative

Agenda Date: Wednesday, June 11, 2025

Applicant: David Lewis

Approximate Address: 4207 W 1575 S

Project Area: .745 acres or 32,471 SF

Zoning: R1-15

Existing Land Use: Vacant/Agricultural

Proposed Land Use: Residential Subdivision

Parcel ID: 15-865-0007

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Felix Lleverino
 flleverino@webercountyutah.gov
 801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 12 Residential Estates Zones R1-15
- Title 106, Subdivisions

Background

A rezone of this land from Agricultural (A-1) to Residential (R1-15) was unanimously approved by the Weber County Board of Commissioners on December 5th, 2023.

Phase 1 was granted final approval from the County Commissioners in a meeting held on December 19th, 2023

Phase 2 was granted final approval in an administrative review meeting held on December 20th, 2023.

Phase 3 is to be presented before the Planning Director on January 24, 2024.

The Anselmi Acres Phase 3 development was recorded in 2024 and is attached in Exhibit B.

Summary

The applicant is requesting final approval of the Anselmi Acres Subdivision Phase 3 first amendment that will split the residential lot from the detention pond. The review procedure for this amendment to lot 307-R requires approval from the County Planning, Engineering and Surveying.

No additional street dedication or escrow funds, above what is currently held, are necessary for this action. The developer DR Horton, will complete the installation of the ground covering for the detention area. The dedication language of the Amended plat indicate that detention basing is dedicated to weber county, to be owned and maintained by Weber County. This is acceptable by the County Engineering Department.

Stormwater detention facilities within phase 3 are designed at the appropriate capacity to serve phases 1, 2, and 3.

Analysis

General Plan: This amendment is not contrary to the Western Weber General Plan.

Zoning: The purpose and intent of the R1-15 is to provide for single-family residential development built within areas that have access to service districts and utilities.

Lot area, frontage/width and yard regulations: The amended lot 308 conforms to the standards of the R1-15 zone. The staff has included an image in Exhibit A of the final subdivision plat showing the subdivision lot and the parcel A detention area with its accompanying 35 foot ingress and egress and utility easement.

Review Agencies: The County Engineering Department is currently reviewing the final plat and will review the civil plans once submitted. The Planning Division has no further requirements for this proposal. All other agencies have approved this proposal.

Staff recommendation

Staff recommends approval of the Anselmi Acres Subdivision Phase 3 first amendment. This recommendation is conditioned upon compliance with all county review agency requirements and the conditions listed below:

1. At the purview of the County Engineer, the developer shall provide a cost estimate for the detention pond improvements.
2. At the purview of the County Engineer, the developer shall provide a warranty bond for the detention pond ground covering.

The following findings are the basis for the staff recommendation:

1. With conditions imposed, the project complies with the approved development agreement.
2. The project conforms to the general plan.
3. With conditions imposed, the project meets the requirements of the Weber County Land Use Code.

Area Map



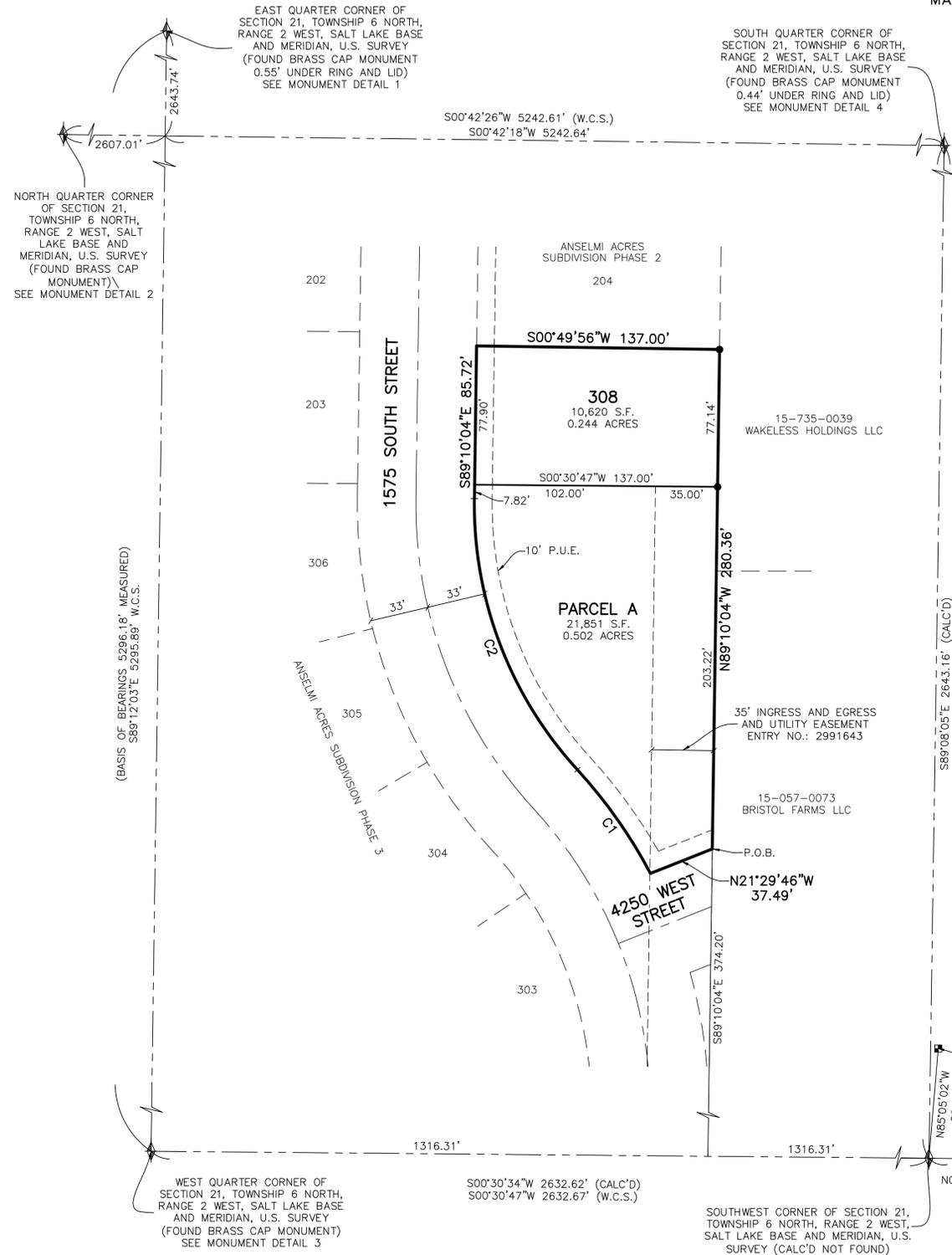
Exhibits

Exhibit A: Amended Subdivision plat

Exhibit B: Original Subdivision plat

ANSELMI ACRES SUBDIVISION PHASE 3 1ST AMENDMENT

AMENDING LOT 307-R OF ANSELMI ACRES SUBDIVISION PHASE 3
PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2025



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD BEARING	DELTA
C1	280.00'	71.50'	71.30'	35.94'	N54°41'57"E	14°37'48"
C2	220.00'	166.83'	162.86'	87.66'	N69°06'30"E	43°26'52"

BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN THE WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 307-R OF ANSELMI ACRES SUBDIVISION PHASE 3 AS SHOWN. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WILL BE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES. BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER, EAST QUARTER CORNER, SOUTH QUARTER CORNER, SOUTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BRASS CAP WITNESS MONUMENTS WERE FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 21. A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 4250 WEST STREET BEING 1316.31 FEET SOUTH 00°30'34" WEST AND 374.20 FEET SOUTH 89°10'04" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5296.18 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE NORTH 21°29'46" WEST 37.49 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 4250 WEST STREET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 1575 SOUTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 71.50 FEET, A DELTA ANGLE OF 14°37'48", A CHORD BEARING OF NORTH 54°41'57" EAST, AND A CHORD LENGTH OF 71.30 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 166.83 FEET, A DELTA ANGLE OF 43°26'52", A CHORD BEARING OF NORTH 69°06'30" EAST, AND A CHORD LENGTH OF 162.86 FEET; AND (3) SOUTH 89°10'04" EAST 85.72 FEET TO THE NORTHWEST CORNER OF LOT 204 OF ANSELMI ACRES SUBDIVISION PHASE 2; THENCE SOUTH 00°49'56" WEST 137.00 FEET ALONG THE WEST LINE OF SAID LOT 204; THENCE NORTH 89°10'04" WEST 280.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 32471 SQUARE FEET OR 0.745 ACRES.



VICINITY MAP

NOT TO SCALE

LEGEND

- = SECTION CORNER
- = WITNESS CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE



MONUMENT DETAIL 1
(NOT TO SCALE)

MONUMENT DETAIL 2
(NOT TO SCALE)

MONUMENT DETAIL 3
(NOT TO SCALE)

MONUMENT DETAIL 4
(NOT TO SCALE)

MONUMENT DETAIL 5
(NOT TO SCALE)

MONUMENT DETAIL 6
(NOT TO SCALE)

NOTE

HOMES WITH FINISH ELEVATIONS BELOW FINISHED GRADE MUST HAVE WEBER COUNTY ENGINEERS APPROVAL

SETBACK NOTE

FRONT SETBACK: 20'
SIDE SETBACK: 5' & 10' INTERIOR/15' CORNER LOTS
REAR SETBACK: 30'

DEVELOPER:

DR. HORTON, INC.
1785 E. 1450 S. SUITE 115
CLEARFIELD, UT 84015
OFFICE: 801.542.8122 / CELL:
385.515.1317

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **ANSELMI ACRES SUBDIVISION PHASE 3 1ST AMENDMENT** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9239283
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AND PARCEL AS SHOWN ON THE PLAT AND NAME SAID TRACT **ANSELMI ACRES SUBDIVISION PHASE 3 1ST AMENDMENT**, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME, TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE THE PARCEL A TO WEBER COUNTY FOR A DETENTION BASIN TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____.

D R HORTON INC

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC



Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.
Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 3-26-2025
Name: ANSELMI ACRES SUBD. PHASE 3 1ST AMD.
Number: 8337-03
Revision: _____
Scale: 1"=40'
Checked: _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

TAYLOR WEST WATER DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY TAYLOR WEST WATER DISTRICT. SIGNED THIS _____ DAY OF _____, 20____.

TAYLOR WEST WATER DISTRICT

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

HOOPER IRRIGATION COMPANY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY HOOPER IRRIGATION COMPANY. SIGNED THIS _____ DAY OF _____, 20____.

HOOPER IRRIGATION COMPANY

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	A request for final approval of the River Fork Subdivision, consisting of one lot.
Application type:	Administrative
Agenda Date:	Wednesday, June 11, 2025
Applicant:	Mark Spencer, Owner
File Number:	UVR052925

Property Information

Approximate Address:	3483 N River Drive, Liberty
Project Area:	6.01 Acres
Zoning:	Agricultural Valley 3 (AV-3)
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	22-015-0088
Township, Range, Section:	T7N, R1E, Sections 21, 28

Adjacent Land Use

North:	Agricultural/Residential	South:	Agricultural
East:	Agricultural/Residential	West:	Agricultural

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 6 (Agricultural Valley Zone, AV-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a single-lot subdivision that will result in a residential building lot. This property fronts of River Drive to the east with no additional right-of-way dedication needed at this time. This property is situated adjacent to the North Fork of the Ogden River thereby requiring that a depiction of the corridor on the subdivision plat with its accompanying 100 foot building from the high water adjacent to the stream.

The existing 1979 home and detached garage are grandfathered structures that comply with the minimum yard setbacks of the AV-3 zone, however, the home does not comply with the minimum river corridor setback. Any new structure will need to conform to existing stream corridor standards.

As part of the approval process, the proposal has been reviewed against the current Uniform Land Use Code of Weber County, Utah (LUC), and the standards of the AV-3 zone found in LUC chapter 104-6. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This single-lot subdivision is in harmony with the Ogden Valley General Plan by preserving the rural character of the Valley as found on page 4 of the 2016 Ogden Valley General Plan.

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

“The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”

AV-3 Zone Site development standards: Minimum lot area within the AV-3 Zone is 3 acres with a width of 150 feet. Each lot within this proposal complies with AV-3 Zone site development standards.

Flood Zone: Portions of this property are within the river corridor flood zone. Construction within these areas will require flood insurance (see Exhibit E). The remaining portion of this parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Secondary Water: Secondary water will be drawn from an existing private well approved by the Weber Morgan Health Department (see Exhibit C).

Culinary Water: Weber-Morgan Health Department has provided the applicant with a well approval letter indicating that the water analysis results are satisfactory. The health department recommends that the water be tested annually.

Sanitary System: The owner has obtained a permit to construct an on-site wastewater treatment system. The system type will be a packed-bed media system with an absorption area of 556 SF. The system is designed for a three-bedroom home.

Review Agencies: The Weber County Fire District requires that a hydrant be installed within 400 feet of the home. Weber County Engineering, Surveying, and Planning Departments have posted their reviews with specified revisions that will be addressed before recording.

Tax clearance: The 2024 property taxes have been paid in full. The 2025 property taxes are due in full as of November 30, 2025.

Planning Division Recommendation

Staff recommends final approval of the River Fork Subdivision, consisting of 1 lot. This recommendation is based on the following conditions:

1. All of the applicable Weber County reviewing agency requirements shall be satisfied before the subdivision plat records.

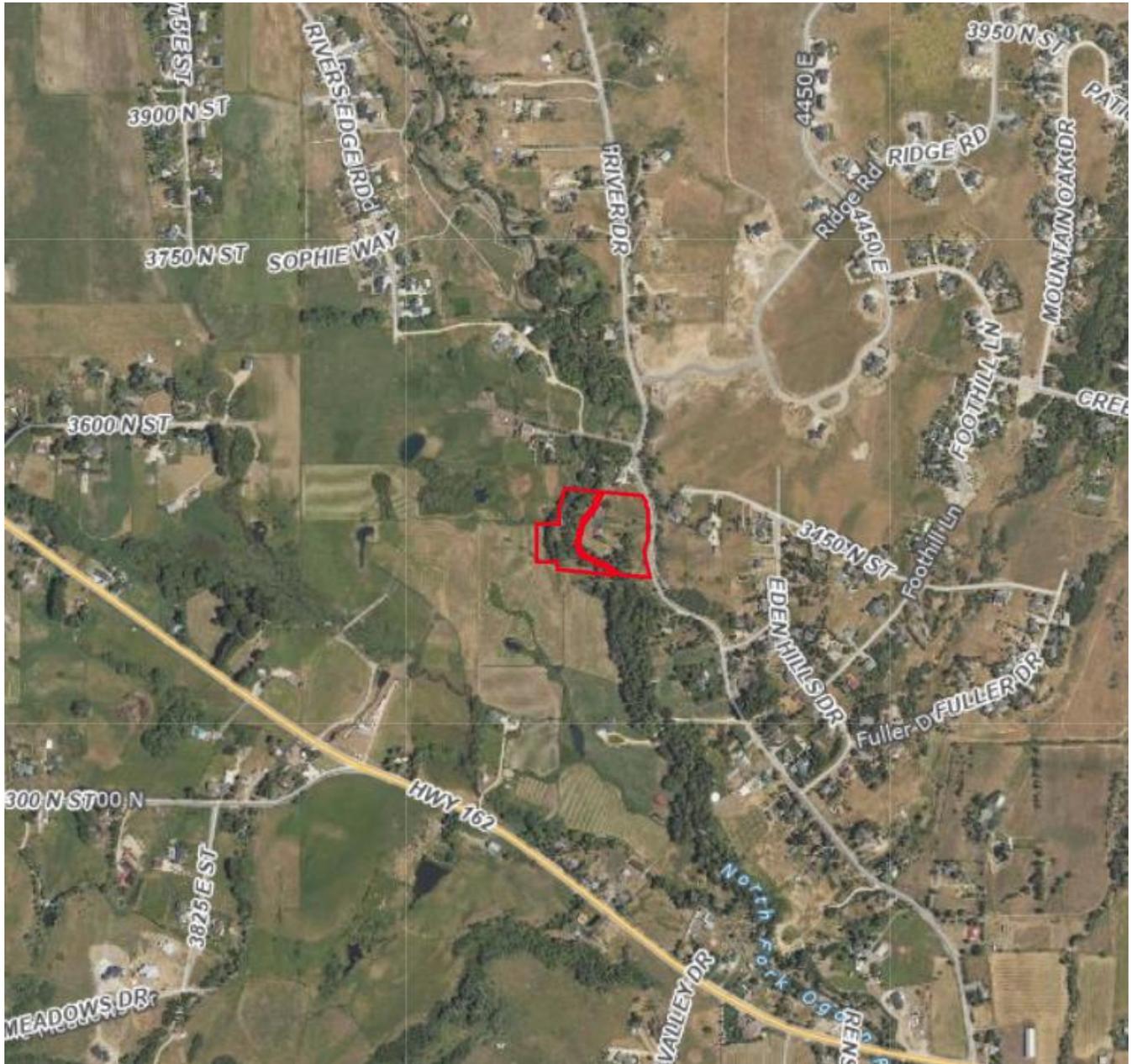
This recommendation is based on the following findings:

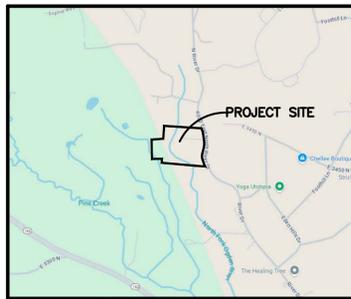
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Exhibits

- A. River Fork Subdivision Plat
- B. Current Recorders Plat
- C. Health Department Well approval
- D. Health Department septic feasibility letter
- E. Flood Zone map

Area Map





VICINITY MAP
NO SCALE

Exhibit A

RIVER FORK SUBDIVISION

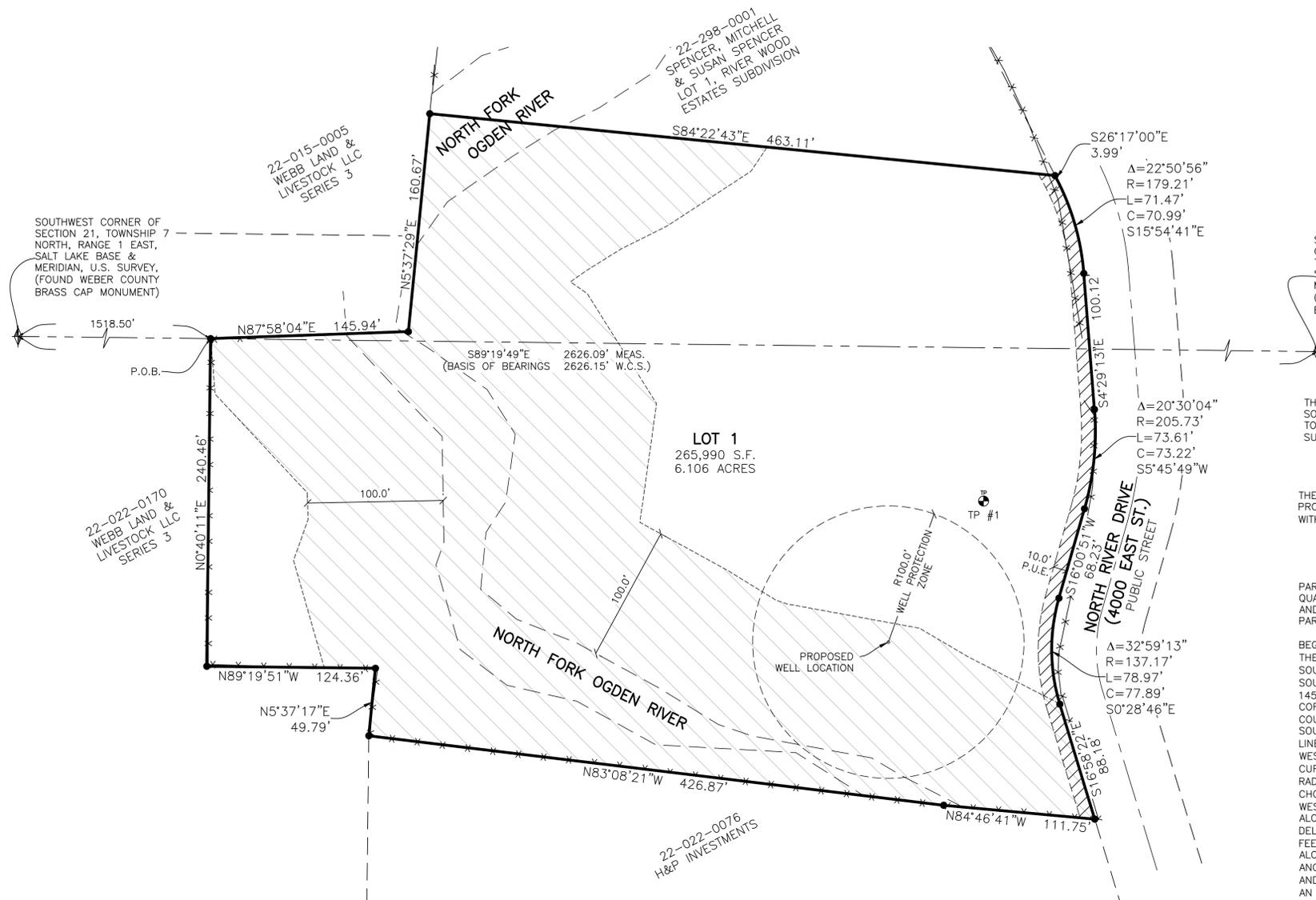
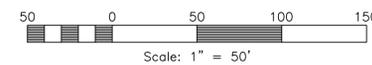
PART OF THE SOUTHWEST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2025

TEST PIT INFORMATION

TEST PIT / EXPLORATION PIT #1
0"-20" LOAM, GRANULAR STRUCTURE.
20"-42" GRAVELLY FINE SANDY LOAM, GRANULAR STRUCTURE, 50% GRAVEL, RED MOTTLES OBSERVED AT 36".
42"-70" GRAVELLY LOAMY COARSE SAND, SINGLE GRAIN, 70% GRAVEL.
PERCOLATION RATE (MPI) 2.86 AT 54"

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = PERCOLATION / TEST PIT
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = 10' PUBLIC UTILITY EASEMENT
- = OGDEN VALLEY PATHWAYS EASEMENT
- = RIVER PROTECTION ZONE
- = SECTION TIE LINE
- = TOP BANK OF RIVER
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = PUBLIC UTILITY EASEMENT



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS SOUTH 89°19'49" EAST.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE HEREON DESCRIBED PROPERTY AS A SUBDIVISION LOT AS SHOWN. ALL BOUNDARY CORNERS ARE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1518.50 FEET SOUTH 89°19'49" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 21 (SAID SOUTHWEST CORNER BEARS NORTH 89°19'49" WEST 2626.09 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21); THENCE NORTH 87°58'04" EAST 145.94 FEET; THENCE NORTH 05°37'29" EAST 160.67 FEET TO THE SOUTHWEST CORNER OF RIVERWOOD ESTATES SUBDIVISION AS RECORDED WITH THE WEBER COUNTY RECORDER; THENCE SOUTH 84°22'43" EAST 463.11 FEET ALONG THE SOUTHERLY LINE OF SAID RIVERWOOD ESTATES SUBDIVISION TO THE WESTERLY LINE OF NORTH RIVER DRIVE; THENCE SEVEN (7) COURSES ALONG SAID WESTERLY LINE AS FOLLOWS: SOUTH 26°17'00" EAST 3.99 FEET TO A POINT OF CURVATURE; (2) SOUTHERLY 71.47 FEET ALONG THE ARC OF A 179.21 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 22°50'56", AND LONG CHORD OF SOUTH 15°54'41" EAST 70.99 FEET (CENTER BEARS SOUTH 62°39'51" WEST); (3) SOUTH 04°29'13" EAST 100.12 FEET; (4) SOUTHERLY 73.61 FEET ALONG THE ARC OF 205.73 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 20°30'04", AND LONG CHORD OF SOUTH 05°45'49" WEST 73.22 FEET; (5) SOUTH 16°00'51" WEST 68.23 FEET; (6) SOUTHERLY 78.97 FEET ALONG THE ARC OF 137.17 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 32°59'13", AND LONG CHORD OF SOUTH 00°28'45" EAST 77.89 FEET; AND (7) SOUTH 16°58'22" EAST 88.18 FEET; THENCE 5 COURSES TO AND ALONG AN EXISTING FENCE LINE, MORE OR LESS, AS FOLLOWS: (1) NORTH 84°46'41" WEST 111.83 FEET; (2) NORTH 83°08'21" WEST 426.87 FEET; (3) NORTH 05°37'17" EAST 49.79 FEET; (4) NORTH 89°19'51" WEST 124.36 FEET; AND (5) NORTH 00°40'11" EAST 240.46 FEET TO THE POINT OF BEGINNING.

CONTAINS: 265,990 SQUARE FEET OR 6.106 ACRES

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **RIVER FORK SUBDIVISION** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9239283
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **RIVER FORK SUBDIVISION** AND DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

STEPHEN A. SPENCER MARY D. SPENCER

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: J. FELT
Designer: J. FELT
Begin Date: 4/22/25
Name: S&M SPENCER SUBDIVISION
Number: 8454-01
Revision: _____
Scale: 1"=60'
Checked: _____



TAYLOR WEST WEBER WATER DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY TAYLOR WEST WEBER WATER DISTRICT.
SIGNED THIS _____ DAY OF _____, 20____.

TAYLOR WEST WEBER WATER DISTRICT

HOOPER IRRIGATION COMPANY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY HOOPER IRRIGATION COMPANY.
SIGNED THIS _____ DAY OF _____, 20____.

HOOPER IRRIGATION COMPANY

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



April 8, 2025

Mark Spencer
1862 N 3900 W
Ogden, Ut 84404

RE: **Private Well Approval at:**
3483 N River Drive
Liberty, UT 84310
Parcel #22-015-0088

The application for approval of the above referenced well has been submitted for review to determine conformance to the Weber-Morgan District Health Department Regulations for Installation and Approval of Nonpublic Water System Serving 1-14 Connections.

The following have been submitted:

1. The Water Right Number: E6625 (35-14512)
2. Well driller license #527
3. The well is 200 feet deep with a "Non Coated Bentonite" seal to a depth of 35 feet.
4. The well yields 20 GPM with a 0-foot drawdown in 4 hrs.
5. The water samples for the partial inorganic analysis were submitted to Chemtech-Ford Laboratories on March 27, 2025. The water analysis was satisfactory.
6. A bacteriological water sample was collected by staff of this department on March 27, 2025. The water analysis was satisfactory.
7. This is not a shared well.

The required 100-foot protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feedlots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Based on compliance with the above requirements, the Health Department considers this an approved well for culinary purposes.

Please contact our office at (801) 399-7160 if you have further questions.

Sincerely,

Cynthia Rudh, LEHS II, MBA
Division of Environmental Health

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



May 27, 2025

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

RE: **Subdivision Determination**
Mark Spencer
3483 N River Dr., Eden, Utah 84310
Parcel #22-015-0004
Soil log #15622

The soil and percolation information for the above-referenced lot has been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical 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 1: Documented ground water tables not to exceed 34 inches, and soil classified as Type 1, fall within the range of acceptability for a Packed Bed Media Treatment System with non-chemical disinfection followed by a conventional trench with a maximum trench depth limited to 18 inches. The absorption system is to be designed using a maximum loading rate of 0.9 gal/sq. ft. /day as required for a loamy coarse sand, single grain structure with high gravel content soil horizon with a documented percolation rate of 2.86 minutes per inch.

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

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,

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

Exhibit E

