

BELL BUILT HOMES

To Weber County:

Cliff Bell the applicant for Fall Widow Sub. Phase 2 wishes to appeal the decision of the subdivisions to remove the roads and right of ways extending to the north and going east along property. If u have any questions please call me at 801-458-1685

Thanks Cliff



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Western Weber Planning Commission
NOTICE OF DECISION

HCTC Farms
c/o Clifton Bell
587 South 7900 West
Ogden, UT 84404

March 14, 2016

Case No.: LVF062415

You are hereby notified that your preliminary subdivision application "Fall Widow Subdivision Phase 2" located at approximately 120-292 South 7900 West, West Warren, UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on March 8, 2016, after due notice to the general public. The approval was granted subject to the following conditions:

1. A capacity assessment letter and a construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision will be part of the final plat submittal.
2. The final improvement plans and final plat shall reflect the required stubbed roadways to the adjacent north and east properties (owned by TK Swan Land LTD parcel# 10-037-0002 and Meibos parcel# 10-037-0021) along the northern boundary of the parent parcel of the proposed subdivision.
3. The four acre remnant parcel will need to be absorbed into the proposed subdivision by either increasing the size of the individual lots or by adding a sixth lot to the subdivision or combined with the agricultural parcel# 10-037-0036 located to the west of the proposed subdivision.
4. Requirements of the Weber County Engineering Division
5. Requirements of the Weber-Morgan Health Department
6. Requirements of the Weber Fire District
7. Requirements of the Weber County Surveyor's Office
8. Requirements of the Weber County Recorder

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
5. There is no exceptional condition topographically that would allow for a variance from the subdivision ordinances.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,
Ronda Kippen
Weber County Planner II

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.

Exhibit C- PC Minutes from March 8, 2016

Minutes of the Western Weber County Planning Commission held on March 08, 2016, in the Weber County Commission Chambers, 2380 Washington Blvd., Ogden UT

Members Present: Mark Whaley, Jannette Borklund, Wayne Andreotti, Roger Heslop
Member Excused: Lance Greenwell, John Parke, Michael Slater
Staff Present: Rick Grover, Planning Director; Jim Gentry, Principal Planner; Ronda Kippen, Planner; Chris Crockett, Legal Counsel; Iris Hennon, Zoning Enforcement Officer, Sherri Sillitoe, Secretary

*Pledge of Allegiance

*Roll Call

No Exparte Communication was expressed.

1. Administrative Items:

1. LVS062416 Consideration and action on a request for preliminary plan approval of Fall Widow Subdivision Phase 2, located at approximately 120-292 South 7900 West, West Warren – Clifton Commissioner Bell, Applicant

Ronda Kippen presented a staff report and indicated that the proposed subdivision conforms to both the zoning and subdivision requirements including adequate lot width, lot area, frontage and access along an existing and future dedicated county road with the exception of the maximum allowable block length and terminal street length standards. Additional infrastructure will be required to be installed for the Fall Widow Subdivision Phase 2, including additional drainage improvements and approximately 4,508 square feet of property, has been proposed to be dedicated to Weber County along with the expansion of 7900 West upon recording the final plat. This plan is revised from the previous plan that was reviewed in November 2015.

During the preliminary approval in 2006 of Fall Widow Subdivision Phase 1, the applicant removed the lot located to the north of Lot 4 in order to reduce the maximum block length below 1,300 feet as measured from an uninstalled and undedicated future roadway identified in the Barbara Flats Subdivision. Currently 7900 West terminates at approximately 3,833 feet from the intersection with 900 South and the applicant has developed 18 lots along 7900 West, including the five additional proposed lots.

The applicant would like to appeal this decision to the County Commission if the Planning Commission feels that an exception is warranted in relation to the subdivision standards. Such a variance or exception can be made by the County Commission only after receiving a recommendation from the Planning Commission per LUC §106-1-1 which states: "In cases where unusual topographical or other exceptional conditions exist, variations and exceptions from this title may be made by the county commissioners, the appeal board for the subdivision ordinance, after a recommendation by the planning commission." The code states that the Planning Commission's recommendation will stand as the preliminary approval if not appealed within 15 days of date of decision.

Staff recommends preliminary plan approval of Fall Widow Subdivision Phase 2, consisting of five lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A capacity assessment letter and a construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision will be part of the final plat submittal.
2. The final improvement plans and final plat shall reflect the required stubbed roadways to the adjacent north and east properties (owned by TK Swan Land LTD parcel# 10-037-0002 and Meibos parcel# 10-037-0021) along the northern boundary of the parent parcel of the proposed subdivision.

The other thing that creates a problem is that currently the proposed subdivision will create a remnant parcel of 4.4 acres and there is a remnant parcel of 6 acres left over from Phase 1. The applicant has proposed that he would just combine the two to be above the five-acre remnant parcel requirement per the Weber County Land Use Code. By

Western Weber Planning Commission

March 08, 2016

requiring this property to be stubbed to the north, the applicant will not be able to combine the remnant parcel and will need to include the four-acre parcel in the rest of the lots. He could increase the sizes, etc., and whatever that designs ends up being, it would be brought back to the Planning Commission as an update so they will know what staff is taking forward. We are trying to provide future road connectivity.

3. The four acre remnant parcel will need to be absorbed into the proposed subdivision by either increasing the size of the individual lots or by adding a sixth lot to the subdivision or combined with the agricultural parcel# 10-037-0036 located to the west of the proposed subdivision. The remaining recommendations 4-8 are listed in the staff report

Commissioner Borklund asked if the remnant parcel has enough square footage to be a lot. Ronda Kippen replied yes. They will gain frontage off of this new road and there is two acres there.

Cliff Bell indicated that some of this is a surprise as they have been working things out. He believes that people want to be out in Western Weber County in the open spaces and they do not want roads going out there. He understands the point of connectivity but as he has talked to his neighbor Ike Swann about the piece to the north of him and Gene Meibos about the piece to the east, they have both indicated that they do not have any consideration for developing until sewer comes in. This is not the typical subdivision where as a developer he is thinking that he has to turn as much land as he can to make it work. People that go out there do not want that. He is trying to fit a niche where they have some open spaces. The rights of ways have already been established and he would like to know where they are on 7500 West and on 6700 West and as far as 4700 West which is five to six miles away. There is not the overall on the lands where they have those easements created. Why would the county want to put in more roads that they have to maintain for over 100 years and as a burden to the taxpayers? It will take many years for the sewer to be there. Gene Meibos approached him this week about putting another house on his property and he wants him to leave the back open behind and create the easement on Barbara Flats Subdivision to connect all the pieces there. He has developed other subdivisions and he gets the concept of having to put in roads where the density warrants it. He would petition the Planning Commission to decide that there is a different situation out here where it is out in the open. They don't get their roads plowed for two days and they are okay with that. He asked the Planning Commission to look at this particular situation and not look at putting roads and let them go forward.

Commissioner Borklund asked if the county decided not to put in the roads now, the county would have to pay to do so in the future at their own expense. Ronda Kippen replied she is correct and it would require eminent domain. Their job is to look out for the safety and welfare of the community. Due to the concerns of the narrow width of the road, the condition of the road, the ingress and egress; based upon that question, direction was given for staff to look at how many of the homes on 7900 West had deferral agreements. They only found one subdivision, Cliff Flats Phase 2 (1 lot), that had deferral agreements out of 16 homes that have been recently developed along that road only one of them had a deferral agreement that would contribute to the cost of the future road expansion

Commissioner Borklund asked if there was any topographical exception in this case, and Mrs. Kippen replied no, not that she has been able to find.

MOTION: Commissioner Borklund moved to recommend preliminary approval plan approval of Fall Widow Subdivision Phase 2 subject to the findings that the proposed subdivision conforms to the Western Weber General Plan, with the recommended conditions, the proposed subdivision complies with applicable County ordinances, the proposed subdivision will not be detrimental to the public health, safety, or welfare or will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses. The motion is subject to the staff listed conditions that:

1. A capacity assessment letter and a construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision will be part of the final plat submittal.
2. The final improvement plans and final plat shall reflect the required stubbed roadways to the adjacent north and east properties (owned by TK Swan Land LTD parcel# 10-037-0002 and Meibos parcel# 10-037-0021) along the northern boundary of the parent parcel of the proposed subdivision.

Western Weber Planning Commission

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3. The four acre remnant parcel will need to be absorbed into the proposed subdivision by either increasing the size of the individual lots or by adding a sixth lot to the subdivision or combined with the agricultural parcel# 10-037-0036 located to the west of the proposed subdivision.
4. Requirements of the Weber County Engineering Division
5. Requirements of the Weber-Morgan Health Department
6. Requirements of the Weber Fire District
7. Requirements of the Weber County Surveyor's Office
8. Requirements of the Weber County Recorder

Also, that there is no exceptional condition topographically that causes them that they can vary what the ordinance requirements are. Commissioner Andreotti seconded the motion. A vote was taken and Chair Whaley indicated that the motion was unanimous with Commissioners Borklund, Andreotti, Heslop, and Chair Whaley voting aye.

1.2. SPE2016-01 Discussion and action on a conceptual sketch plan endorsement request for the Barrow Land and Livestock Cluster Subdivision, located at approximately 6835 West 900 South – Dan and Justin Barrow, Applicants

Ronda Kippen indicated that she will let the applicant discuss what their vision is for the area. This is not a public hearing but they can accept public comment if they want to. Chris Crockett, Legal Counsel, replied that is correct that the Planning Commission can accept public comment if they want to. Ronda Kippen indicated that she did not send out any notices for this but will for preliminary approval.

Chair Whaley said this is a new concept for them. He is anxious to see how this works out. Their objective of allowing a sketch plan endorsement was to eliminate some of the effort and time and expense that go into a final application. Ronda Kippen indicated that they will ask the applicant if the new tool was helpful as they go through the process.

Ronda Kippen indicated that the applicant has submitted a conceptual sketch plan for a 13 lot cluster subdivision for review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The subject property is zoned A-1/A-2 and is currently 12.89 acre agricultural parcel. The right of way is 2.62 acres; developable area will be 10.27 acres, open space will be 4.14 acres. Base density is 11.18 lots and they are asking for a 16.3% bonus density based on 10% being granted for the purpose and intent meeting the purpose and intent of a cluster subdivision, 20% for street trees and lighting (which will come in at preliminary approval time), and then 15% for providing public access to open space. There are 13 lots proposed.

The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without any previous reviews nor recommendations by the Planning Division Staff. The required application, vicinity map and subdivision plan were attached to the staff report as Exhibit A.

Ronda Kippen indicated that she included the vicinity map in the staff report. It is a split zoning between the A-1 and A-2 Zoning.

Commissioner Borklund asked if the lights have to be street lights, and Ronda Kippen indicated that they do not want to create anything where they have a lot of light pollution, but they have to make it a safe, walkable area.

Justin Barrow indicated that they didn't know how the process works, but they would like to have some type of approval document tonight as his sketch plan endorsement. He didn't know how this process works.

Chair Whaley indicated that they were told some information in their pre-meeting and he wondered if the Barrows wanted to further comment. Chair Whaley asked if there was anyone in the audience that would like to comment on this agenda item. No public comment was made for this proposal.

Commissioner Borklund asked if the open space was the area on one side of the road and then around the outside, and Justin Barrow indicated that she is correct. They have a masterplan of all of their properties and with this plan they want to go with a cowboys and Indians theme. Some of the street names they would request may be to that

Exhibit C- PC Minutes from November 10, 2015

Minutes of the Western Weber County Planning Commission held on November 10, 2015, in the Weber County Commission Chambers, 2380 Washington Blvd., Ogden UT

Members Present: Mark Whaley, Vice Chair, Wayne Andreotti, Lance Greenwell, Roger Heslop, Michael Slater, John Parke
Member Excused: Jannette Borklund
Staff Present: Jim Gentry, Principal Planner; Charles Ewert, Principal Planner; Scott Mendoza, Principal Planner;
Sherri Sillitoe, Secretary

*Pledge of Allegiance
*Roll Call

Chair Borklund was excused.

No Exparte Communication was expressed.

1. Approval of the Minutes of October 13, 2015 Meeting

Vice Chair Whaley declared the October 13, 2015 meeting minutes approved as amended, noting that neither Commissioner Andreotti nor Greenwell were in attendance at the meeting.

2. Administrative Items:

2.1. LVS062415 Consideration and action on a request for preliminary plan approval of Fall Widow Subdivision Phase 2, 120-292 South 7900 West, West Warren – Clifton Bell, Applicant

Ronda Kippen presented a report and indicated that the proposed subdivision Phase 2 includes 7 lots. Fall Widow Subdivision Phase 1 will utilize the existing infrastructure that was installed as part of the Fall Widow Subdivision Phase 1 that was approved and recorded July 9, 2007. Additional infrastructure will be required to be installed for the Fall Widow Subdivision Phase 2 including additional drainage improvements and approximately 13,969.55 square feet of property will be dedicated to Weber County along with the expansion of 7900 West upon recording the final plat.

The proposed subdivision is located in the FEMA Flood Plain Zone "X" which is an area of minimal flood hazard and has been determined by FEMA to be outside of the 500 year flood level. The buildable portion of the site is at or above the elevation of 4,215 feet in elevation. No basements are allowed in this area, and they will be on the Warren-West Warren Improvement District for culinary water.

Ms. Kippen called attention to the block length. The subdivision is at the end of a 4,052 ft. road.

At this point the Planning Division, Fire Marshall and Engineering Division are recommending that there be an access road. There is a substantial amount of things that are recommended to be taken care of before final approval is given. At this point, the County Engineer believes this proposed phase meets the standards for Preliminary Approval.

Staff recommends preliminary plan approval of Fall Widow Subdivision Phase 2, consisting of seven lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

- A capacity assessment letter and a construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision will be part of the final plat submittal.
- The final improvement plans and final plat shall reflect the required stubbed roadways to the adjacent east property (owned by Meibos parcel# 10-037-0021) and west property (owned by Higgs parcel# 10-037-0011) along the northern boundary of the subdivision.
And subject to all other staff and agency requirements.

These conditions are based on the findings that are in the staff report.

Western Weber Planning Commission

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Commissioner Heslop asked that if the final plat reflects stub road right of way requirements, does that meet the block length requirements between 900 S and the stub road, or does there need to be additional stubs throughout the area in order to meet that requirement. Commissioner Heslop Ronda Kippen replied that from 900 S. to the beginning of Barbara Flats would be unaccounted and we would not have any stub accesses through there. There is a stub from Barbara Flats. From Barbara Flats to the end of the property it meets the 1300 ft. requirement.

Commissioner Heslop said on the building lot on the north end of the east side of the road, it shows 150 ft. frontage on 7900 S. but if they have to put in a dedicated right of way for a stub road, will that property meet the frontage requirements as far as being able to build on it. Ronda Kippen replied that it does; they consider this as a corner lot which has two frontages. During the development process, we would consider the entire width of lot 6 to be the frontage. The yard that is located next to 7900 S. would be considered a side yard, the rear would be abutting lot 7 and then the other side yard would be abutting Meibos' property so it would not eliminate one of the seven lots.

Cliff Bell, the applicant, gave a history of the issue. He met with the committee in April and there was only one mention of the road, and Jim Gentry indicated that it did not fall within the 1,300 ft., so the requirement was not mentioned. On November 5th, he received an email approving it but indicating that the stub road was required east and west. He expressed his concern that it is not logical to require the stub road. He presented an example of the roads in the area and indicated that he believes due to the moratorium, it is not logical to require the stub roads in that area. He does not believe it makes sense to have a right of way to go that far.

Christopher Crockett asked Mr. Commissioner Bell if he could provide a copy of his presentation documents to them for the record.

Christopher Crockett indicated that it is not a public hearing and the planning commissioners are not required to take public comment.

Eldon Davis, 7090 W 900 S., asked the width of roads going into subdivisions. Ronda Kippen indicated that for collector streets it is 66 ft. and for main arterial roads it is 80 ft. The County Engineers are changing that 66 ft. to a 50 or 60 ft. width. Mr. Davis asked how much of that needs to be paved, and Scott Mendoza indicated that it is either 24 ft. or 26 ft. Mr. Davis indicated that as we develop that the road from 7900 W., the pavement is 20 ft. wide for the first ¼ mile and if you are coming off 7500 W. you cannot make the turn if you have a farm tractor that is 13 or 14 ft. wide or other large piece of equipment because of the width. This issue should be looked at as a County because a school bus could not make the turn coming or going into the development. The road was not designed for development; it is just a farm road. He believes more stub roads are needed.

Commissioner Greenwell asked if there is current a school bus that goes down that road. Eldon Davis replied yes and that there is a turnaround at the end.

Mike Swann 1600 750 N in Kaysville owns the property north of the proposed subdivision. He questioned whether the road goes all the way and Ronda Kippen indicated that the proposal shows the stub road going to the end of Mr. Swann's property. The proposal is that the turn around that is being proposed on their property and the stub road would also be on their property.

Commissioner Heslop indicated that his concern is the width of the road. There is a drain ditch on the side and it is a sharp drop. That is a concern especially because that is the only road in and out.

Scott Mendoza indicated that the concern is a valid one and they would be willing to take the question to the County Engineering Office. They will also have to check and see if there are any deferrals taken in that area. The deferral is a document that is signed by the original property owner and it states that that when development warrants improvement of the road, the County can call in those deferrals and the property owner would be responsible for the cost of those road improvements.

Commissioner Andreotti said in his opinion they should stay with the 1,300 ft. until they change the rules that they operate under. He is not comfortable with changing the width of the road.

Western Weber Planning Commission

November 10, 2015

Commissioner Slater indicated that he believes the concern for future development if you have too long a road at a narrow width such as with emergency access. He believes maybe they should look to widen the road and look to the future.

Vice Chair Whaley indicated that staff has addressed the issue of the road lengths and with the recommend conditions, staff recommends leaving the block lengths at 1,300 ft.

Vice Chair Whaley called for a motion, but indicated that no motion was brought forward. Chris Crockett indicated that they will have to take some type of action, but they need to base it on findings and give a reason.

Ronda Kippen indicated that in their pre-application meeting on March 09, 2015 she took meeting notes of the things that were discussed such as the property zoning and lot size, culinary water, septic feasibility, block length 1,300 stub streets, 4216 ft. elevation to bring up the road way and drainage easements along the southern lot line. The reason why the stub roads didn't come up during the reviews was because it is a planning commission decision. The code states that where there is not a master plan, it was up to the Planning Commission to consider whether stub roads are needed.

Vice Chair Whaley indicated that in staff's presentation and reviews, it appears that the proposed development meets the requirements.

Commissioner Heslop stated that if they adopted this and the 1,300 block length are they imposing on the property owner to the north the responsibility for the stub roads going in because of the 1281 short of 20 .ft. which from the previous right of way on Barbara Flats Subdivision to the back of the property so it would put the responsibility to the Swan property.

Mrs. Kippen indicated that it is shy of 19 ft. and if they don't get the stub road at this point, it would put the responsibility on the Swan property. Chris Crockett read LUC Section 106 (2) (3) read the maximum block length section in the code.

Vice-Chair Whaley indicated that since no one wanted to take action and Chris Crockett indicated that action is required.

Commissioner Slater clarified the lot dimensions. Ronda Kippen said if he met the 1,300 sq. ft. requirement, they would be half way to the next block length. Commissioner Slater indicated that he would be okay to approve the 1,300 sq. ft. if they address the road width. Mrs. Kippen said that we can go back and look and see if any deferral agreements that went with any of the adjacent properties and if the county deems it necessary at this point, they would call in the deferrals.

MOTION: Commissioner Slater moved to recommend to the County Commission that Preliminary Plan Approval is given to a request for preliminary plan approval of Fall Widow Subdivision Phase 2, 120-292 South 7900 West, West Warren – Clifton Bell, Applicant subject to all staff and agency requirements as presented. Commissioner Parke seconded the motion. A vote was taken and the motion carried with Commissioners Andreotti, Greenwell, Heslop, Slater, Parke, and Vice Chair Whaley voting "aye." Motion Carried (6-0).

3. **Public Comment for Items not on the Agenda** - None

4. **Remarks from Planning Commissioners**

5. **Planning Director Report** - None

6. **Remarks from Legal Counsel** – None

7. **Adjourn**

There being no further business, the meeting was adjourned at 5:49 p.m.

Respectfully Submitted,

Sherri Sillitoe, Secretary
Weber County Planning Division

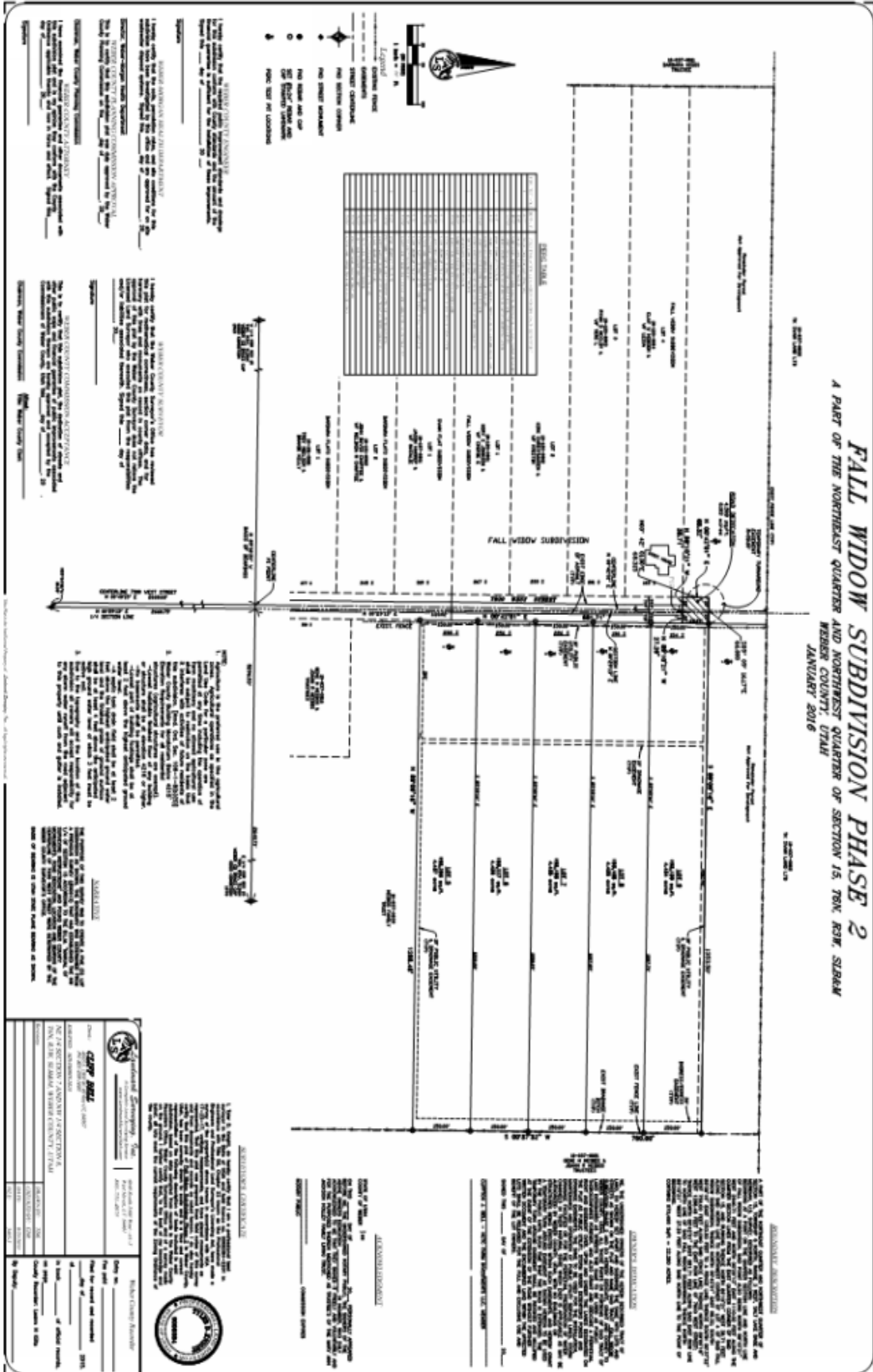


Exhibit F-Proposed Reconsideration Request

Kippen,Ronda

From: Cliff Bell [cliffbell@readytek.net]

Sent: Wednesday, December 02, 2015 5:01 PM

To: Kippen,Ronda

Subject: Re: Variation request

The following is a request to discuss the division of the Fall Widow phase #2 subdivision that the road going west and all surrounding land around, would fall well below the elevation requirements therefore Cliff Bell is requesting further discussion on this proposal

On 12/2/2015 4:35 PM, Kippen,Ronda wrote:

Hello Cliff,

In order to appeal the decision made by the Planning Commission, we had to have a request "filed" within 15 days of the Planning Commission's recommendation, which is why I had repeatedly said I needed something in right by the end of the day on Nov. 25. However, I think we could address this through another avenue in the code but we will need to receive a recommendation from the Planning Commission to vary the subdivision standards. LUC §106-1-1: "In cases where unusual topographical or other exceptional conditions exist, variations and exceptions from this title may be made by the county commissioners, the appeal board for the subdivision ordinance, after a recommendation by the planning commission." You will need to petition the Planning Commission to vary the block length standard and you will need to provide evidence that there is some type of "unusual topographical or other exceptional conditions" that exist that support such a variance.

I will follow up with a phone call to you to discuss this option.

Respectfully,

Ronda Kippen

Planner II

Weber County Planning Division

Phone# 801.399.8768

Fax# 801.399.8862

WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT
5783 WEST 950 NORTH
WARREN, UTAH 84404
801-731-1702

June 10, 2015

On behalf of: Cliff Bell

To Whom it May Concern:

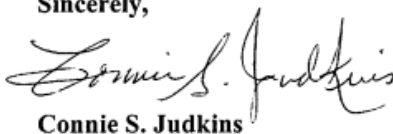
The West Warren-Warren Water Improvement District will supply culinary water to the Fall Widow Subdivision (phase two, seven lots) located at the approximate address of 200 N 7900 W in West Warren, Utah.

The Water is available upon request and payment of all applicable impact and connection fees and is due prior to service installation.

The amount owing is \$3,700.00 for each connection and impact fee.

Should you have questions or concerns, please contact the district clerk at 801-731-1702 after 9:00 AM weekdays or on weekends.

Sincerely,



Connie S. Judkins
District Clerk

RJ/csj

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director



January 21, 2015

Cliff Bell
587 S 7900 W
Ogden, UT 84404

RE: Proposed subdivision: Fall Widow Phase 2
Parcel #10-037-0034

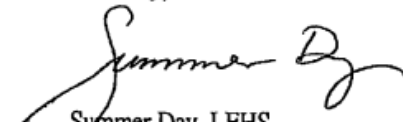
Mr. Bell.

After a review of the water table data collected for the following subdivisions: Barbara Flats, Swan Flats, Fall Widow Phase 1, and Cliff Flats it appears that the water data collected in 1999 on parcel #10-037-0020 is within 600 feet of the proposed 7 lot subdivision. The seven lot subdivision may be permitted for the installation of Wisconsin Mound Onsite Wastewater Systems with respect to water table; a soil evaluation is required on each individual lot before the lots are deemed feasible for the installation of an onsite wastewater system.

To be within the 600 foot parameter the wastewater system must be installed within the front yards of the home. The wastewater system must also maintain 100 feet separation from open water, thus requiring any ditches between 7900 W and the home to be pipes or filled for the properties to forgo additional water table monitoring.

Water table monitoring data collected during the feasibility study of the aforementioned subdivisions support the use of the 1999 water table data for the proposed subdivision. If you have any further questions you may contact this office.

Sincerely,


Summer Day, LEHS
Environmental Health Division

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org



1438 West 2550 South
Ogden, Utah 84401

April 9, 2015

Cliff Bell
cliffbell@readytek.net

RE: 6025318 Fall Widow Phase 2


Dear Mr. Bell:

Rocky Mountain Power will supply power to property located at or near 200 S 7900 W, Ogden, UT, with the following provisions:

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management, and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4428.

Respectfully,


Ellen Anderson
Journeyman Estimator
Rocky Mountain Power
Ogden Operations

April 7, 2015

BELL BUILT HOMES
WEBER COUNTY, UTAH

Dear Cliff Bell:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the FALL WIDOW SUB #2 development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but no limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review and analysis by Questar Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.
3. Address

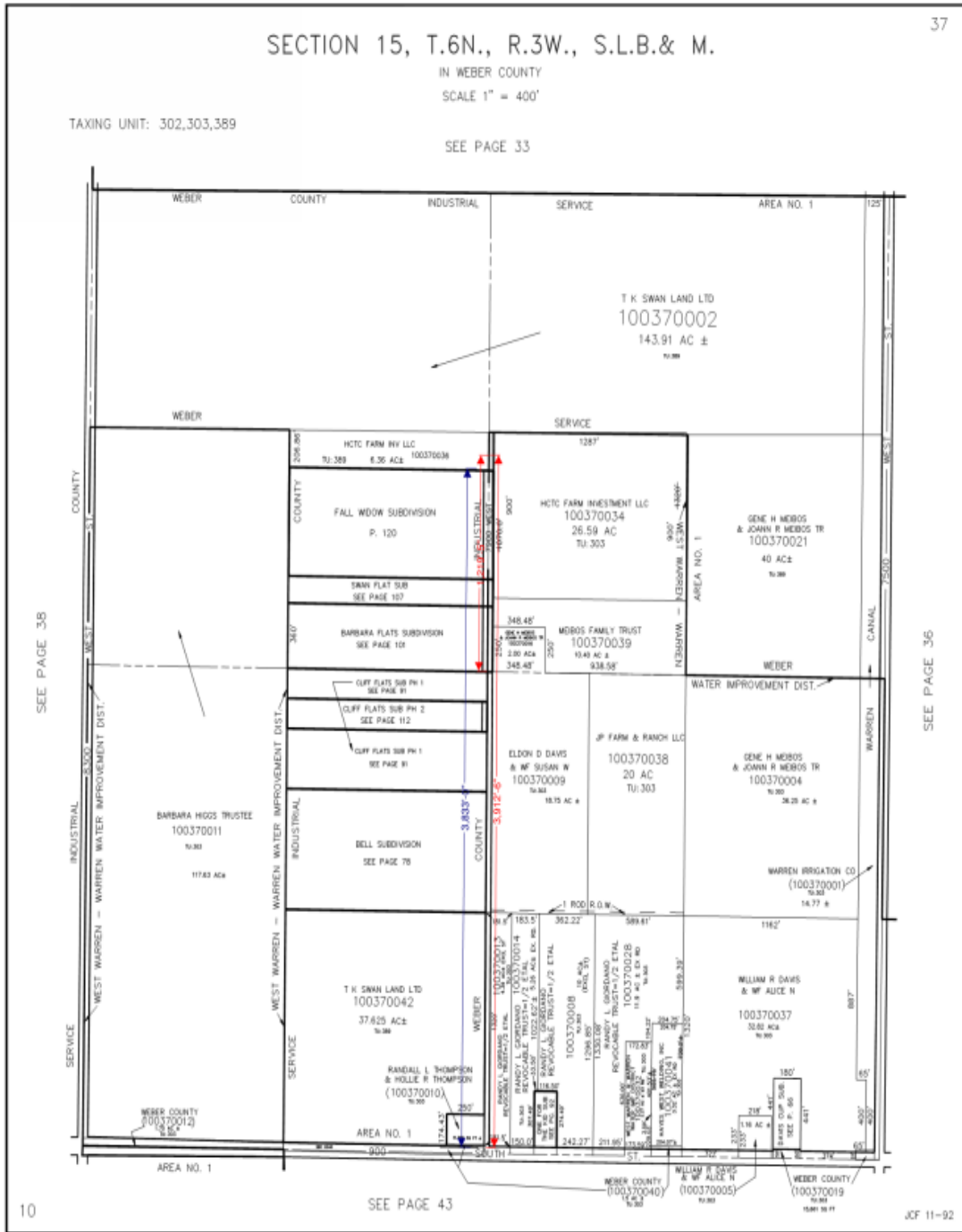
Upon completion of Questar Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

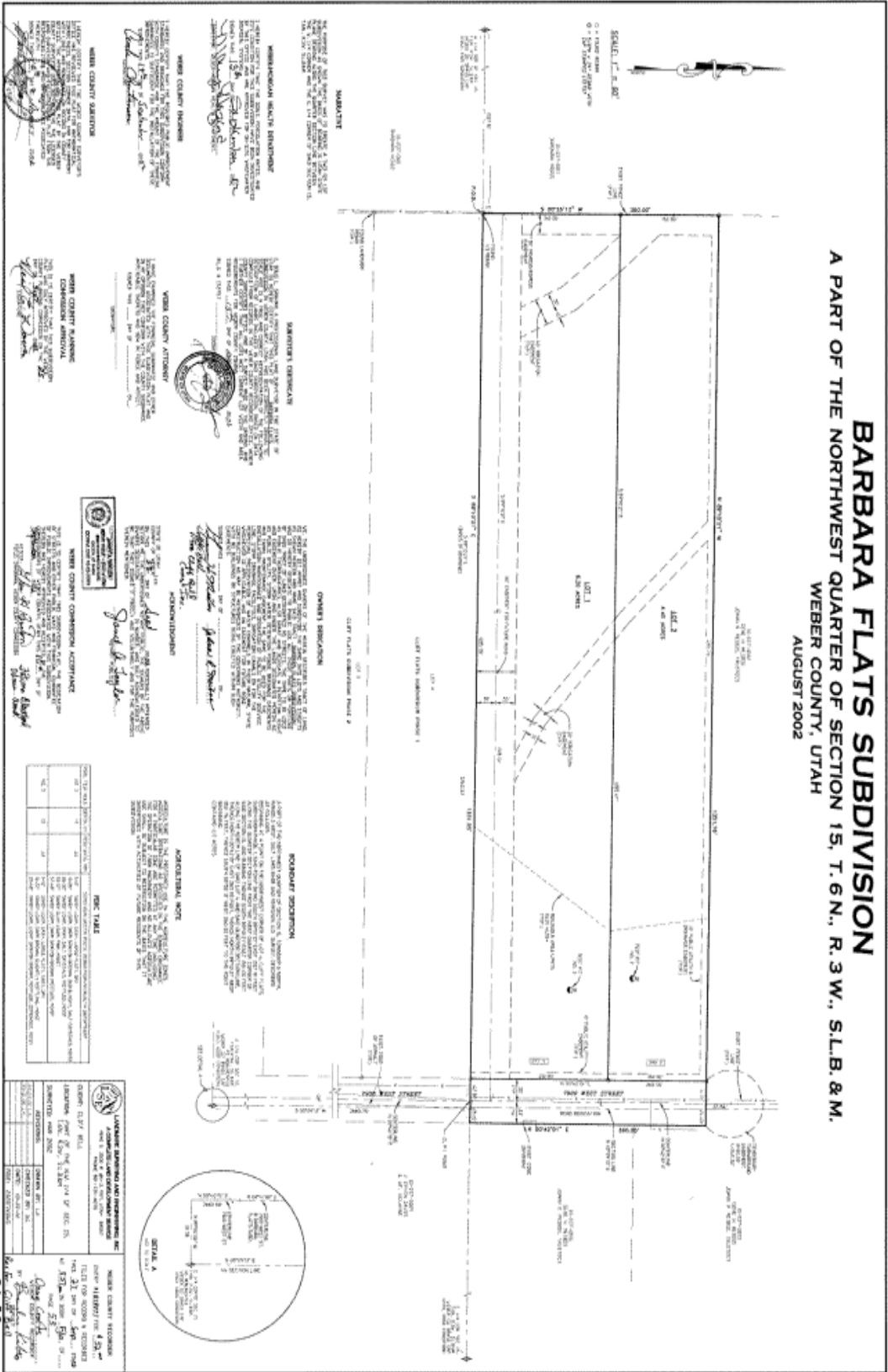


Robert Comeau
Pre-Construction Representative



CS-95

BARBARA FLATS SUBDIVISION
 A PART OF THE NORTHWEST QUARTER OF SECTION 15, T. 6 N., R. 3 W., S.L.B. & M.
 WEBER COUNTY, UTAH
 AUGUST 2002



NARRATIVE
 THE PURPOSE OF THIS INSTRUMENT IS TO SUBDIVIDE THE NORTHWEST QUARTER OF SECTION 15, T. 6 N., R. 3 W., S.L.B. & M., WEBER COUNTY, UTAH, INTO SEVEN (7) LOTS, AS SHOWN ON THE ATTACHED MAP.

MEMORANDUM TO THE DEPARTMENT
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the office of the County Clerk of Weber County, Utah, on this 15th day of August, 2002.

WEBER COUNTY ENGINEER
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the office of the County Clerk of Weber County, Utah, on this 15th day of August, 2002.

WEBER COUNTY SHERIFF
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the office of the County Clerk of Weber County, Utah, on this 15th day of August, 2002.

SUBMITTER'S CERTIFICATE
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the office of the County Clerk of Weber County, Utah, on this 15th day of August, 2002.

WEBER COUNTY ATTORNEY
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the office of the County Clerk of Weber County, Utah, on this 15th day of August, 2002.

WEBER COUNTY SHERIFF
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the office of the County Clerk of Weber County, Utah, on this 15th day of August, 2002.

OWNER'S DECLARATION
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the office of the County Clerk of Weber County, Utah, on this 15th day of August, 2002.

WEBER COUNTY SHERIFF
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the office of the County Clerk of Weber County, Utah, on this 15th day of August, 2002.

WEBER COUNTY SHERIFF
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the office of the County Clerk of Weber County, Utah, on this 15th day of August, 2002.

ROUNDTOP DESCRIPTION
 THE BOUNDARIES OF THIS SUBDIVISION ARE DESCRIBED AS FOLLOWS: ...

ADDITIONAL NOTE
 THIS INSTRUMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ...

DEC TABLE

LOT	ACRES	FRONT	REAR	LEFT	RIGHT
1	1.25	100.00	100.00	100.00	100.00
2	1.25	100.00	100.00	100.00	100.00
3	1.25	100.00	100.00	100.00	100.00
4	1.25	100.00	100.00	100.00	100.00

WEBER COUNTY RECORDS
 CLERK OF COURTS
 100 N. MAIN ST., STE. 100
 CANYONVILLE, OR 97103
 TEL: 503-265-1234
 FAX: 503-265-1234

56-53

Exhibit J –Review Agency Comments

Engineering Review:

Project: [Fall Widow Subdivision Phase 2](#) **User:** [Rochelle Pfeaster](#) **Department:** [Weber County Engineering Division](#) **Created:** 2016-01-25 15:44:04 **Modified:** 2016-01-25 16:05:52

Notes

- I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**
1. The submitted improvement plan shows a proposed storm drain pipe and swale replacing an existing ditch; What is that existing ditch currently used for? Where does it come from and where does it go?
 2. This road is too long to not have another access point. In order for more lots to be added to this road, a stub road through Barbara Flats Subdivision on the right of way which was dedicated at the time of recording needs to be built.
 3. Plan and profile construction drawings will need to be submitted for review.
 4. I don't see a detention pond, how will storm water be handled?
 5. An excavation permit is required for all work done within the existing right-of-way.
 6. After all items have been addressed a wet stamped copy of the improvement drawings will be required.
- I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Weber County Fire District Review:

Project: [Fall Widow Subdivision Phase 2](#) **User:** [Brandon Thueson](#) **Department:** [Weber County Special Events](#), [Weber Fire District](#) **Created:** 2016-02-03 16:46:43 **Modified:** 2016-02-03 16:46:43 **Approved:** Yes

Notes

Date: February 3, 2016

Project Name: Fall Widow Phase 2 –Review 2

Project Address: ~100 S 7900 W, Hooper Utah

Contractor/Contact: Clifton Bell 801-458-1685

Fees: see attached pdf

FEE NOTICE:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: Weber Fire District

REVIEW STATUS: APPROVED

SPECIFIC COMMENTS:

1. Fire Hydrant(s): There are existing hydrants located along 7900 West. The maximum spacing between hydrants in a residential area is 500 ft.
2. Fire Flow: All dwellings structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC. For more information regarding fire flow, please contact Fire Marshal Thueson at 801-782-3580.
3. Provide a temporary address marker at the building site during construction.
4. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
5. Radius on all corners shall be a minimum of 28'-0".
6. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
7. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
8. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
9. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
10. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Brandon Thueson

Fire Marshal