



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of Eagle Ridge Cluster Subdivision Phase 6, consisting of 5 lots, 2 common areas, and an extended road.

Type of Decision: Administrative

Agenda Date: Tuesday, April 25, 2017

Applicant: Eden Hills LC, Owner

Authorized Representative: Tyler Nielson

File Number: UVE030217

Property Information

Approximate Address: 3600 N Eagle Ridge Dr, Eden

Project Area: 11.389 Acres

Zoning: RE-20, AV-3

Existing Land Use: Vacant/Residential

Proposed Land Use: Residential

Parcel ID: 22-015-0038, 22-015-0071

Township, Range, Section: Township 7 North, Range 1 East, Section 21

Adjacent Land Use

North: Residential	South: Public Utility
East: Residential	West: Vacant/Residential

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Title 104, Zones, Chapter 3, Residential Estates (RE-20) Zone
- Title 104, Zones, Chapter 6, Agricultural Valley (AV-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

Background

The applicant has submitted a request for preliminary approval of the Eagle Ridge Cluster Subdivision Phase 6, consisting of 5 lots, 2 common areas, and an extended road, located at approximately 3600 N Eagle Ridge Dr, Eden. The proposed project will be the 6th phase of the Eagle Ridge Master Plan Community and will cover a total area of 11.389 acres. Culinary water, secondary water, and wastewater treatment will be provided by Wolf Creek Water and Sewer Improvement District.

The proposed subdivision, in compliance with the recommended conditions, conforms to both the zoning and subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The proposed application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the residential and resort development trends outlined in the Ogden Valley General Plan.

Zoning: The subject property is located in the both the Residential Estates (RE-20) Zone and the Agricultural Valley (AV-3) Zone. The zoning boundaries are shown on the subdivision plat.

The purpose of the Residential Estates (RE-20) zone is identified in the LUC §104-3-1 as:

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.

The purpose of the Agricultural Valley (AV-3) zone is identified in the LUC §104-3-1 as:

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.

Lot area, frontage/width and yard regulations: All lots and associated frontages within the proposed subdivision are located within the RE-20 zone, which requires 20,000 square feet for a single family dwelling and a minimum lot width of 100 feet. The minimum yard setbacks for a single family dwelling in the RE-20 zone are 30 feet for the front yard setback, 10 feet with a total width of 2 side yards not less than 24 feet for the side yard setback, and 30 feet for the rear yard setback.

The proposed cluster subdivision meets the lot size and frontage requirements of the RE-20 zone and is being developed in compliance with the Zoning Development Agreement, associated with the Eagle Ridge Master Plan Community that was approved by the Weber County Commission on March 28th 1997. The proposed cluster subdivision provides 46.56 % open space as 'Common Area', meeting the minimum open space requirement of 30 % in the RE-20 Zone.

Culinary water and sanitary sewage disposal: A will serve letter regarding the availability of culinary water, sewer, and irrigation water has been provided by the Wolf Creek Water and Sewer Improvement District. A capacity assessment letter from the Department of Environmental Quality Division of Drinking Water has been provided. (see Exhibit B).

Additional design standards and requirements: A deferral agreement for curb, gutter, and sidewalk will be required as outlined in LUC §106-4-2 (e) and (f). The proposed subdivision is located within the natural hazards study area and a note will be required to be added to the plat indicating that a natural hazards study is not required as it has been determined that the geologic unit within the subdivision is not associated with problem soil or landslide hazards, as determined by the Utah Geological Survey.

Review Agencies: To date, the proposed subdivision has been reviewed by the Surveyor's Office, Engineering Division, and the Fire District. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to the final mylar being recorded.

Tax clearance: There are no outstanding tax payments currently related to these parcels.

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

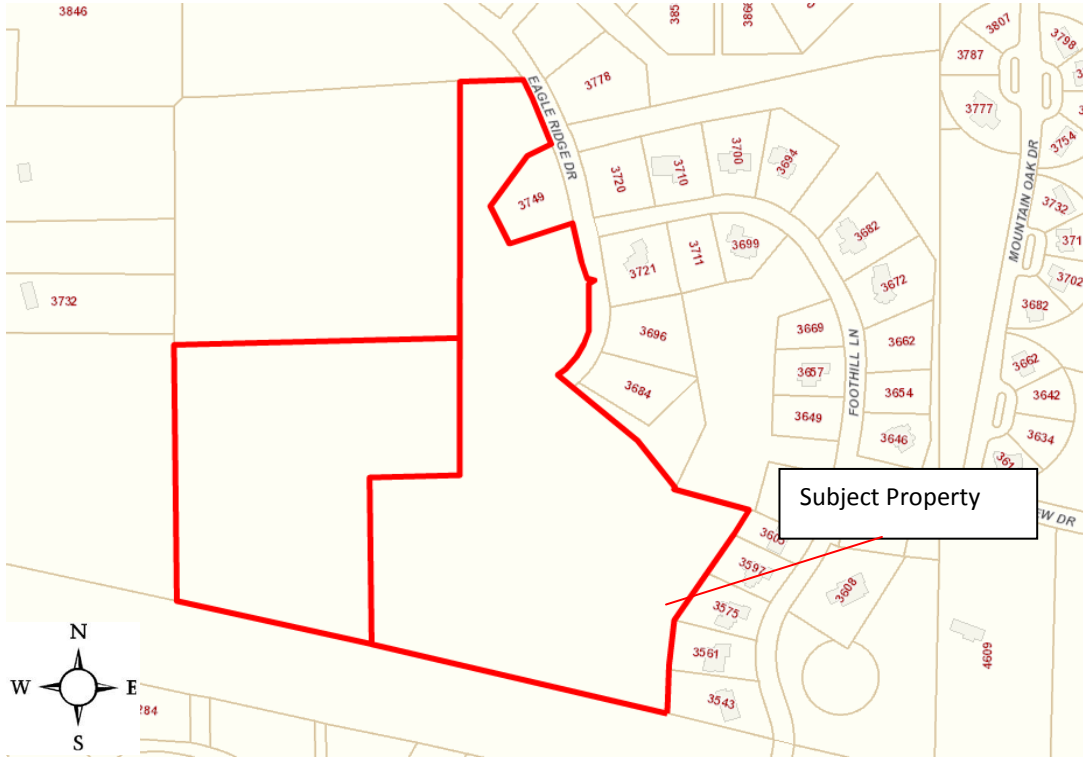
Staff recommends preliminary approval of the Eagle Ridge Cluster Subdivision Phase 6, consisting of 5 lots, 2 common areas, and an extended road. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A deferral agreement for curb, gutter, and sidewalk must be filed and recorded with the final Mylar.
2. A financial guarantee for improvements will be required as outlined in LUC § 106-4-1.
3. A note must be added to the plat indicating that a natural hazards study is not required as it has been determined that the geologic unit within the subdivision is not associated with problem soil or landslide hazards, as determined by the Utah Geological Survey.

This recommendation is based on the following findings:

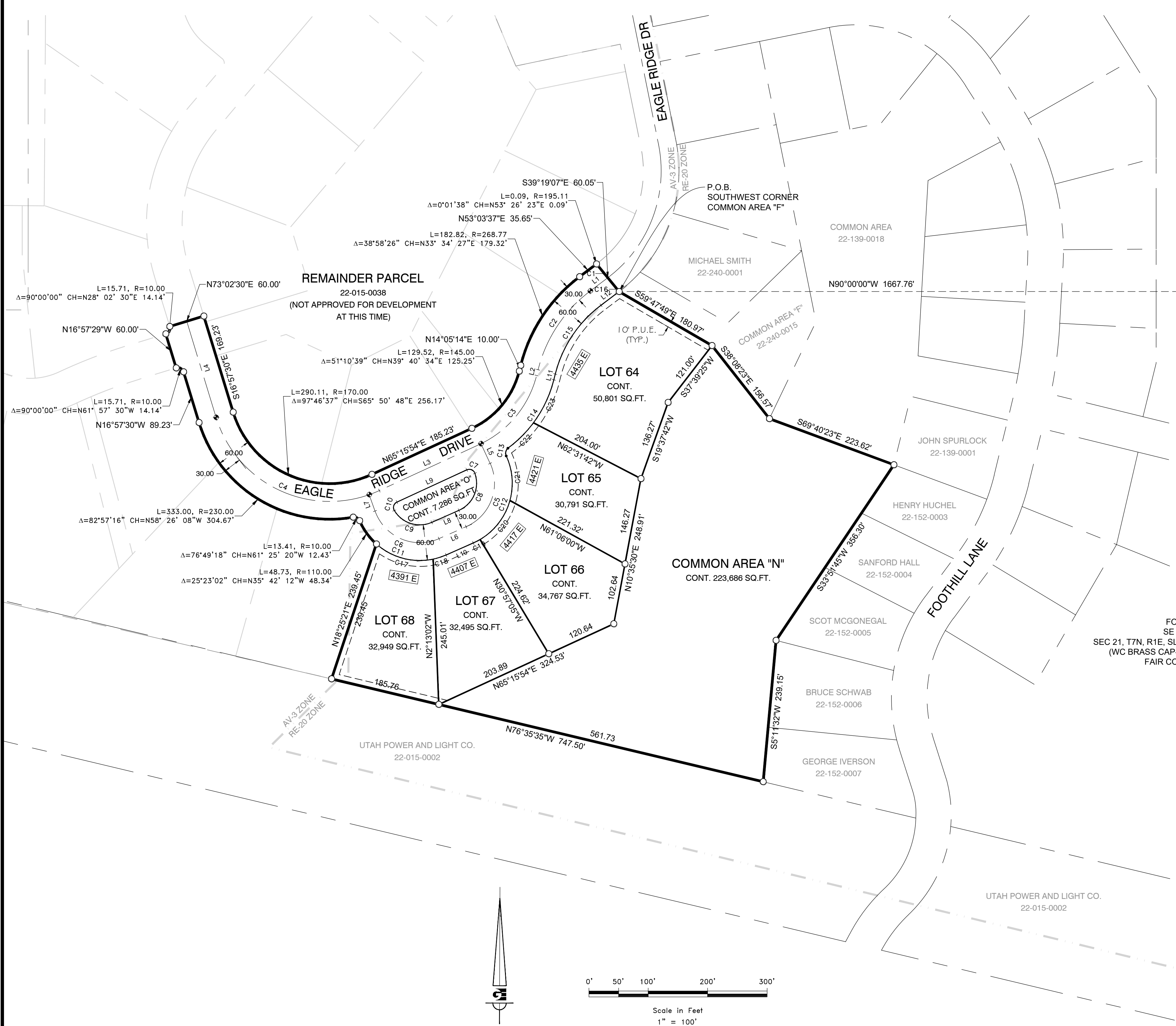
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Map 2

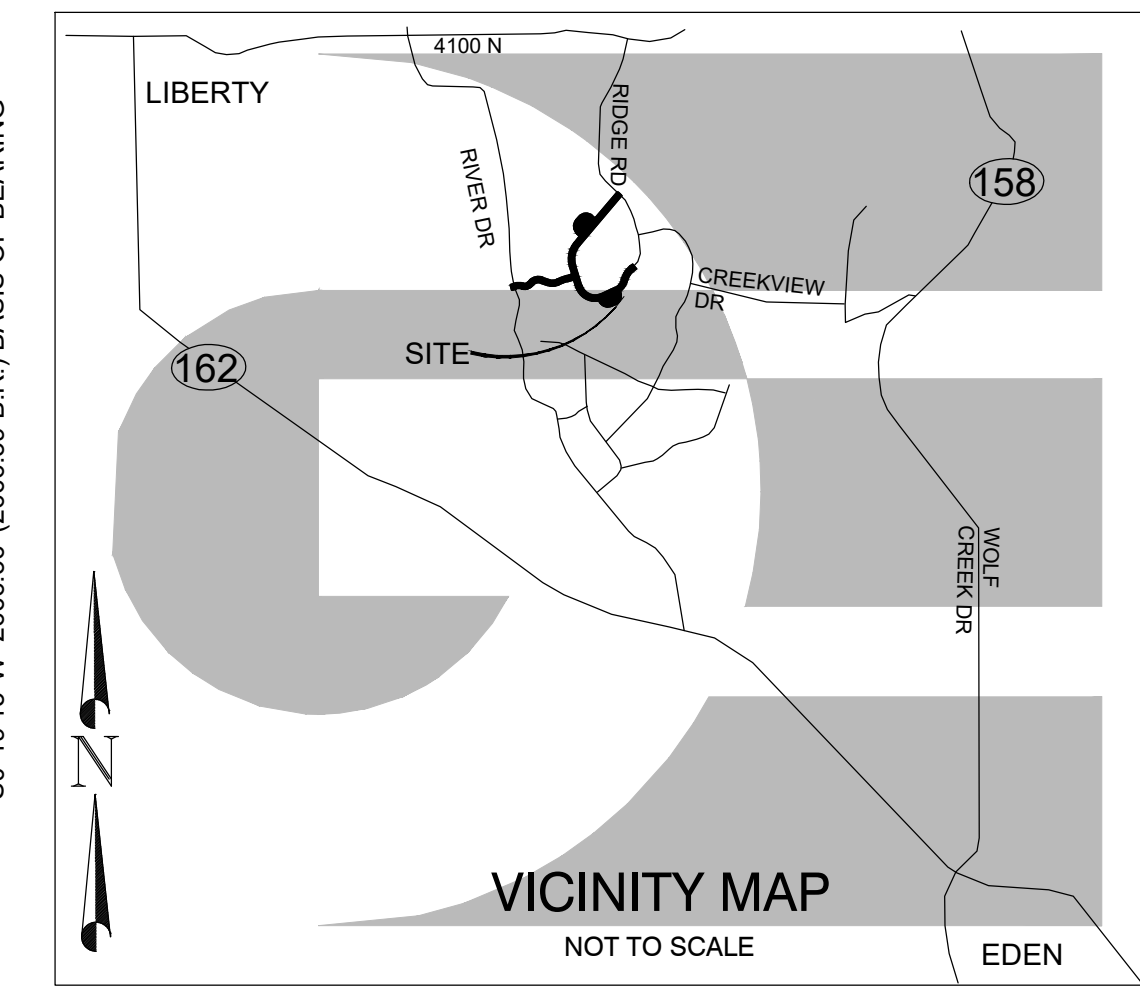


EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MARCH 2017



EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6		
TOTAL AREA	=	496,111 SQ. FT. (11.389 ACRES)
COMMON AREA	=	230,972 SQ. FT. (5.302 ACRES)
DEDICATED ROAD	=	83,340 SQ. FT. (1.913 ACRES)
TOTAL LOT AREA	=	181,799 SQ. FT. (4.174 ACRES)
		46.56%
		16.80%
		36.64%



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF EAGLE RIDGE CLUSTER SUBDIVISION PHASE 3 BEING LOCATED SOUTH 00°19'15" WEST 1539.31 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 80°00'00" WEST 1667.76 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21, RUNNING THENCE ALONG THE BOUNDARY OF SAID EAGLE RIDGE CLUSTER SUBDIVISION PHASE 3 AND THE BOUNDARY LINE OF THE EAGLE RIDGE CLUSTER SUBDIVISION PHASE 2 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 59°47'49" EAST 180.97 FEET; (2) SOUTH 38°08'23" EAST 156.57 FEET; (3) SOUTH 69°40'23" EAST 223.62 FEET; (4) SOUTH 33°51'45" WEST 356.30 FEET; (5) SOUTH 05°11'32" WEST 239.15 FEET; THENCE NORTH 76°35'35" WEST 747.50 FEET; THENCE NORTH 18°25'21" EAST 239.45 FEET; THENCE ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT 48.73 FEET, HAVING A CENTRAL ANGLE OF 25°23'02", CHORD BEARS NORTH 35°42'12" WEST 48.34 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 13.41 FEET, HAVING A CENTRAL ANGLE OF 76°49'18", CHORD BEARS NORTH 61°25'20" WEST 12.43 FEET; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT 333.00 FEET, HAVING A CENTRAL ANGLE OF 82°57'16", CHORD BEARS NORTH 58°26'08" WEST 304.67 FEET; THENCE NORTH 18°57'30" WEST 89.23 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'00", CHORD BEARS NORTH 61°57'30" WEST 14.14 FEET; THENCE NORTH 16°57'29" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'00", CHORD BEARS NORTH 28°02'30" EAST 14.14 FEET; THENCE NORTH 73°02'30" EAST 60.00 FEET; THENCE SOUTH 16°57'30" EAST 169.23 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT 290.11 FEET, HAVING A CENTRAL ANGLE OF 97°46'37", CHORD BEARS SOUTH 65°50'48" EAST 256.17 FEET; THENCE NORTH 65°15'54" EAST 185.23 FEET; THENCE ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE LEFT 129.52 FEET, HAVING A CENTRAL ANGLE OF 51°10'39", CHORD BEARS NORTH 39°40'34" EAST 125.25 FEET; THENCE NORTH 14°05'14" EAST 10.00 FEET; THENCE ALONG THE ARC OF A 268.77 FOOT RADIUS CURVE TO THE RIGHT 182.82 FEET, HAVING A CENTRAL ANGLE OF 98°58'26", CHORD BEARS NORTH 33°34'27" EAST 179.32 FEET; THENCE NORTH 53°03'37" EAST 35.65 FEET; THENCE ALONG THE ARC OF A 195.11 FOOT RADIUS CURVE TO THE LEFT 0.09 FEET, HAVING A CENTRAL ANGLE OF 00°01'38", CHORD BEARS NORTH 53°26'23" EAST 0.09 FEET; THENCE SOUTH 39°19'07" EAST 60.05 FEET TO THE POINT OF BEGINNING. CONTAINING 496,111 SQUARE FEET OF 11.389 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 88, 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 EAGLE RIDGE CLUSTER SUBDIVISION, PHASE 6 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY AND THAT ALL LOTS MEET THE LAND USE CODE REQUIREMENTS; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2017.

PROFESSIONAL LAND SURVEYOR
DATE
8227228
Klint H. Whitney

OWNER'S DEDICATION

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

EAGLE RIDGE CLUSTER SUBDIVISION, PHASE 6

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE, TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS ___ DAY OF _____, 2017.

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) §
COUNTY OF WEBER)

On this _____ day of _____, 2017, personally appeared before me _____ whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of _____, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said *Corporation executed the same.

STAMP _____ NOTARY PUBLIC _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FIVE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ORLUFF OPHEIKENS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND DESCRIBED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°19'15" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ CENTERLINE MONUMENT (TO BE SET)
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE
- EASEMENT
- SECTION TIE LINE
- ZONING LINE

NOTES

- ZONE RE-20/AV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 10', SIDE FACING STREET 20', REAR 30'.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE. FRONT LOT CORNERS TO BE SET WITH NAIL AND WASHER IN CURB AT LOT LINE EXTENSION.
- LOT SIZE, ZONING AND SETBACK REQUIREMENTS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT WITH WEBER COUNTY.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This ___ day of _____, 2017
Director, Weber-Morgan Health Department

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ___ DAY OF _____, 2017.
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

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.

SIGNED THIS ___ DAY OF _____, 2017.
COUNTY ATTORNEY

WEBER COUNTY ENGINEER

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.

SIGNED THIS ___ DAY OF _____, 2017.
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

CHAIRMAN, WEBER COUNTY COMMISSION
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ___ DAY OF _____, 2017.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

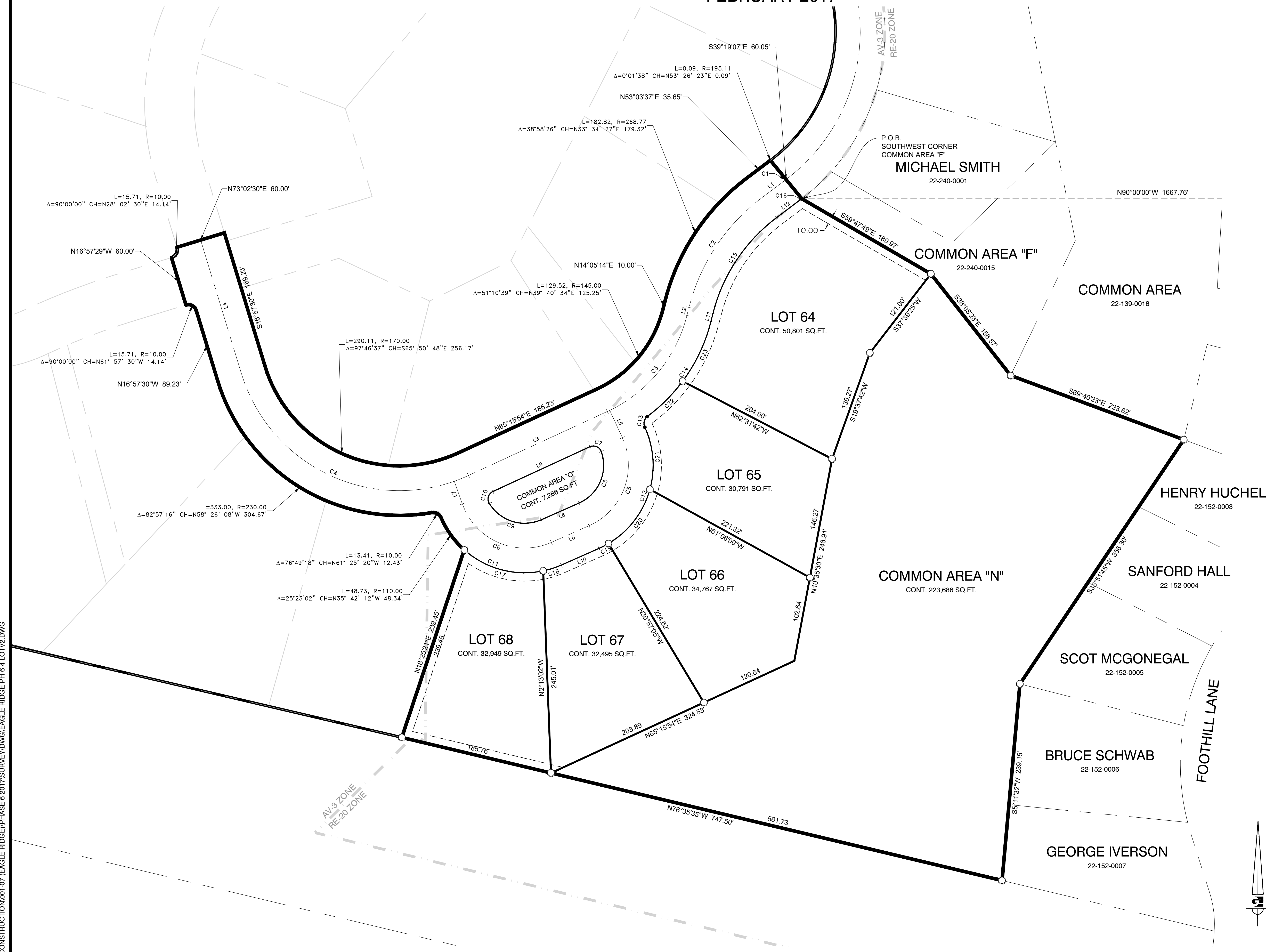
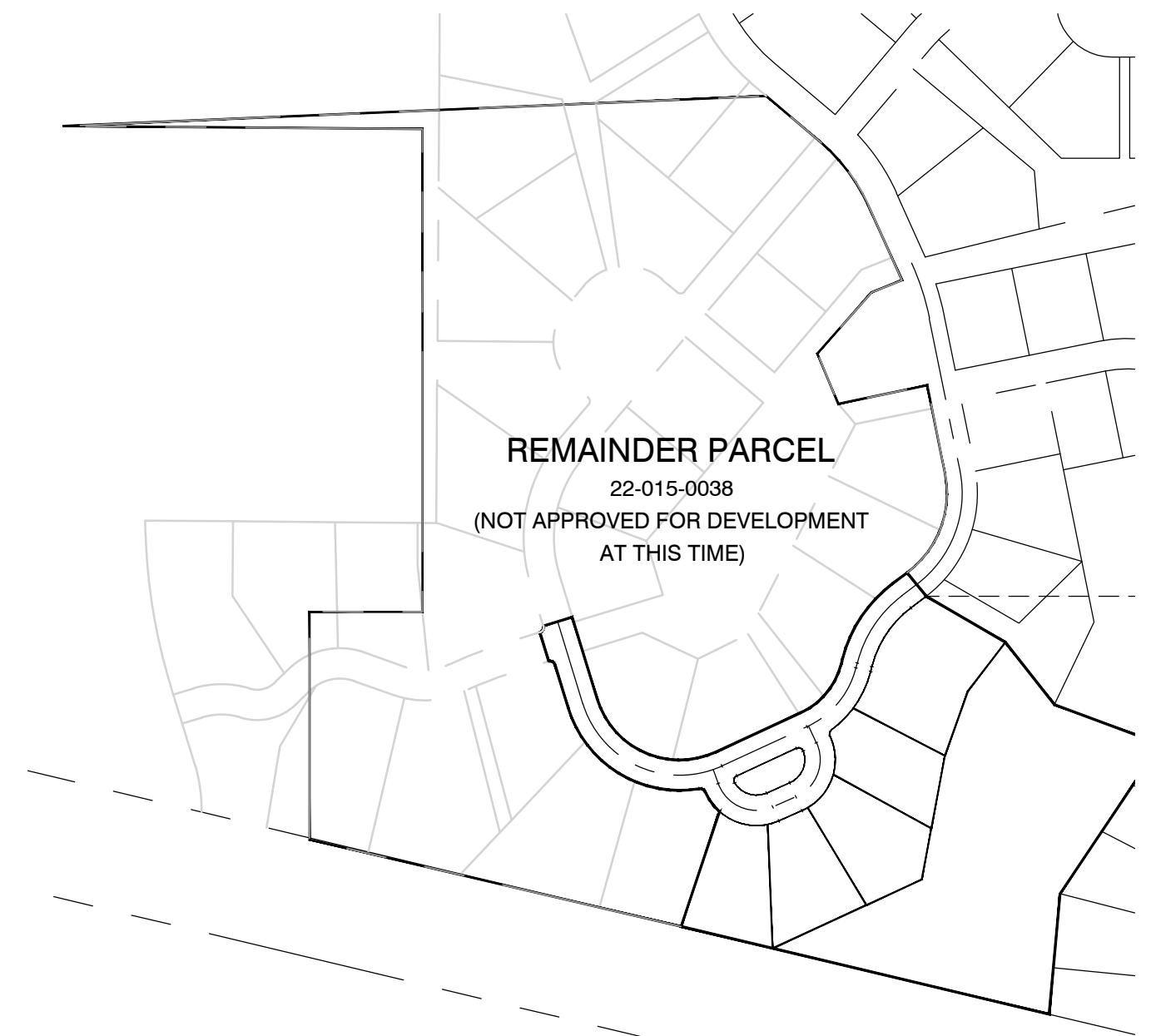
WEBER - MORGAN HEALTH DEPARTMENT

I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This ___ day of _____, 2017
Director, Weber-Morgan Health Department

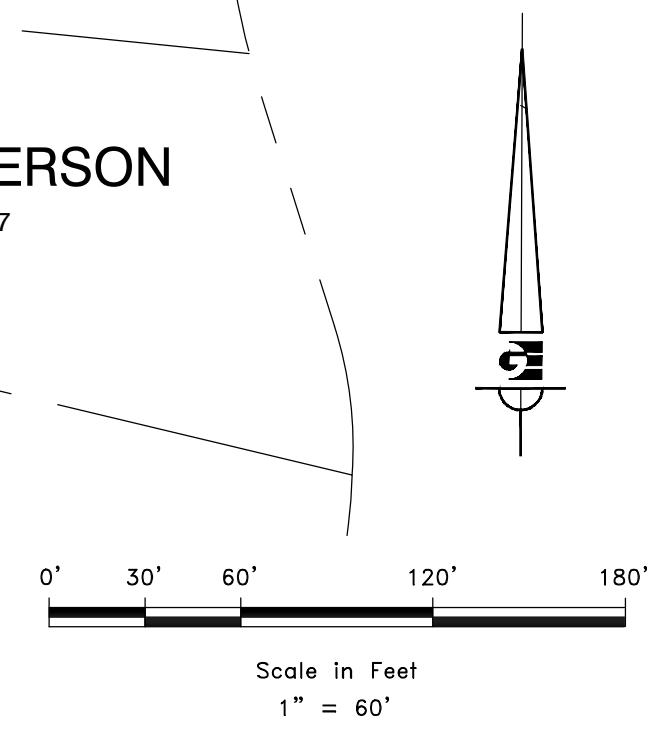
DEVELOPER: ORLUFF OPHEIKENS 933 WALL AVENUE, OGDEN, UT 84404 801-621-1839	S1 2	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____, RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 FEBRUARY 2017



CURVE TABLE					LINE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LINE #	LENGTH	BEARING
C1	1.44	225.11	0°21'57"	S53° 14' 35"W	1.44	L1	35.55	S53° 03' 37"W
C2	162.42	238.78	38°58'19"	S33° 34' 27"W	159.30	L2	10.00	S14° 05' 14"W
C3	156.31	175.00	51°10'39"	S39° 40' 34"W	151.17	L3	185.23	S65° 15' 54"W
C4	341.31	200.00	97°46'37"	N65° 50' 48"W	301.37	L4	169.23	N16° 57' 30"W
C5	126.95	80.00	90°55'15"	S20° 43' 31"W	114.04	L5	36.47	S24° 44' 06"E
C6	131.76	80.00	94°21'48"	N66° 37' 57"W	117.36	L6	50.00	S66° 11' 09"W
C7	16.60	10.00	95°06'40"	S67° 10' 46"E	14.76	L7	29.24	N19° 27' 03"W
C8	74.88	50.00	85°48'35"	S23° 16' 52"W	68.08	L8	50.00	S66° 11' 09"W
C9	72.27	50.00	82°48'39"	N72° 24' 31"W	66.14	L9	129.60	N65° 15' 54"E
C10	16.80	10.00	96°16'05"	N17° 07' 51"E	14.89	L10	50.00	N66° 11' 09"E
C11	174.34	110.01	90°48'07"	S68° 24' 47"E	156.66	L11	10.00	N14° 05' 14"E
C12	174.56	110.00	90°55'15"	N20° 43' 31"E	156.81	L12	35.46	N53° 03' 37"E
C13	14.27	11.08	73°46'52"	N12° 09' 20"E	13.30			
C14	141.53	205.00	39°33'20"	N33° 51' 55"E	138.73			
C15	142.01	208.77	38°58'26"	N33° 34' 27"E	139.29			
C16	2.78	255.11	0°37'25"	N53° 05' 31"E	2.78			
C17	102.55	110.01	53°24'34"	S75° 05' 51"E	98.87			
C18	23.06	110.01	12°00'45"	N72° 11' 31"E	23.02			
C19	12.91	110.00	6°43'19"	N62° 49' 30"E	12.90			
C20	84.76	110.00	44°08'57"	N37° 23' 21"E	82.68			
C21	76.89	110.00	40°02'59"	N4° 42' 37"W	75.33			
C22	60.95	205.00	17°02'05"	N45° 07' 32"E	60.72			
C23	80.58	205.00	22°31'15"	N25° 20' 52"E	80.06			

R:\0101 - REC CONSTRUCTION\001-07 (EAGLE RIDGE)\PHASE 6 2017\SURVEY\DWG\EAGLE RIDGE PH 6 4 LOT2.DWG



DEVELOPER: ORLUFF OPHEIKENS 933 WALL AVENUE, OGDEN, UT 84404 801-621-1839	S2 <hr/> 2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
		<p>GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>

February 27, 2017

RE: Capacity

ORLUFF OPHEIKENS

933 Wall Avenue

Ogden Utah, 84404

To whom it may concern:

This is official notice that Wolf Creek Water and Sewer Improvement District has the capacity to serve Water, Sewer and Irrigation for the Eagle Ridge Phase 6 with 5 lots. WCWSID has reviewed the plans and has approved them as presented by Gardner Engineering.

If you have any further questions or concerns please feel free to contact me at 801-430-4647

Thanks you,

Rob Thomas

General Manager

Wolf Creek Water and Sewer

Improvement District



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

DIVISION OF DRINKING WATER
Marie E. Owens, P.E.
Director

March 28, 2017

Rob Thomas
General Manager
Wolf Creek Water & Sewer Improvement District
P.O. Box 658
Eden, Utah 84310

Subject: **Feasibility Evaluation**, Drinking Water Service to Eagle Ridge Subdivision from the Wolf Creek Water & Sewer Improvement District; Water System #29013, File #10777

Dear Mr. Thomas,

This is not Plan Approval for construction.

The Division of Drinking Water (the Division) received your request concerning the capacity of the Wolf Creek Water & Sewer Improvement District (the District) to provide drinking water service to the Eagle Ridge Subdivision on March 9, 2017. This feasibility evaluation is solely based on the information we received from the District and the existing records available in the Division's database.

The Division's estimate is based on:

- The present number of equivalent residential connections (ERC's) the District is obligated to serve — The District indicated in the attached Project Notification Form (PNF), which we received on March 8, 2017, that the District currently is obligated to serve 1,020 ERC's, and that the proposed Eagle Ridge Subdivision will add 29 new residential connections (29 ERC's). Therefore, our estimate is based on 1,049 ERC's (i.e. 1,020 plus 29 new ERC's);
- No Irrigated acreage, which was provided by the District in their last sanitary survey and verified on March 9, 2017 by the Division; and
- Fire flow required by local fire code officials.

This evaluation is courtesy technical assistance, and is not meant to be a detailed or accurate engineering analysis. The Division does not track or verify the number of obligated connections or the status of the obligated connections. It is the responsibility of the District and Weber County to verify all information for planning purposes.

Per Utah Administrative Rule *R309-510* Minimum Sizing Requirements, the number of connections served by a public water system is affected by:

- Source water capacity;
- Storage capacity; and
- Available water rights.

Among these three components, the one with the least capacity determines the allowable number of connections for a public water system. The Division of Drinking Water's feasibility evaluation addresses only the first two components (i.e., source and storage capacities). The Division of Water Rights is the authority for water rights related regulations. Please consult with the Division of Water Rights directly for verification and interpretation regarding water rights.

The requirements related to indoor water use for these components are:

- The District was granted an reduction in required source capacity on August 27, 2012 (File #9042) which resulted in a requirement to provide **391 gallons per day (gpd) per (ERC) from its water source(s)**;
- A public water system must be able to provide **400 gallons per ERC of storage**;
- A public water system must have **0.45 acre-feet per ERC of water rights**.

Furthermore:

- If a public water system provides water for irrigation use, additional source capacity, storage capacity and water rights are required.
- If a public water system provides water for fire suppression, additional storage capacity is required.

Source Capacity

Based on the Division records and the information provided by the District, the District has the following approved drinking water sources and safe yields:

Source Number	Water Source Name	Safe Yield (gpm)
WS001	Wolf Creek Spring	30
WS002	Warm Springs Well	400
WS003	Highland Well – Proposed	0
WS004	Eden Hills Well	48
	Total	478

**Average Annual Flow*

From the table above, the Division estimates the District's water source capacity to be 478 gallons per minute (gpm).

The attached capacity calculation work sheet estimates the minimum source capacity required for the District is 284.8 gpm based on indoor water use only.

It appears that the District has 192.3 gpm excess source capacity, and **has adequate source capacity to serve the Eagle Ridge Subdivision.**

Storage Capacity

Based on the Division records and the information provided by the District, the District has the following approved storage tanks in service:

Storage Tank Number	Source Name	Volume (gallons)
ST001	Snowflake Tank	55,000
ST002	Wolf Creek Tank	250,000
ST003	Highland Tank	400,000
ST004	Eden Hills Tank	50,000
ST006	Retreat Tank - Proposed	0
	Total	755,000

From the table above, the Division estimates the District's water storage capacity to be 755,000 gallons.

The attached capacity calculation work sheet estimates the minimum storage capacity required for the District is 539,600 gallons based on indoor water use only.

It appears that the District has 215,400 gallons excess storage capacity, and **has adequate storage capacity to serve the Eagle Ridge Subdivision.**

Summary

Based on information made available to the Division, it appears that at the present time the District has sufficient source and storage capacities to provide drinking water service to the proposed Eagle Ridge Subdivision.

The District submitted a Project Notification Form for the subject project on March 8, 2017, and was granted a plan review waiver by the Division, which allows the construction of this subdivision to proceed once approval is granted by Weber County.

Rob Thomas
Page 4 of 4
March 28, 2017

If you have any questions regarding this letter, you can contact Camron Harry at (801) 536-0087 or, Ying-Ying Macauley, Engineering Section Manager, of this office, at (801) 536-4188.

Sincerely,



Marie E. Owens, P.E.
Director

Yym/mdb/ssh

Enclosure — 1. Wolf Creek Water & Sewer Improvement District Capacity Calculation – March 9, 2017
2. Project Notification Form Received on March 8, 2017

cc: Louis Cooper, Env. Director, Weber-Morgan Health Department, lcooper@co.weber.ut.us
Sean Wilkinson, Weber County Planner, swilkinson@co.weber.ut.us
Jared Andersen, P.E., Weber County Engineer, jandersen@co.weber.ut.us
Dan White, Gardner Engineering, dan@gecivil.com
Tyler Nielson, Gardner Engineering, tyler@gecivil.com
Camron Harry, P.E., Division of Drinking Water, caharry@utah.gov
Ross Hansen, Regional Engineer, Division of Water Rights, rosshansen@utah.gov

DDW-2017-002505.docx

PROJECT NOTIFICATION FORM (PNF)

Please provide the following information for all **Drinking Water Projects** by existing PWS's

Use with Plan Submittal [R309-500-6(1)] or when requesting Waiving of Plan Submittal [R309-500-6(3)]

If this is a new PWS, please complete the Supplemental PNF available on our website: drinkingwater.utah.gov/blank_forms.htm

Upon completion, Submit by Email, fax or mail to:

State of Utah - Dept of Environmental Quality - Division of Drinking Water
P.O. Box 144830 - Salt Lake City, Utah - 84114-4830 (801) 536-4200 fax (801) 536-4211

File No: 10777

Date Rec'd: 3/8/2017

1 Name of PWS [owner of system as recorded with DDW]

System Name: Wolf Creek Water and Sewer Improvement District

System Number: 29013

Address: PO Box 658

City, State, Zip: Eden, Utah 84310

Present No. of ERC's system is obligated to serve: 1020

Present No. of ERC's physically connected to system: 982

Population Served: 3000

No. of ERC's this project will add to system: 29

2 Addressee for Official Correspondence [Mayor, Public Works Director, etc...]

Name: Rob Thomas

Title: General Manager

Address: Same

City, State, Zip: _____

Phone No: _____

E-Mail Address: _____

3 PE designated as Direct Responsible Engineer for Entire System (if applicable)

Company Name: Gardner Engineering

Name: Dan White

Address: 5150 South 375 East

City, State, Zip: Ogden Utah, 84415

Phone No: 801.476.0202

E-Mail Address: dan@gecivil.com

4 PE responsible for design of this Project [if not same as item 3]

Name: Tyler Nielson

Address: 5150 South 375 East

City, State, Zip: Ogden Utah 84415

Phone No: 801.476.0202

Fax No: _____

E-Mail Address: tyler@gecivil.com

5 Name of Construction Inspector(s) and frequency of inspection

Name: Robert Thomas

Full Time: Part Time: _____

6 Description of Project [in sufficient detail for DDW to identify]

Eagle Ridge Subdivision Lots 65 through 94. Lot 78 is already platted and accounted for in the Present No. of ERC's system is obligated to serve. Meter boxes will be installed per phase, which phasing has not been determined yet. This development consists of:

3500' DR18 C900 PVC main line

5 new FHs

no PRVs

Mainline valves, 29 service laterals.

7 Anticipated Construction Schedule:

Advertise for Bids: Unknown, 2017 likely

Bid Opening: Unknown, 2017 likely

Begin Construction: Unknown, 2017 likely

Complete Construction: Unknown, 2017 likely

8 Is this PNF for plan review waiver 3a? [see R309 500-6(3a) to verify]

Yes No

If Yes, you must have a previously approved Master Plan and Construction Standards.

Is this PNF for plan review waiver 3b? [see R309 500-6(3b) to verify]

Yes No

If Yes, you must have a designated PE responsible for the system and previously approved Construction Standards.

Does this project meet any of the criteria to be exempt from the hydraulic modeling rule requirements? [see R309 511-4(1)(a)(i) through (iv) to verify]

Yes No

If Yes, specify rule reference here:

[for example, R309-511-4(1)(a)(ii)]

R309 511-4(1)(a)(iii)

9 Fire Suppression Authority [if system has fire hydrants]

Name: Weber Fire District

Address: 2023 W 1300 N

City, State, Zip: Ogden Utah 84404

Phone No: 801.782.3580

Fax No: _____

E-Mail Address: bthueson@weberfd.com

Req'd flow (gpm): 1000 Duration (hrs): 2

10 Funded by State or Federal Agency?

Drinking Water Board (SRF or FSRF) Loan #: _____

Community Impact Board

None

Other (Specify) _____

Division of Drinking Water – Water System Capacity Calculation Sheet

Enter the green cells only

System Name **Wolf Creek Water & Sewer Improvement District**

System Number **29013**

1.1 Indoor Water Use

Convert "Number of other connections" (Cell E9) to ERCs here. *[ERCs of other connections = peak day demand of other connections in gal per day / 800 gpd]*

Number of residential connections ----- 1,010
 Number of other connections --- **10** ----- ERCs of other connections 10.0

Enter number of non-residential connections, e.g., 2 industrial connections.

Total Equivalent Residential Connections (ERCs) **1,049.0**

MINIMUM REQUIREMENTS FOR INDOOR WATER USE					
Source		Storage		Water Rights	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
391	284.8	400	419,600	0.45	472.05

1.2 Outdoor Water Use

Enter estimated irrigated acre

Is the drinking water used for outdoor irrigation? Yes No
 Residential ERCs using drinking water for irrigation ----- >> **0**
 Percentage of Residential ERCs using DW for irrigation ----- >>: 0%
 Average irrigated acreage per residential connection ----- >> **0.00**
 Total irrigated acreage of other connections (park, school, etc.) ----- >> **0.00**
 Irrigation zone **3**

(Enter notes here regarding whether and what % of irrigation water is supplied by PWS.)

Enter total irrigated acres of other connections here.

Select Irrigated Zone # from the pick list. See "Irrigation Demands & Map" tab on the bottom of the screen.

MINIMUM REQUIREMENTS FOR IRRIGATION USE					
Source		Storage		Water Rights	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
0	0.0	0	0	0.00	0.00

1.3 Fire Flow Water Use

Enter fire flow in gpm.

Does the water system provide fire protection? Yes No
 Maximum fire flow demand (in gpm) for water system or pressure zone **1,000**
 Maximum fire suppression duration (in hours) for water system or pressure zone **2**
 Required Fire Suppression Storage (in gallons) ----- >>: **120,000**

(*Verify req'd fire flow and duration with local fire code officials.* Enter notes here, e.g. fire official contact info or comments.)

Enter duration in hours.

2. Summary of Water System Capacity Requirements

MINIMUM CAPACITY REQUIREMENTS FOR WATER SYSTEM					
Source (indoor + outdoor)		Storage (indoor + outdoor + fire)		Water Rights (indoor + outdoor)	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
391	284.8	400	539,600	0.45	472.05

2.1 Does this system have adequate source capacity (per R309-510-7)?

This source capacity assessment is a general overall system calculation. It may not reflect the variations in individual areas or pressure zones.

Required Source Capacity 284.8 **gpm**
 Existing Source Capacity 478.0 **gpm**
 Source Capacity Deficit **None** **gpm**
 Existing % of Total Req'd 167.8%
 Difference 193.2 **gpm**

Autolink to 2 "Total Source" cell above.
 Autolink to 4.2 "Total Existing Source Capacity" cell below.
 Source deficit indicates that: (1) additional source capacity is needed, and (2) source deficiency should be assessed.
 Less than 100% indicates: (1) additional source capacity is needed, and (2) source deficiency should be assessed.

2.2 Does this system have adequate storage capacity (per R309-510-8)?

This storage capacity assessment is a general overall system calculation. It may not reflect the variations in individual areas or pressure zones.

Total Required Storage	539,600	gal	Autolink to 2 "Total Storage" cell above.
Existing Storage Capacity	755,000	gal	Autolink to 4.3 "Total Existing Storage Capacity" cell below.
Storage Capacity Deficit	None	gal	Storage deficit indicates that: (1) additional storage volume is needed, and (2) storage deficiency should be assessed.
Required Fire Storage	120,000	gal	
Is storage deficiency solely due to fire storage?	Not Applicable		If NO, answer one of question set 2.01 to 2.05 in ESS. If YES, answer one of question set 2.06 to 2.10 in ESS.
Existing % of Total Req'd	139.9%		Less than 100% indicates: (1) additional storage capacity is needed, and (2) storage deficiency should be assessed.
Difference	215,400	gal	

3. Transient PWS Indoor Water Use – ERC Calculation (See R309-510, Tables 510-1, 2, & 4 for other facility types.)

MINIMUM REQUIREMENTS FOR INDOOR USE

Facility Type	Source		Storage			Total # of sites/pads	ERCs
	GPD/person*	GPD/site or pad	Gallons/person	Gallon/site or pad	ERC/site or pad		
Modern Recreation Camp	60	0	30	0	0.00		0.0
Semi-Developed Camp w/ flush toilets	20	0	10	0	0.00		0.0
Semi-Developed Camp w/o flush toilets	5	0	2.5	0	0.00		0.0
RV Park	N/A	100	N/A	50	0.13		0.0
Number of people per camp site							
Roadway Rest Stop w/ flushometer valves	7	3.5	8.8		0.0		0.0

If applicable, enter number of people per camp site here.

If applicable, use this number in cell I8 or cell I9 on Page 1.

4. Data Input for Calculating ERCs, Source and Storage

Wolf Creek Water & Sewer Improvement D

4.1 Projected ERCs Calculation (optional)

Total Projected ERCs	1,049
Existing Residential Connections	1,020
Obligated Future ERCs (enter below)	29
Eagle Ridge Sub	29

Use this number in Cell I8 ("Number of residential connections") on Page 1 to calculate PROJECTED demand & req'ts (including both existing & future connections).

Diaphragm or air pressure tanks shall NOT be considered effective storage volume for (1) community systems, or (2) NTNC with significant demand UNLESS an exception has been granted.

file #9042 Granted reduction of source capacity requirement, reduced to 391 gpd.

4.2 Summary - Existing Sources (enter in green cells below)

Total Existing Source Capacity (in gpm)		478
WS001	Wolf Creek Spring	30
WS002	Warm Springs Well	400
WS003	Highlands Well - Proposea	0
WS004	Eden Hills Well	48
Maximum ERCs (assuming indoor use only)		860.4

4.3 Summary - Existing Storage Tanks (enter below)

Total Existing Storage Cap. (in gallons)		755,000
ST001	Snowflake Tank	55,000
ST002	Wolf Creek Tank	250,000
ST003	Highland Tank	400,000
ST004	Eden Hills Tank	50,000
ST006	Retreat Tank - Proposed	0