



WEBER COUNTY PLANNING DIVISION

Amended Administrative Review Meeting Agenda

October 31, 2018
2:00 - 3:00 p.m.

1. **LVW081318:** Consideration and action on Woodland Hills No. 2, 2nd Amendment, on a two lot subdivision located at 2372 E Regency Drive in Ogden, in the Residential Estate 20 (RE-20) Zone. (Jeffery Kemp, James Yerage, Owners) Tammy Aydelotte, Presenter
2. **LVA090418:** Consideration and action on Anderson Subdivision, a two lot subdivision located at 2245 Combe Road in Ogden, in the Residential Estate 15 (RE-15) Zone. (Lawrence Jeffrey & Karen Anderson, Owners) Tammy Aydelotte, Presenter
3. **UVC090418:** Consideration and action on a request for approval of Cook Corner Subdivision, a one lot subdivision located at 2250 E 5850 N in Liberty, in the Agricultural Valley-3 (AV-3) Zone. (Clayton Cook, Owner) Felix Lleverino, Presenter
4. **Adjournment**

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on Woodland Hills No. 2 2nd Amendment, a two lot subdivision amendment.

Type of Decision: Administrative

Agenda Date: Wednesday, October 31, 2018

Applicant: Jeffery Kemp, James Yerage, Owners

File Number: LVW081318

Property Information

Approximate Address: 2372 E Regency Drive, Ogden, UT, 84403

Project Area: Approximately 2.77 Acres

Zoning: RE-20 Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 07-086-0025, 07-193-0006, 07-193-0007

Township, Range, Section: Township 5 North, Range 1 West, Section 23 NE

Adjacent Land Use

North: Residential	South: Regency Drive
East: Residential	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 106, Chapter 2, Subdivision Standards.
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 104, Chapter 3, Residential Estates Zones

Development History

- 02/7/1977: Woodland Hills Subdivision No. 2 recorded (Lot 21, & 22 of recorded subdivision).
- 8/13/2018: Received application for Woodland Hills Subdivision No. 2, 2nd Amendment.

Background and Summary

The Planning Division recommends final approval of Woodland Hills Subdivision No. 2, 2nd Amendment, a small subdivision consisting of two residential lots (see Exhibit A). The proposed subdivision is located at approximately 2372 E Regency Drive, Ogden, and is in the RE-20 zone.

The proposed subdivision amendment will consist of 2.77 acres. The purpose of the proposed subdivision is to absorb a third, small parcel into Lot 25-N of the proposed subdivision. Currently, this lot has been developed with a single family residence, while lot 26-N is a vacant lot. The subdivision and lot conform to current subdivision standards in the RE-20 zone. The proposed subdivision meets all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County, Utah (LUC).

Analysis

General Plan: The proposal conforms to the West Central Weber General Plan by encouraging development within the existing residential areas.

Zoning: The subject property is located in the West Central Weber Residential Zone more particularly described as the RE-20 zone. The purpose and intent of the 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.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, and the standards in the RE-20 zone in LUC Title 104 Chapter 3. Small subdivisions as defined in LUC §101-1-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The RE-20 Zone has a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet (see LUC §104-3-7) for a single family residential dwelling. The proposed lot widths range from 188.62' to 122.81'. When further development occurs in this subdivision, the following standards will need to be addressed upon submittal for a building permit (main building/accessory use – small accessory buildings):

- Front yard setback: 30 feet
- Side yard setback: 10 feet with a total of 2 side yards not less than 24 feet
- Rear yard setback: 30 feet
- Accessory building height: 35 feet

The proposed lot configuration meets the minimum width and area standards in the RE-20 Zone.

Review Agencies: The Weber County Surveyor has reviewed, but not yet approved the proposed subdivision. The Weber County Surveyor's office has reviewed the proposal and provided the applicant with the needed corrections that will be necessary prior to approving the proposal. The County Engineer has issued approval conditioned upon receipt of a signed deferral agreement for sidewalk to be recorded with the final mylar. The proposal is required to comply with all review agency requirements prior to recording the final mylar.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 30, 2018.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendation

Staff recommends final plat approval of Woodland Hills No. 2 Subdivision, 2nd Amendment. This recommendation for approval is subject to all applicable review agency requirements, and the following conditions:

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative Approval

Administrative final plat approval of Woodland Hills No. 2 subdivision, 2nd Amendment, adjusting the lot line between the existing lots 21 and 22, while encompassing a small, triangular parcel into the current lot 21. Woodland Hills No. 2, 2nd Amendment, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and is based on the findings listed in this staff report.

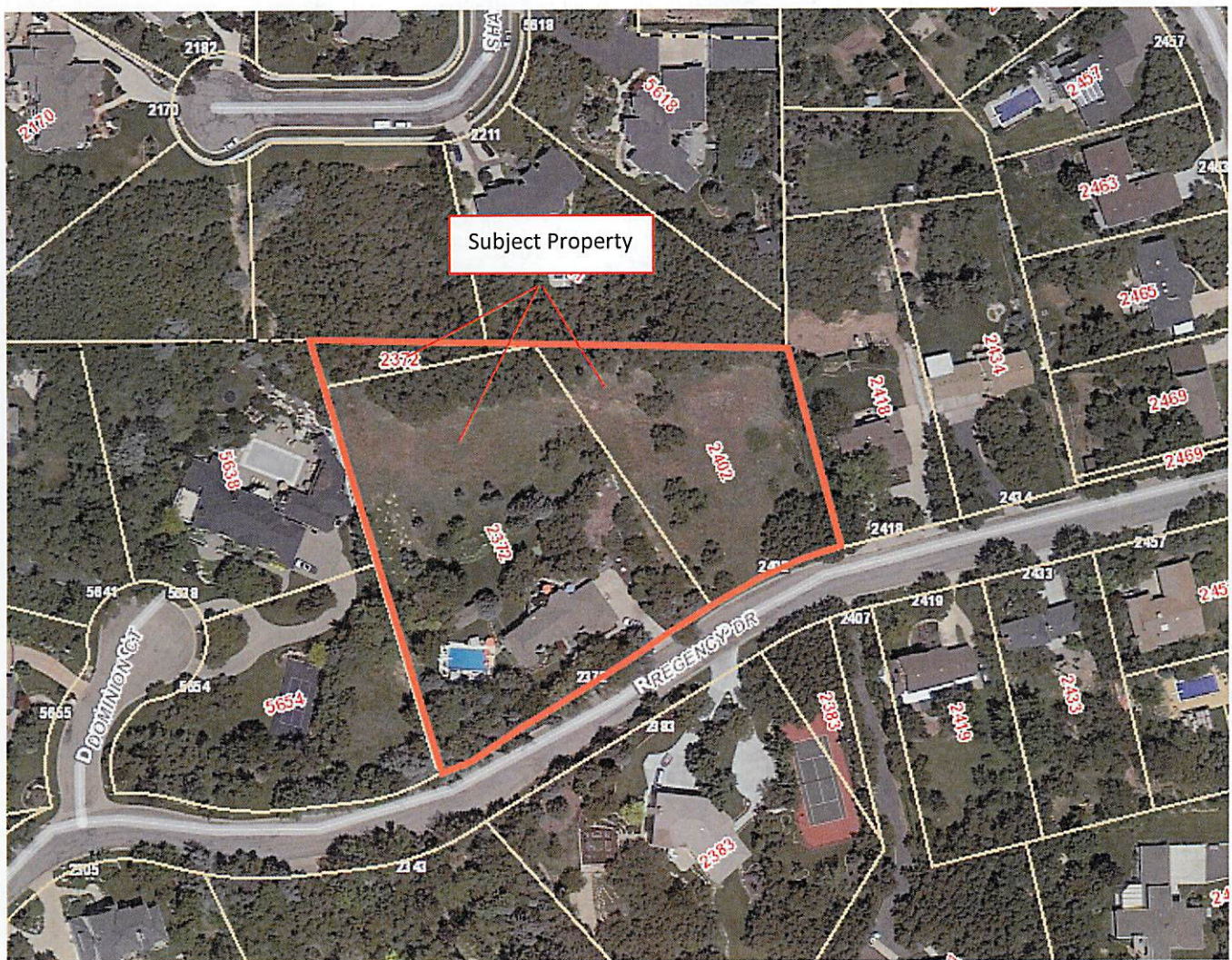
Date of Administrative Approval: 10/31/2018

Rick Grover
Weber County Planning Director

Exhibits

- A. Original Subdivision Plat
- B. Proposed Subdivision Plat

Map 1





Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on Anderson Subdivision, a two lot subdivision.
Type of Decision: Administrative
Agenda Date: Wednesday, October 31, 2018
Applicant: Lawrence Jeffrey & Karen Anderson, Owners
File Number: LVA090418

Property Information

Approximate Address: 2245 Combe Rd, Ogden, UT, 84403
Project Area: Approximately 1.124 Acres
Zoning: RE-15 Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 07-782-0001, 07-748-0001, 07-748-0003
Township, Range, Section: Township 5 North, Range 1 West, Section 23 SE

Adjacent Land Use

North: Combe Rd	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@co.weber.ut.us
 801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 106, Chapter 2, Subdivision Standards.
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 104, Chapter 3, Residential Estates Zones

Development History

- 10/7/2013: Combe South Estates Subdivision No. 1 2nd Amendment recorded (Lot 1 of proposed subdivision).
- 7/5/2017: Combe Subdivision No. 3 recorded (Lot 2 of proposed subdivision).
- 9/4/2018: Received application for Anderson Subdivision.

Background and Summary

The Planning Division recommends final approval of Anderson Subdivision, a small subdivision consisting of two residential lots (see Exhibit A). The proposed subdivision is located at approximately 2245 Combe Rd, Ogden, and is in the RE-15 zone.

The proposed subdivision will consist of 1.124 acres. The purpose of the proposed subdivision is to absorb a third, small parcel into Lot 1 of the proposed subdivision. Currently, lot has been developed with a single family residence, while lot 2 is a vacant lot. The subdivision and lot conform to current subdivision standards in the RE-15 zone. The proposed subdivision meets all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County, Utah (LUC).

Analysis

General Plan: The proposal conforms to the West Central Weber General Plan by encouraging development within the existing residential areas.

Zoning: The subject property is located in the West Central Weber Residential Zone more particularly described as the RE-15 zone. The purpose and intent of the RE-15 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.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, and the standards in the RE-15 zone in LUC Title 104 Chapter 3. Small subdivisions as defined in LUC §101-1-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The RE-15 Zone has a minimum lot area of 15,000 square feet and a minimum lot width of 100 feet (see LUC §104-3-7) for a single family residential dwelling. The proposed lot widths range from 188.62' to 122.81'. When further development occurs in this subdivision, the following standards will need to be addressed upon submittal for a building permit (main building/accessory use – small accessory buildings):

- Front yard setback: 30 feet
- Side yard setback: 10 feet with a total of 2 side yards not less than 24 feet
- Rear yard setback: 30 feet
- Accessory building height: 35 feet

The proposed lot configuration meets the minimum width and area standards in the RE-15 Zone.

Review Agencies: The Weber County Surveyor has reviewed, but not yet approved the proposed subdivision. The Weber County Surveyor's office has reviewed the proposal and provided the applicant with the needed corrections that will be necessary prior to approving the proposal. The County Engineer has issued approval conditioned upon receipt of a signed deferral agreement for sidewalk to be recorded with the final mylar. The proposal is required to comply with all review agency requirements prior to recording the final mylar.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 30, 2018.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendation

Staff recommends final plat approval of Anderson Subdivision. This recommendation for approval is subject to all applicable review agency requirements, and the following conditions:

1. The shed located on lot 2 needs to either be removed from the plat (owner has indicated it will be demolished) or labeled 'shed to be removed' on the plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative Approval

Administrative final plat approval of Anderson Subdivision, adjusting the lot line between the existing lots 1 of the Combe Subdivision No. 3, and Lot 87 of the Uintah Highlands Subdivision No. 5, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and is based on the findings listed in this staff report.

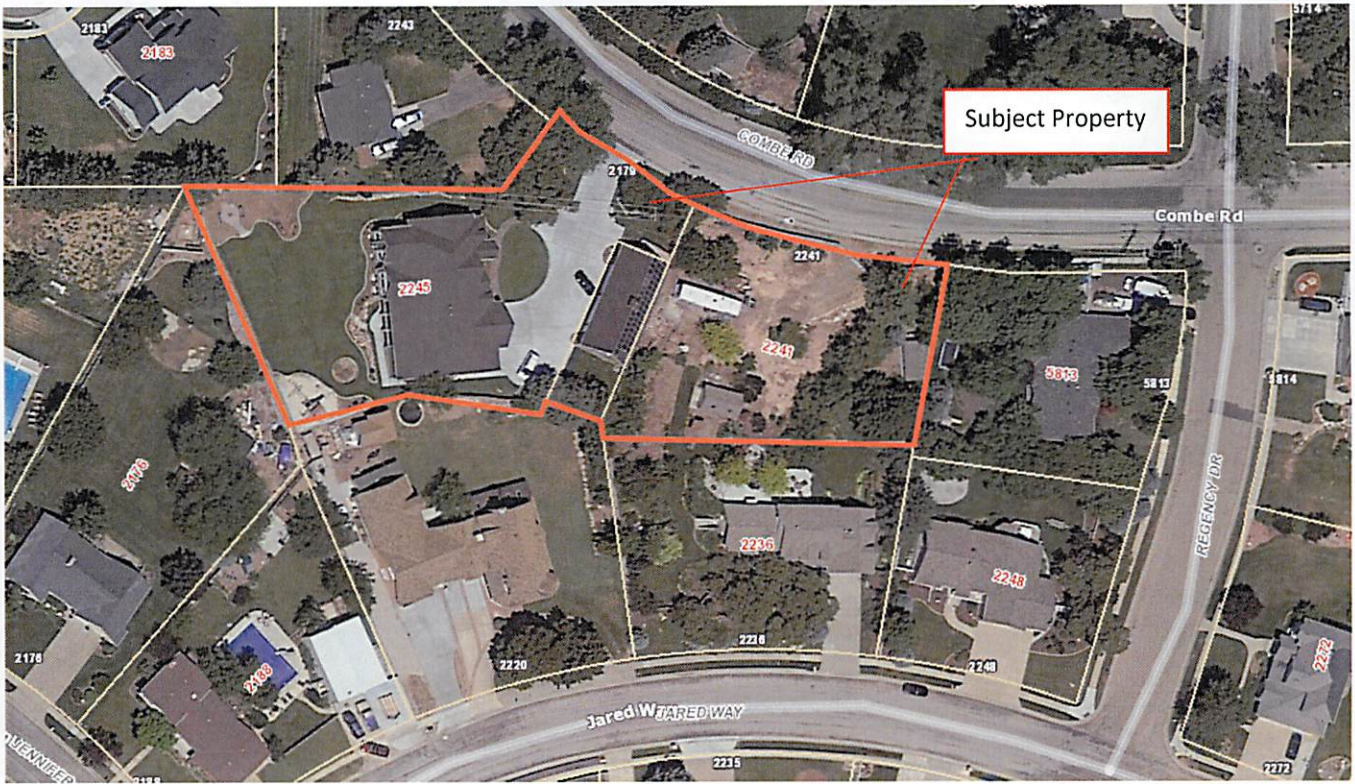
Date of Administrative Approval: 10/31/18

Rick Grover
Weber County Planning Director

Exhibits

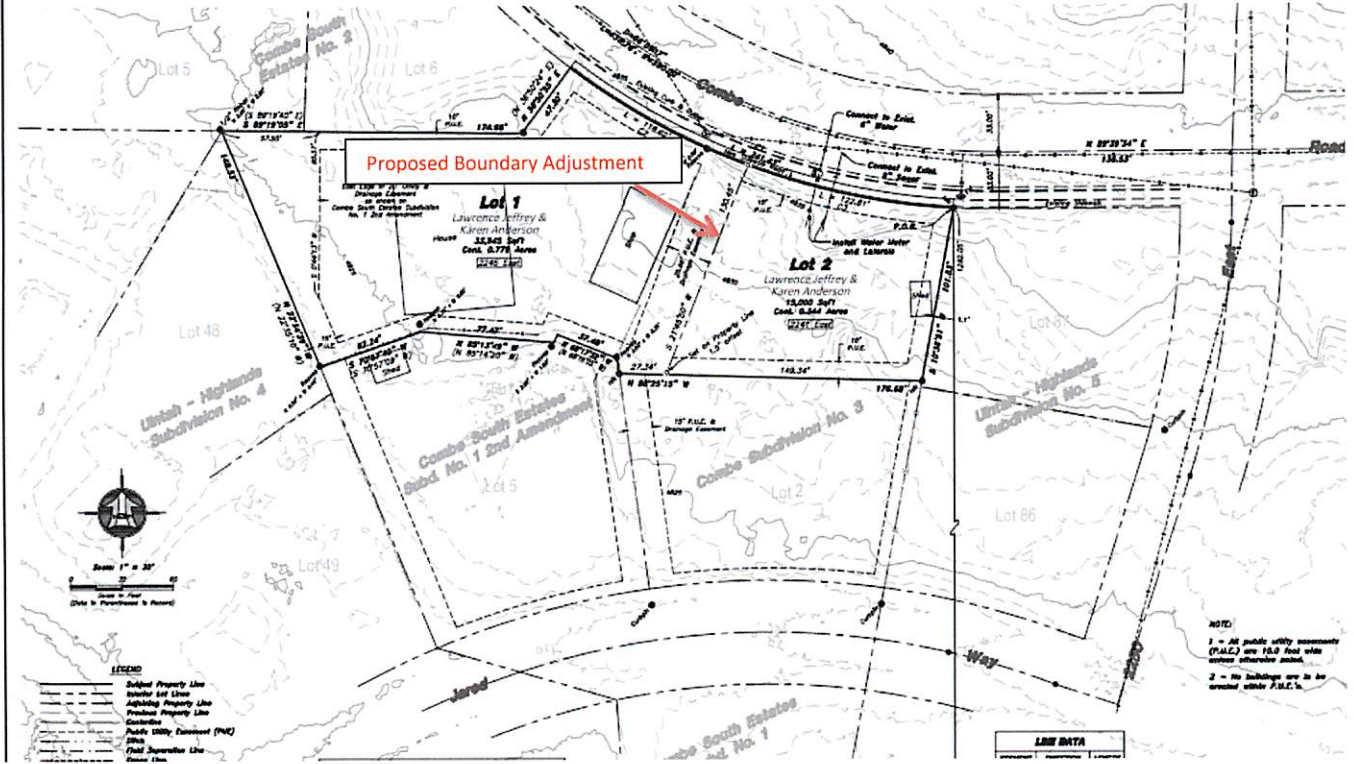
- A. Original Subdivision Plat
- B. Proposed Subdivision Plat

Map 1



Anderson Subdivision

Weber County, Utah
 A Part of the Northwest Quarter of Section 23,
 Township 5 North, Range 1 West, Salt Lake Base & Meridian
 September 2018





Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of Cook Corner Subdivision, a one lot subdivision.
Agenda Date: Wednesday, October 31, 2018
Applicant: Clayton Cook, owner
File Number: UVC 090418

Property Information

Approximate Address: 2250 East 5850 North, Liberty
Project Area: 8.388 Acres
Zoning: Agricultural Valley 3 (AV-3)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 16-005-0015
Township, Range, Section: T7N, R1W, Sections 12

Adjacent Land Use

North:	Forest	South:	Forest
East:	Forest	West:	Forest

Staff Information

Report Presenter: Felix Lleverino
fleverino@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, AV-3)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

Alternative Access approval was granted on July 25, 2018, after the applicant has shown that the private access road will meet all the criteria for an access by private right of way. The report is available at the Weber County Planning Office under file number AAE 2018-07.

Background and Summary

The applicant is requesting approval of a one lot subdivision that will gain access from a 390-foot private drive. The private drive connects to a public right-of-way called 5850 North Street. The private access road, which will become the primary access to a future residential lot, shall be built to meet the standards of the Land Use Code of Weber County Utah §108-7-5 (private right of way standards).

Weber County Engineering has identified an intermittent stream that runs through the property and has required that "if the access way is planned to cross the stream it will need to include some type of engineered crossing improvements for the stream. Our preference would be for a culvert installation sized and designed by a professional engineer. This must include contact with the US Army Corps of Engineers and others as required for any needed stream alteration permitting."

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal is in conformity with Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the OVGP).

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."

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

Natural Hazards: A Geologic and Geotechnical Study has been prepared by AGECE Dated December 19, 2017, with Project Number 1170956. Page 1 of the study states that seismic ground shaking is the only significant hazard present within the property. Page 6 of the study states that no active faults are mapped through or near the site. Page 8 of the study states that "Cut and fill slopes greater than 15 feet in height will require a stability analysis. Good drainage should be provided upslope of the cut and fill slopes to direct surface runoff away from the face of the slopes. The slopes should be protected from erosion by revegetation or other methods."

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Sensitive Lands: There is a natural ephemeral stream that will likely be crossed during the construction of the private access road. Weber County Engineering has required that the river crossing is designed by a licensed engineer and that the owner contact the Army Corp of Engineers to obtain a Stream Alteration Permit.

Culinary Water: Culinary and secondary water will be served by Cole Canyon Water Company.

Sanitary System: Weber-Morgan Health Department has provided a letter stating that the groundwater tables fall within a range of acceptability for the placement of a wastewater disposal system.

Review Agencies: The Weber County Fire District has approved this proposal. The latest plat has addressed Weber County Planning Division comments. Weber County Engineering has required that the river crossing is designed by a licensed engineer and that the owner contact the Army Corp of Engineers to obtain a Stream Alteration Permit.

Tax Clearance: The 2017 property taxes have been paid in full. The 2018 property taxes are due in full as of November 30, 2018.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends final plat approval of Cook Corner Subdivision, consisting of 1 lot. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Prior to recording the final Mylar, the required agreement will be recorded with final Mylar to ensure that if the county deems it necessary to have the landowner replace the private right-of-way/easement with a public right-of-way, the owner will pay a proportionate cost.
2. The private drive will be built in compliance with LUC §108-7-29 through 32 and Weber County Engineering requirements.

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.
3. The owner's petition for approval of an alternative access was granted on July 25, 2018.

Administrative Approval

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

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

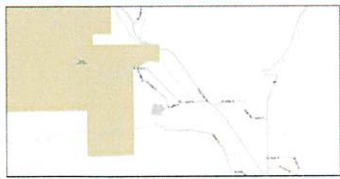
- A. Cook's Corner Subdivision Plat
- B. Current Recorders Plat
- C. Health Department feasibility letter
- D. Water will-serve letter
- E. Geologic and Geotechnical Study

Area Map



Cook Corner Subdivision

A part of the Northeast Quarter of Section 12, T7N, R1W, SLB&M, U.S. Survey
 Liberty, Weber County, Utah
 October 2018



VICINITY MAP
Not to Scale

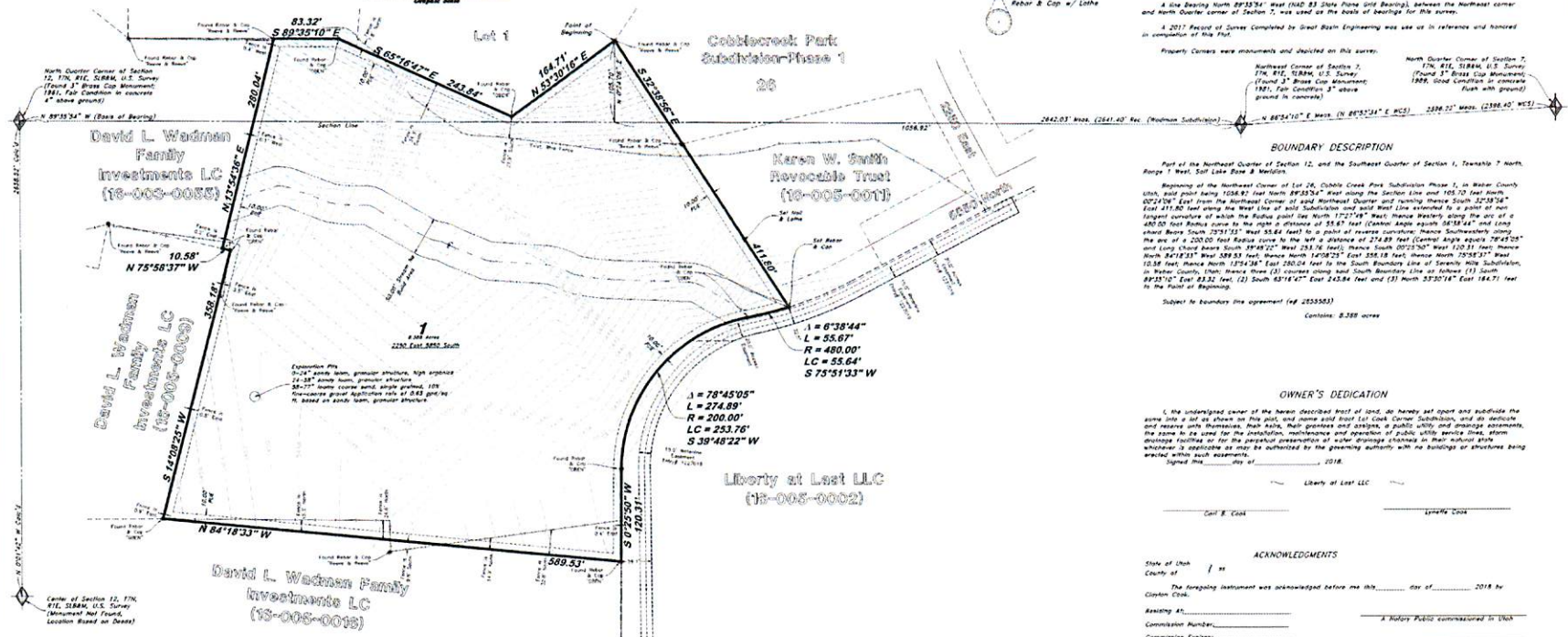


Scale 1" = 40'



Legend

- ⊙ Monument to be set
- (RCL) Radial Line
- (NCL) Non-radial Line
- (WCS) Weber County Survey
- PUE Public Utility Easement
- FURCE Public Utility & Drainage Easement
- Fence
- Set Back & Tack
- A will be set N89 in Curve
- ⊙ Extension of Property
- Set 3/8", 24" long Rebar & Cap w/ Lot/Le



SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I have License No. 243920 in accordance with Title 38 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Cook Corner Subdivision, Liberty, Weber County, Utah has been correctly shown on the plat as shown and is a true and correct representation of the following description of lands included in said subdivision, based on data furnished from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Sections 17-21-11, and all lots meet the requirements of the Weber County Land Use Code 108-17-80(3). Monumented Lot corners have been set as shown on this drawing.

Signed this _____ day of _____, 2018.

Andy Hubbard

NARRATIVE

This Survey was requested by Mr. Clayton Cook for the purpose of creating a Subdivision Plat. Weber County Brass Cap Monuments were found at the Southeast Corner, the East Quarter Corner, the Northeast Corner, the North Quarter Corner, and the Northwest corner of Section 12, T7N, R1W, and the West Quarter corner of Section 7, T7N, R1W.

A line bearing North 89°33'44" West (NAD 83 State Plane Grid Bearing), between the Northeast corner and north quarter corner of Section 7, was used as the basis of bearing for this survey.

A 2017 Record of Survey completed by Great Basin Engineering was used as its reference and honored in completion of this Plat.

Property corners were monuments and adjusted on this survey:

- North Quarter Corner of Section 7, T7N, R1W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument, 1886, Good condition in concrete, flush with ground)
- North Quarter Corner of Section 7, T7N, R1W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument, 1886, Good condition in concrete, flush with ground)

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 12, and the Southeast Quarter of Section 1, Tenthale 7 North Range 1 West, Salt Lake Base & Meridians.

Beginning at the Northeast Corner of Lot 26, Cobblecreek Park Subdivision Phase 1, in Weber County Utah, said point being 1036.92 feet North 89°33'44" West along the Section Line and 105.72 feet North 02°24'06" East from the Northeast Corner of said Northeast Quarter and running thence South 12°38'56" East 415.80 feet along the West Line of said Subdivision and said West Line extended to a point of non-tangent curvature of which the Radius shall be North 17°27'48" West; thence West along the arc of a 480.00 foot Radius curve to the right a distance of 55.67 feet (Central Angle equals 16°38'44" and Long chord bears South 39°48'22" West 55.64 feet); thence South 20°23'50" West 120.31 feet thence South 84°28'28" West 488.83 feet; thence North 14°08'25" East 356.18 feet; thence North 29°52'12" West 10.38 feet; thence North 17°34'36" East 280.04 feet to the South Boundary Line of Stranely Hill Subdivision, in Weber County, Utah; thence thence (1) courses along said South Boundary Line as follows: (1) South 89°33'10" East 83.22 feet; (2) South 83°16'47" East 423.84 feet and (3) North 33°30'16" East 184.71 feet to the Point of Beginning.

OWNER'S DEDICATION

I, the undersigned owner of the above described tract of land, do hereby set apart and dedicate the same into a set of shown on this plat, and name said tract as Cook Corner Subdivision, and do dedicate and reserve unto themselves, their heirs, their grantees and assigns, a public utility and drainage easement, 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 whenever it is applicable as may be authorized by the governing authority with no buildings or structures being erected within such easements.

Signed this _____ day of _____, 2018.

Liberty at Last LLC

Clayton Cook

ACKNOWLEDGMENTS

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by Clayton Cook.

Residing at _____ a Notary Public commissioned in Utah

Commission Number _____

Commission Expires _____

NOTES:

1. 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
2. Agriculture is the preferred use on the agricultural lands. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery on no allowed agricultural use shall be subject to regulation on the basis that it interfaces with activities of future residents of such subdivisions.
3. Cook Corner Subdivision is located within a National Historical Area. A geotechnical and geologic investigation has been performed by ACEC (Project No. 170336, dated December 19, 2017) The final report is available for public review at the Weber County Planning Division Office.

WEBER COUNTY PLANNING DIVISION
 This is to certify that this subdivision plat was duly approved by the Weber County Planning Division.
 Signed this _____ day of _____, 2018.

Director, Weber County Planning Division

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 _____, 2018.

Engineer

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 hereto and now in force and effect.
 Signed this _____ day of _____, 2018.

Attorney

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 has been satisfied. The coverage of this plat by the Weber County Surveyor does not release the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
 Signed this _____ day of _____, 2018.

Surveyor

WEBER COUNTY COMMISSION ACCEPTANCE
 This is to certify that this subdivision plat, the dedication of streets and other public use and financial guarantee of public improvements associated with the subdivision, has been approved and accepted by the Commissioners of Weber County, Utah.
 Signed this _____ day of _____, 2018.

File _____

Attest: _____

Chair, Weber County Commission

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND

RECORDED IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ RECORDED ON _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

TENTATIVE FINAL



1000 WEST 1425 EAST SUITE 1000, UTAH BEAR DENVER COLORADO 80202
 303.440.1111
 WWW.GREATBASINENGINEERING.COM

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



August 8, 2018

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

RE: Clayton Cook
2250 E. 5820 N (approx) Liberty, UT 84310
Parcel # 16-005-0015
Soil log #14703

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on August 1, 2018. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #2 (UTM Zone 12T, Nad 83, 424941E 4579609N)
0-52" Loam, granular structure
52-76" Gravelly sandy loam, granular structure, 40% gravel

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

DESIGN REQUIREMENTS

Culinary water will be provided by Liberty Pipeline Company. **A letter from the water supplier is required prior to issuance of a permit.**

Anticipated ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.25 gal/sq. ft. /day as required for the loam, granular structure soil horizon.

For consideration of a Conventional Wastewater Disposal System monitoring of the maximum ground water table is required in the location of the above listed exploration pit. Please complete the enclosed application for maximum ground water table monitoring and return it along with the appropriate fees. The wells should be constructed in accordance with the enclosed diagram in order to provide the most accurate water table readings possible.

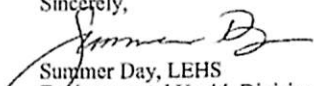
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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,


Summer Day, LEHS
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

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

COLE CANYON WATER COMPANY

2503 EAST SHAW LANE LIBERTY, UT 84310

Clayton Cook
6275 N. Fork Road
Liberty, UT 84310

August 21, 2018

RE: Clayton Cook – Water Service

Cole Canyon Water Company will serve your proposed lot with a culinary and secondary connection.

Signed,



David Wadman
Cole Canyon Water Company



GEOLOGIC AND GEOTECHNICAL STUDY

PROPOSED COOK RESIDENCE

5900 NORTH 3100 EAST

LIBERTY, UTAH

PREPARED FOR:

**CLAYTON COOK
6275 NORTH FORK ROAD
LIBERTY, UT 84310**

PROJECT NO. 1170956

DECEMBER 19, 2017

TABLE OF CONTENTS

EXECUTIVE SUMMARY..... Page 1

SCOPE. Page 2

SITE CONDITIONS. Page 2

FIELD STUDY..... Page 3

SUBSURFACE CONDITIONS..... Page 3

SUBSURFACE WATER. Page 4

PROPOSED CONSTRUCTION. Page 5

GEOLOGIC-HAZARD STUDY. Page 5

 A. Office Methods of Investigation..... Page 5

 B. Field Methods of Investigation. Page 7

 C. Geologic Conclusions..... Page 7

GEOTECHNICAL RECOMMENDATIONS. Page 8

 A. Site Grading..... Page 8

 B. Foundations..... Page 11

 C. Concrete Slab-on-Grade..... Page 12

 D. Lateral Earth Pressures..... Page 13

 E. Seismicity, Faulting and Liquefaction..... Page 14

 F. Water Soluble Sulfates..... Page 14

 G. Preconstruction Meeting..... Page 15

LIMITATIONS..... Page 16

REFERENCES..... Page 17

FIGURES

TEST PIT BORING LOCATIONS	FIGURE 1
TEST PIT LOGS	FIGURE 2
TEST PIT LEGEND AND NOTES	FIGURE 3
CONSOLIDATION TEST RESULTS	FIGURE 4
GRADATION TEST RESULTS	FIGURE 5
MOISTURE/DENSITY, GRADATION RELATIONSHIP	FIGURE 6
SUMMARY OF LABORATORY TEST RESULTS	TABLE I

EXECUTIVE SUMMARY

1. Seismic ground shaking is considered the only significant geologic hazard at the site. This hazard will be mitigated through structural design. It is our professional opinion that landslide, debris flow, rockfall, surface fault rupture, tectonic subsidence and liquefaction are not significant hazards at the site.
2. The subsurface soil encountered consists of approximately ½ foot of topsoil overlying clay, which extends to a depth of approximately 2 to 2½ feet. Gravel was encountered below the clay and extends the full depth of the test pits, approximately 10 feet.

Test Pits TP-4 and TP-5 were excavated in an area of fill planned to be used as fill below the proposed residence. The fill consists predominantly of clayey gravel with sand and cobbles up to approximately ½ foot in size. Assuming that the fill in this area is consistent in composition to that encountered in the two test pits, it would be suitable for use as fill below the proposed residence if the organics, debris, particles over approximately 3 inches in size and other deleterious materials are removed from the fill.

3. Subsurface water was encountered at depths of approximately 1½, 2½ and 1 foot in Test Pits TP-1, TP-2 and TP-3, respectively. No water was encountered in Test Pits TP-4 and TP-5. Fluctuations in the depth to water should be expected over time.
4. The proposed residence may be supported on spread footings bearing on the undisturbed natural gravel or on structural fill extending down to the natural gravel and may be designed for a net allowable bearing pressure of 3,500 pounds per square foot.
5. Construction equipment access difficulties can be expect in areas of clay subgrade when the clay is very moist to wet. Placement of 1 to 2 feet of granular fill will improve construction equipment access in areas of very moist to wet clay subgrade.
6. Geotechnical information related to foundations, subgrade preparation and materials is included in the report.

SCOPE

This report presents the results of geologic-hazard and geotechnical studies for a proposed residence to be constructed at approximately 5900 North 3100 East in Liberty, Utah. The report presents the subsurface conditions encountered, laboratory test results and recommendations for foundations. The study was conducted in general accordance with our proposal dated November 16, 2017.

The geotechnical study was conducted to evaluate geotechnical aspects of the project. The geologic-hazard study was conducted to evaluate geologic hazards that may affect the proposed development of the lot. The hazards evaluated are surface fault rupture, landslide, tectonic subsidence, rockfall, debris flow and liquefaction. The study included a review of geologic literature, aerial photographs and Lidar data, site reconnaissance, subsurface exploration and geologic analysis.

Field exploration was conducted to obtain information on the subsurface conditions. Samples obtained from the field investigation were tested in the laboratory to determine physical and engineering characteristics of the on-site soil. Information obtained from the field and laboratory was used to define conditions at the site for our engineering analysis and to develop recommendations for the proposed foundations.

SITE CONDITIONS

At the time of our field study, there were no permanent structures or pavement on the site. The site consists of an undeveloped field.

The ground surface at the site slopes gently down toward the east.

Vegetation at the site consists of grass and weeds.

The surrounding area consists of undeveloped ground similar to the site.



APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

1170956

FIELD STUDY

The field study was conducted on November 28, 2017. Five test pits were excavated at the approximate locations indicated on Figure 1 using a rubber-tired backhoe. The test pits were logged and soil samples obtained by an engineer from AGECE. Logs of the subsurface conditions encountered in the test pits are presented on Figure 2 with legend and notes on Figure 3.

The test pits were backfilled without significant compaction. The backfill in the test pits should be removed and replaced with properly compacted fill where it will support proposed buildings, floor slabs or other settlement-sensitive improvements.

SUBSURFACE CONDITIONS

The subsurface soil encountered consists of approximately ½ foot of topsoil overlying clay, which extends to a depth of approximately 2 to 2½ feet. Gravel was encountered below the clay and extends the full depth of the test pits, approximately 10 feet.

Test Pits TP-4 and TP-5 were excavated in an area of fill planned to be used as fill below the proposed residence. The fill consists predominantly of clayey gravel with sand and cobbles up to approximately ½ foot in size. Assuming that the fill in this area is consistent in composition to that encountered in the two test pits, it would be suitable for use as fill below the proposed residence if the organics, debris, particles over approximately 3 inches in size and other deleterious materials are removed from the fill.

A description of the soil encountered in the test pits follows:

Fill - The fill consists of clayey gravel with sand and cobbles up to approximately ½ foot in size. It is slightly moist and brown.

Results of gradation and moisture-density tests performed on the fill are presented on Figure 6.

Topsoil - The topsoil consists of sandy lean clay with gravel. It is very moist to wet, dark brown and contains roots and other organics.

Lean Clay - The clay contains a moderate amount of sand and gravel. It is soft to medium stiff, very moist to wet and brown to dark brown.

Laboratory tests performed on a sample of the clay indicate it has a natural moisture content of 26 percent and a natural dry density of 94 pounds per cubic foot (pcf). Results a consolidation test performed on a sample of the clay indicate it will compress a small to moderate amount with the addition of light to moderate loads. Results of the consolidation test are presented on Figure 4.

Clayey Gravel with Sand - The gravel contains cobbles and boulders up to approximately 1 ½ feet in size. It is medium dense, wet and brown to dark gray.

Results of a gradation test of the gravel are presented on Figure 5.

Results of the laboratory tests are included on the test pit logs and Table I.

SUBSURFACE WATER

Subsurface water was encountered at depths of approximately 1 ½, 2 ½ and 1 foot in Test Pits TP-1, TP-2 and TP-3, respectively. No water was encountered in Test Pits TP-4 and TP-5. Fluctuations in the depth to water should be expected over time.

PROPOSED CONSTRUCTION

A single-family residence is planned for the site. We assume the building will be a one to two-story structure with a slab-on-grade floor or crawl space. We have assumed building loads to consist of wall loads up to 2½ kips per lineal foot and column loads up to 30 kips.

We would expect that grading for the lot will result in less than 5 feet of grade change.

If the proposed construction or building loads are significantly different from those described above, we should be notified so that we can reevaluate the recommendations given.

GEOLOGIC-HAZARD STUDY

A. Office Methods of Investigation

Geologic conditions at the site were evaluated by a review of geologic literature, aerial photographs and Lidar data. Aerial photographs used during the investigation were downloaded from the Utah Geological Survey website. They have photograph numbers of ELK-2-44 and 45 and a photograph date of June 25, 1963. The Lidar data has a date of 2011 and was obtained from the Open Topography website.

1. Geologic Literature Review

The site is located in Ogden Valley, which is a northwest trending valley within the Wasatch Mountains of north/central Utah. The valley is filled with an accumulation of lacustrine, alluvial and colluvial sediments from deposition during the past 15 million years (Crittenden and Sorensen, 1985). The surface deposits across the site consist of Quaternary-age alluvium consisting of clay overlying clayey gravel with cobbles and boulders.

Based on the topography of the site and surrounding area, rockfall and debris flow are not potential geologic hazards at the site.

3. Seismicity

The property is located in the Intermountain Seismic Zone, which consists of an area of relatively high historical seismic activity. The most intense seismic ground shaking at the site is expected to originate from the Wasatch fault zone. The Wasatch fault zone is considered capable of producing earthquakes on the order of 7 to 7.5 magnitude and can result in significant seismic ground shaking at the site. The US Geological Survey data indicate that a peak ground acceleration of 0.47g can be expected to have a 2 percent probability of being exceeded in a 50-year time period at this site (IBC, 2015).

B. Field Methods of Investigation

Three test pits were used to determine subsurface conditions at the site. A site reconnaissance was performed to determine if there is evidence of landslide features in the area and none were found.

Liquefaction is unlikely to be a hazard at this site because of the type of sediments encountered but investigation to a depth of at least 30 feet would be needed determine the liquefaction potential at the site. Such a study is beyond the scope of work for this project.

C. Geologic Conclusions

Seismic ground shaking is considered the only significant geologic hazard at the site. This hazard will be mitigated through structural design. It is our professional opinion that landslide, debris flow, rockfall, surface fault rupture, tectonic subsidence and liquefaction are not significant hazards at the site.

GEOTECHNICAL RECOMMENDATIONS

A. Site Grading

1. Subgrade Preparation

Prior to placing grading fill or base course, the topsoil, clay, organic material, unsuitable fill and other deleterious materials should be removed from below the proposed building area. The clay may remain outside the proposed building area.

Construction equipment access difficulties can be expected in areas of clay subgrade when the clay is very moist to wet. Placement of 1 to 2 feet of granular fill will improve construction equipment access in areas of very moist to wet clay subgrade.

2. Cut and Fill Slopes

Temporary unretained excavation slopes in the clay may be constructed at 1 horizontal to 1 vertical or flatter. Temporary unretained excavation slopes in the gravel may be constructed at 1 ½ horizontal to 1 vertical or flatter if the excavation is dewatered. Permanent, unretained cut and fill slopes up to 15 feet in height may be constructed at slopes of 2 horizontal to 1 vertical or flatter. Slopes greater than 15 feet in height will require a stability analysis.

Good surface drainage should be provided upslope of cut and fill slopes to direct surface runoff away from the face of the slopes. The slopes should be protected from erosion by revegetation or other methods.

3. Excavation

We anticipate that excavation at the site can be accomplished with heavy-duty excavation equipment. Some difficulty can be expected for confined excavations where boulders are encountered. Care should be taken not to disturb the natural soil to remain in the proposed building area.

Excavations that extend to very moist to wet soil near or below the groundwater level will require the use of excavation equipment supported from outside and above excavations. If excavations extend below the water level, care should be taken to dewater the excavations. The water level should be maintained below the base of the excavation during placement of fill and concrete. Free-draining gravel with less than 5 percent passing the No. 200 sieve should be used for fill or backfill below the original water level.

4. Materials

Listed below are materials recommended for imported structural fill:

Fill to Support	Recommendations
Footings	Non-expansive granular soil Passing No. 200 Sieve < 35% Liquid Limit < 30% Maximum size 4 inches
Floor Slab (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve < 5% Maximum size 2 inches
Slab Support	Non-expansive granular soil Passing No. 200 Sieve < 50% Liquid Limit < 30% Maximum size 6 inches

Fill placed below areas of the proposed building should consist of granular soil as indicated above. The on-site sand and gravel and fill investigated at the proposed fill source area at Test Pits TP-4 and TP-5 are generally expected to meet these criteria if the organics, debris and oversized particles are removed. The clay is not recommended for use as fill below the building.

Free-draining gravel should be used as fill below the original water level.

5. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D 1557.

Fill To Support	Compaction
Foundations	≥ 95%
Concrete Slabs	≥ 90%
Landscaping	> 85%
Retaining Wall Backfill	85 - 90%

The moisture of the soil should be adjusted to within 2 percent of optimum to facilitate compaction.

Fill placed for the project should be frequently tested for compaction. Fill should be placed in thin enough lifts to allow for proper compaction.

6. Drainage

The ground surface surrounding the proposed building should be sloped away from the residence in all directions. Roof down spouts and drains should discharge beyond the limits of backfill.

B. Foundations

1. Bearing Material

The proposed residence may be supported on spread footings bearing on the undisturbed natural gravel or on structural fill extending down to the natural gravel.

Structural fill placed below footings should extend out away from the edge of footings at least a distance equal to the depth of fill below footings.

The clay, topsoil, organics, unsuitable fill, debris and other deleterious materials should be removed from below proposed foundation areas.

2. Bearing Pressure

Spread footings may be designed for a net allowable bearing pressure of 3,500 pounds per square foot.

3. Settlement

We estimate that total and differential settlement will be less than ½ inch for footings designed as indicated above.

4. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

5. Minimum Footing Width and Embedment

Spread footings should have a minimum width of 1 ½ feet and a minimum depth of embedment of 10 inches.

6. Frost Depth
Exterior footings and footings beneath unheated areas should be placed at least 36 inches below grade for frost protection.
7. Foundation Base
The base of foundation excavations should be cleared of loose or deleterious material prior to structural fill or concrete placement. The subgrade should not be scarified prior to structural fill placement.
8. Construction Observation
A representative of the geotechnical engineer should observe footing excavations prior to structural fill or concrete placement.

C. Concrete Slab-on-Grade

1. Slab Support
Concrete slabs may be supported on the undisturbed natural soil or on compacted structural fill that extends down to the undisturbed natural soil.

Topsoil, unsuitable fill, organics, debris and other deleterious materials should be removed from below proposed slabs.
2. Underslab Sand and/or Gravel
Consideration may be given to placing a 4-inch layer of free-draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) below slabs to promote even curing of the slab concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for footings placed on natural soil or on compacted structural fill is controlled by sliding resistance between the footing and foundation soils. A friction value of 0.45 may be used in design for ultimate lateral resistance.

2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the top and bottom of the wall.

Soil Type	Active	At-Rest	Passive
Clay & Silt	50 pcf	65 pcf	250 pcf
Sand & Gravel	40 pcf	55 pcf	300 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 28 pcf and 13 pcf for active and at-rest conditions, respectively, and decreased by 28 pcf for the passive condition. This assumes a peak horizontal ground acceleration of 0.47g for a seismic event having a 2 percent probability of exceedance in a 50-year period (IBC, 2015).

4. Safety Factors

The values recommended above for active and passive conditions assume mobilization of the soil to achieve the soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. Seismicity, Faulting and Liquefaction

1. Seismicity

Listed below is a summary of the site parameters for the 2015 International Building Code.

- a. Site Class D
- b. Short Period Spectral Response Acceleration, S_s 1.10g
- c. One Second Period Spectral Response Acceleration, S_1 0.39g

2. Faulting

There are no mapped active faults extending through the site. The closest mapped fault considered to be active is the Wasatch fault located approximately 3 miles southwest of the site (Utah Geological Survey, 2017).

3. Liquefaction

Based on the subsurface conditions encountered at the site, published literature and our understanding of the geologic conditions in the area, liquefaction is not considered a hazard at this site.

F. Water Soluble Sulfates

Based on past experience in the area, the natural soil in the area possesses negligible sulfate attack potential on concrete. No special cement type is required for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.

G. Preconstruction Meeting

A preconstruction meeting should be held with representatives of the owner, project architect, geotechnical engineer, general contractor, earthwork contractor and other members of the design team to review construction plans, specifications, methods and schedule.

LIMITATIONS

The geologic portion of the analysis and report findings are based on published geologic maps and reports, aerial photographs and Ldar data of the site, the test pits excavated at the approximate locations indicated on Figure 1 and our interpretation of geologic conditions at the site. Our conclusions are based on currently accepted geologic interpretation of this information.

The geotechnical report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included in the report are based on information obtained from test pits excavated at the approximate locations indicated on Figure 1 and the data obtained from laboratory testing. Variations in the subsurface conditions may not become evident until additional exploration or excavation is conducted. If the proposed construction, subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate the recommendations given.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Douglas R. Hawkes, P.E., P.G.

Jay R. McQuivey

Reviewed by Jay R. McQuivey, P.E.

DRH/rs



APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

1170956



- Proposed Home Site
- Fill Dirt Location
- Wet Area
- Fill Dirt Original Location

1170956	AGEC	Test Pit Boring Locations	Figure 1
---------	-------------	---------------------------	----------