



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, final approval of Red Rock Subdivision, consisting of 3 lots, accessed from a previously approved access exception.

**Agenda Date:** Wednesday, February 03, 2021

**Applicant:** Kevin Glasmann, Blaine Glasmann, & Michael Glasmann, owners

**File Number:** UVR110320

### Property Information

**Approximate Address:** 13700 E Hwy 39, Huntsville, UT, 84317

**Project Area:** 52.15 acres

**Zoning:** Forest (F-5) Zone

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 23-007-0003

**Township, Range, Section:** T6N, R3E, Section 04 NW

### Adjacent Land Use

<b>North:</b>	South Fork of the Ogden River	<b>South:</b>	Vacant Land
<b>East:</b>	Vacant Land	<b>West:</b>	Forest Service Road/Vacant Land

### Staff Information

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

**Report Reviewer:** RG

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-5 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background

The applicant is requesting approval of administrative application, final approval of Red Rock Subdivision, consisting of 3 lots, located at approximately 13700 E Hwy 39, Huntsville, UT in the F-5 Zone. The three lots within the proposed 17.53 acre subdivision meet the minimum lot area and lot width requirements of this Zone, of 5.00 acres in area and 300 feet in width. Access for this subdivision will be from previously approved access exception request (see file # AAE 2020-02). The purpose of this subdivision is to combine two parcels and relocate an access strip to the northern boundary of the subdivision.

Culinary water will be provided by an existing spring with associated rights to access. There is a water right associated with the onsite spring. A private septic system will be used for waste water. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock related uses.

**Zoning:** The subject property is located in and F-5 zone. The land use requirements for these zones are stated in the LUCS 104-9, as follows:

*"The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas."*

Small Subdivision: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in F-5 zone (LUC 104-9). The proposed subdivision will not create any new public streets. The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: The F-5 zone, requires a minimum lot area of 5 acres and a minimum lot width of 300'. The proposed subdivision is a three-lot subdivision amendment that fronts a county road identified as 2900 East Street.

The proposed subdivision will create three legal lots, for the purposes of further development. An access exception was approved for this development on August 12, 2020.

Culinary water and sanitary sewage disposal: A recorded spring agreement grants access to culinary water. An approval from the water provider will be required prior to recording this subdivision. Sanitary sewage disposal will be handled by an individual waste water treatment system; specifications are stated in the feasibility letter issued by the Weber County Health Department (See exhibit B).

Review Agencies: The proposed subdivision has been reviewed by Weber Fire, Weber County Engineering, and the Weber County Planning Division.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, and other issues which are discussed in the General Plan.

## Staff Recommendations

Staff recommends final approval of the Red Rock Subdivision, a three-lot subdivision, including a previously approved access exception (see file# AAE 2020-02). This recommendation is subject to all review agency requirements and based on the following conditions:

1. Per the August 12, 2020 approval of the access exception (See file no: AAE 2020-02), and LUC Sec. 108-7-31: *"The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature."* the owner(s) must sign and record an "Alternative Access Agreement" with the final subdivision plat.
2. An Onsite Wastewater Disposal System Deed Covenant and Restriction shall be recorded with the final plat.

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.

## Administrative Approval

Administrative final approval of Red Rock Subdivision 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: **Wednesday, February 3, 2021.**

  
Bick Grover

Weber County Planning Director

## Exhibits

- A. Application
- B. Subdivision Plat
- C. Water/Sewer Feasibility

## Area Map



**Exhibit A – Application**

# Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 398-8791. 2990 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed <i>11/02/2020</i>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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### Subdivision and Property Information

Subdivision Name <i>Red Rock Subdivision</i>		Number of Lots <i>3</i>
Approximate Address		Land/Serial Number(s) <i>23-007-0003</i>
Current Zoning <i>F5</i>	Total Acreage <i>52.15</i>	
Ordinary Water Provider <i>Spring Creek water rights</i>	Secondary Water Provider <i>n/a</i>	Wastewater Treatment <i>septic</i>

### Property Owner Contact Information

Name of Property Owner(s) <i>Kevin, Michael, Blaine Glasmann tenants in common</i>		Mailing Address of Property Owner(s) <i>Kevin Glasmann 5925 S. 2450 E Ogden, UT 84403</i>	
Phone <i>801-500-0142</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
Email Address <i>keving5925@msa.com</i>			

### Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <i>Kevin Glasmann or Mike Glasmann</i>		Mailing Address of Authorized Person <i>Kevin Glasmann 5925 S. 2450 E Ogden, UT 84403</i>	
Phone <i>801-500-0142</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
Email Address <i>keving5925@msa.com</i>		<i>Mike Glasmann 1540 B. 33rd St. Ogden, UT 84403 Email: Michael@7070.com</i>	

### Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer <i>Landmark Surveying (Tyler)</i>		Mailing Address of Surveyor/Engineer <i>4046 S. 3500 W. #3 West Haven, UT 84401</i>	
Phone <i>801-731-4075</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	
Email Address <i>tyler@landmarksurveying.com</i>			

### Property Owner Affidavit

I (we) *Michael Glasmann* *Karla Glasmann*, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

*[Signature]*  
\_\_\_\_\_  
(Property Owner)

*[Signature]*  
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this *2nd* day of *November*, 20*20*.

*[Signature]*  
\_\_\_\_\_  
Notary Public - State of Utah  
**STEFANY LITTLE**  
Commission #698167  
My Commission Expires  
July 21, 2021

**Authorized Representative Affidavit**

I (We), Michael & Rebecca, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Rebecca or Michael, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]  
(Property Owner)

[Signature]  
(Property Owner)

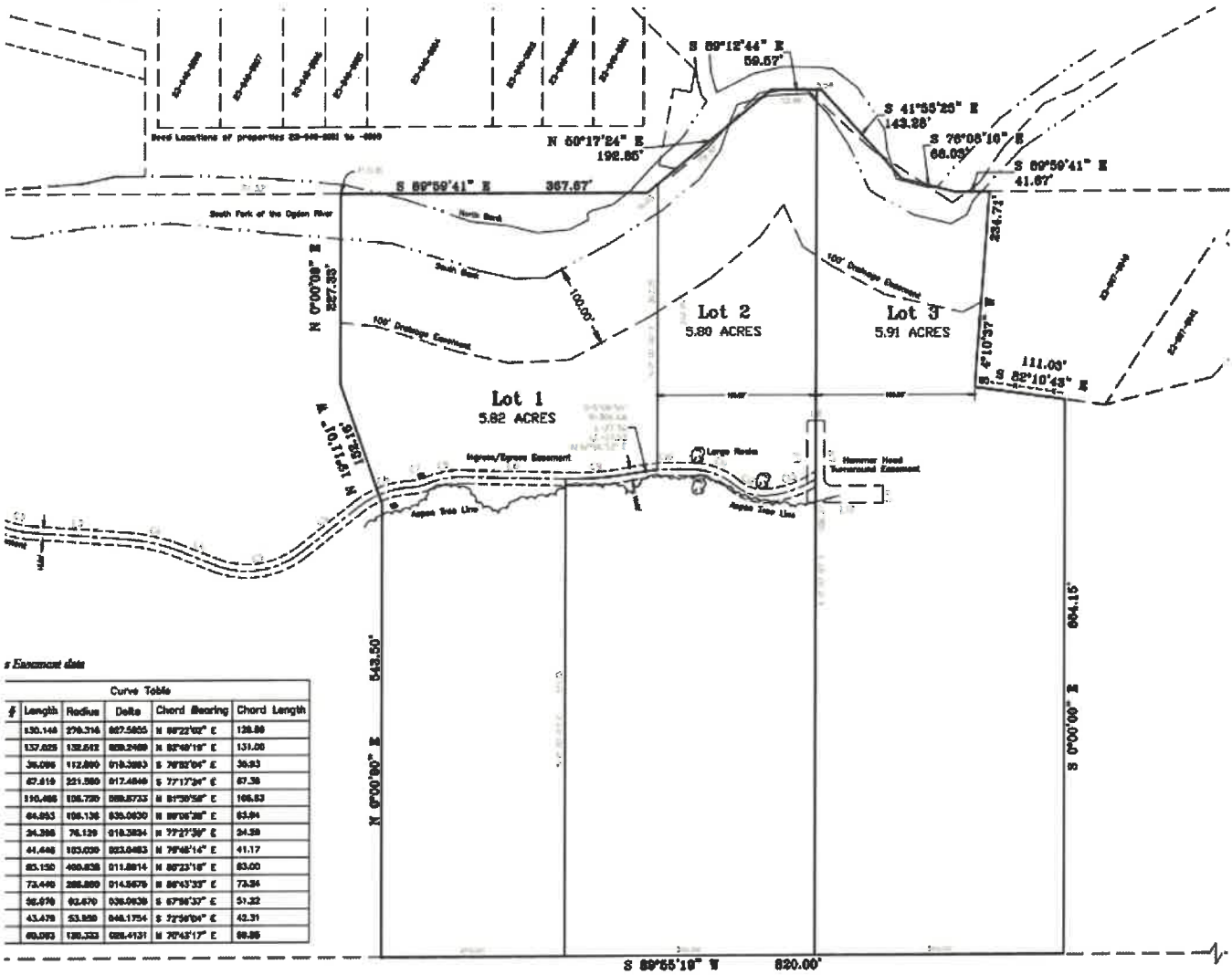
Dated this 2nd day of November, 2020, personally appeared before me signer(s) of the Representative Affidavit who duly acknowledged to me that they executed the same.



[Signature]  
Notary

# RED ROCK SUBDIVISION

1/4 OF SECTION 4 TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN  
 UNINCORPORATED WEBER COUNTY, UTAH - MAY 2019



s Easement data

Curve Table				
L	R	D	B	CL
Length	Radius	Delta	Chord Bearing	Chord Length
130.148	276.216	607.5655	N 69°22'02" E	138.80
137.625	132.612	808.2489	N 82°40'19" E	131.00
36.095	112.890	018.2883	S 78°02'04" E	36.93
67.819	221.580	017.4846	S 77°17'34" E	67.38
110.488	105.290	088.8733	N 81°20'58" E	106.83
64.853	106.136	636.0630	N 89°08'28" E	63.04
24.388	76.129	018.2854	N 77°27'30" E	24.38
41.448	103.020	023.8483	N 79°48'14" E	41.17
83.120	480.828	011.8814	N 89°23'10" E	83.00
73.448	286.880	014.8678	N 86°43'33" E	73.34
56.678	62.470	038.0638	S 67°36'32" E	51.22
43.478	53.808	046.1754	S 72°56'04" E	42.31
60.953	180.333	085.4131	N 70°45'17" E	60.86



**Exhibit C - Water/Sewer Feasibility**

**Water Right Owners**

1/13/2021 12:33 PM

Utah Division of Water Rights

Water Right: 35-13741

Application/Claim: U21828

1 Name: Blaine V Glasmann, Michael J Glasmann, and Kevin V Glasmann  
Address: 1580 East 33rd Street, Ogden UT 84403  
Remarks: Tenants in Common

Interest:





**State of Utah**  
**DEPARTMENT OF NATURAL RESOURCES**  
**Division of Water Rights**

BRIAN C. STEED  
*Executive Director*

TERESA WILHELMSSEN  
*State Engineer/Division Director*

January 13, 2021

BLAINE V GLASMANN MICHAEL J GLASMANN AND KEVIN V GLASMANN  
1560 EAST 33RD STREET  
OGDEN UT 84403

RE: Report of Water Right Conveyance for Water Right No.: 35-13741 (U21828)

Dear Water User:

Thank you for submitting a Report of Water Right Conveyance (ROC) to update owner contact information on the water right records of the Division of Water Rights. The Division has completed the processing of your ROC, so our records now reflect the information you have provided. As a water right owner, it is important that you continue to maintain a current mailing address with this office so that we may contact you if the need arises. Instructions and forms to update your address are available our website at <http://waterrights.utah.gov> or can be obtained in any of our offices.

Please feel free to contact us at the phone number or email listed below if you have further questions.

Sincerely,

Teresa Wilhelmsen, P.E.  
State Engineer



**State of Utah**  
**DEPARTMENT OF NATURAL RESOURCES**  
**Division of Water Rights**

**BRIAN C. STEED**  
*Executive Director*

**TERESA WILHELMSSEN**  
*State Engineer/Division Director*

January 13, 2021

Reorganized Church of Jesus Christ of Latter Day Saints  
Stassi D. Cramm, Presiding Bishop (or successors)  
1001 W. Walnut  
Independence, MO 64050

RE: Report of Water Right Conveyance for Water Right file: 35-13741

This letter is notice to you that the Utah Division of Water Rights has processed a Report of Conveyance (ROC) which is used to reflect changes in ownership of Water Rights on the records of the Division. Our records now show that all or a portion of the Water Right interest previously owned by you has been updated to another owner.

If you believe the updated ownership to be erroneous, we urge you to contact the Division of Water Rights at (801) 538-7240.

Sincerely,

Teresa Wilhelmsen, P.E.  
State Engineer



\*W3117218\*

MUST BE RECORDED IN WEBER COUNTY

**Mail Notices To:**

Michael Glasmann  
1560 East 33<sup>rd</sup> Street  
Ogden, UT 84403

EN 3117218 PG 1 OF 7  
LEANN H KILTS, WEBER COUNTY RECORDER  
12-JAN-21 316 PM FEE \$40.00 DEP DC  
REC FOR: WATER LAW PC (CRANK)

**WATER RIGHT QUITCLAIM DEED**

In exchange for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STASSI D. CRAMM, as successor to the office of STEVEN M. JONES, PRESIDING BISHOP of the REORGANIZED CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS ("Grantor") does hereby quitclaim to BLAINE V. GLASMANN, MICHAEL J. GLASMANN and KEVIN V. GLASMANN, as tenants in common ("Grantee") the following described water rights as described on the records of the Utah Division of Water Rights, which are used and diverted in Weber County, Utah, and described as follows:

**100% of Water Right No. 35-13741(a46157) a segregated portion of 35-3959,**

**Being 1.35 acre-feet for beneficial use by three cabins for domestic purposes,**

**Including any associated interest in administrative filings and rights of records pertaining to those water rights.**

**Said water right is associated with Parcel Nos. 230070003 on records of the Weber County Recorder's Office, described in WATER RIGHT QUITCLAIM EXHIBIT A attached hereto and incorporated herein.**

**SUBJECT TO the priority right of Grantor, or its successor in interest, to full beneficial use of Water Right No. 35-3959.**

**RIGHT OF REVERSION: If Grantee fails to obtain a Certificate of Beneficial use within the time allotted by the Utah Division of Water Rights on all or a portion of the water right conveyed herein, that portion will automatically revert to the Grantor.**

CONTINUED NEXT PAGE.

RECEIVED Jan 13, 2021 Water Rights SALT LAKE

SCANNED

IN WITNESS WHEREOF, Church hereby executes this document of its own free will.

"GRANTOR"

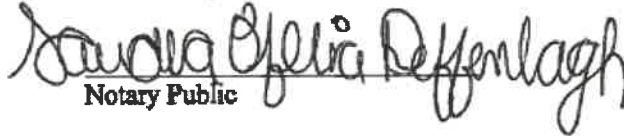


STASSI D. CRAMM

as successor to the office of STEVEN M. JONES, PRESIDING BISHOP of the REORGANIZED CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

STATE OF Missouri )  
COUNTY OF Jackson ) :ss.

On this 13 day of November, 2019, STASSI D. CRAMM has personally appeared before me and presented proper identification and has sworn and acknowledged that she has personally executed the above document with the authority to act on behalf of the entity identified.

  
Notary Public

SAUNDRA OFELIA DEFFENBAUGH  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Commissioned for Jackson County  
My Commission Expires: May 9, 2022  
Commission # 18763412

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WATER RIGHT QUITCLAIM EXHIBIT A

GLASMANN PROPERTY

DESCRIPTION OF PROPERTY 2002 R/P ACRES; 52.15 Changed 16-dec-2002

ALL OF LOTS 3 AND 4, IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE MERIDIAN, U.S. SURVEY. CONTAINING 56 ACRES.

EXCEPTING THEREFROM PARCEL ' NO 2: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 89D46'06" EAST 1488.42 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 4 AND RUNNING THENCE ALONG SAID SECTION LINE NORTH 89D46'06" EAST 311.58 FEET TO THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 1378 AND PAGE 892 OF THE WEBER COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PROPERTY SOUTH 33D24'02" WEST 307.28 FEET; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY NORTH 82D24'56" WEST 159.95 FEET; THENCE NORTH 03D56'24" EAST 234.72 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM PARCEL NO.4: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 4, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 89D46'06" EAST 1800.00 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 4 AND RUNNING THENCE ALONG SAID SECTION LINE NORTH 89D46'06" EAST 850.72 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 75D41'58" WEST 1052.48 FEET; THENCE NORTH 33D24'02" EAST 307.28 FEET TO THE POINT OF BEGINNING.

RECEIVED Jan 13, 2021 Water Rights SALT LAKE

SCANNED



**WATER RIGHTS ADDENDUM TO WATER DEEDS**

Grantor(s): STASSI D. CRAMM

as successor to the office of STEVEN M. JONES, PRESIDING BISHOP of the REORGANIZED CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Grantee(s): BLAINE V. GLASMANN, MICHAEL J. GLASMANN and KEVIN V. GLASMANN, tenants in common

Water Right No(s): 35-13741 (a segregated portion of 35-3959)

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non-use applications, etc.). Grantor also makes the following declarations and disclosures:

**SECTION 1 - TYPE OF DEED** Check one box only - Must match language in the deed

- The foregoing deed is a warranty deed. (Grantor is making all standard warranties.)
- The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., warranty of title as to all claiming by or through Grantor.)
- The foregoing deed is a quit-claim deed. (Grantor is making no warranties.)
- The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

**SECTION 2 - APPURTENANT WATER RIGHTS** Check one box only

- All of Grantor's water rights approved for use on the following described parcel(s) are being conveyed.
- In addition to any specifically identified rights, all other water rights owned by Grantor and approved for use on the following described parcel(s) are being conveyed.          Parcel Nos.
- No water rights other than those specifically identified by water right number are being conveyed.

**SECTION 3 - WATER RIGHTS CONVEYED IN WHOLE OR IN PART** Check all applicable boxes

- 100% of the following water rights described in the deed are being conveyed.
- Water Right Nos. 35-13741 (a segregated portion of 35-3959)
- Only the portion indicated of the following water rights described in the deed are being conveyed.
- Water Right No.          for          families;          acres of irrigated land; stock water for          Equivalent Livestock Units; and/or for following other uses:          misc. purposes in concrete mixing          acre-feet from Water Right No.          for          families;          acres of irrigated land; stock water for          Equivalent Livestock Units; and/or for the following other uses:          acre-feet from Water Right No.          for          families;          acres of irrigated land; stock water for          Equivalent Livestock Units; and/or for the following other uses:
- The language in the foregoing deed is controlling as to quantity, if any.

**SECTION 4 - OTHER DISCLOSURES** Check all applicable boxes

- Grantor is endorsing and delivering to Grantee
- Other water related disclosures:          Deed includes conveyance of all interest in associated change application.

*The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.*

Grantor's Signature(s):          Church:          (Signature)

Grantee's Acknowledgment of Receipt: BLAINE V. GLASMANN,  
MICHAEL J. GLASMANN  
KEVIN V. GLASMANN

Grantee's Mailing Address:         

NOTE: GRANTEE MUST KEEP ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

RECEIVED Jan 13, 2021 Water Rights SALT LAKE SCANNED

**WATER RIGHTS ADDENDUM TO WATER DEEDS**

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as successor to the office of **STEVEN M. JONES, PRESIDING BISHOP** of the **REORGANIZED CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

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  - The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., warranty of title as to all claiming by or through Grantor.)
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- \_\_\_\_\_ acre-feet from Water Right No. \_\_\_\_\_ for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land; stock water for \_\_\_\_\_ Equivale Livestock Units; and/or for the following other uses: \_\_\_\_\_
- \_\_\_\_\_ acre-feet from Water Right No. \_\_\_\_\_ for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land; stock water for \_\_\_\_\_ Equivale Livestock Units; and/or for the following other uses: \_\_\_\_\_
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**SECTION 4 - OTHER DISCLOSURES** Check all applicable boxes

- Grantor is endorsing and delivering to Grantee \_\_\_\_\_
- Other water related disclosures: \_\_\_\_\_ Deed includes conveyance of all interest in associated change application.

*The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.*

Grantor(s) Signature(s): Church Blaine V. Glasmann Michael J. Glasmann Kevin V. Glasmann (Signature)

BLAINE V. GLASMANN  
MICHAEL J. GLASMANN  
KEVIN V. GLASMANN

Grantor(s) Name: Address: \_\_\_\_\_

NOTE: GRANTEE MUST KEEP ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

RECEIVED Jan 13, 2021 Water Rights SALT LAKE

SCANNED



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Water Right No. 35-13741 (a segregated portion of 35-3959)
- Only the portion indicated of the following water rights described in the deed are being conveyed.  
Water Right No. \_\_\_\_\_ for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land; stock water for \_\_\_\_\_ Equivalent Livestock Units; and/or for following other uses: \_\_\_\_\_ misc. purposes in concrete mixing \_\_\_\_\_  
\_\_\_\_\_ acre-feet from Water Right No. \_\_\_\_\_ for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land; stock water for \_\_\_\_\_ Equivale Livestock Units; and/or for the following other uses: \_\_\_\_\_  
\_\_\_\_\_ acre-feet from Water Right No. \_\_\_\_\_ for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land; stock water for \_\_\_\_\_ Equivale Livestock Units; and/or for the following other uses: \_\_\_\_\_
- The language in the foregoing deed is controlling as to quantity, if any.

**SECTION 4 - OTHER DISCLOSURES** Check all applicable boxes

- Grantor is endorsing and delivering to Grantee \_\_\_\_\_
- Other water related disclosures: \_\_\_\_\_ Deed includes conveyance of all interest in associated change application.

*The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.*

Grantor Signature(s): Church \_\_\_\_\_ (Signature)

BLAINE V. GLASMANN  
MICHAEL J. GLASMANN  
KEVIN V. GLASMANN

NOTE: GRANTEE MUST KEEP ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

RECEIVED Jan 13, 2021 Water Rights SALT LAKE

SCANNED

**WATER RIGHTS ADDENDUM TO WATER DEEDS**

Grantor(s): **STASSI D. CRAMM**

as successor to the office of **STEVEN M. JONES, PRESIDING BISHOP** of the **REORGANIZED CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

Grantee(s): **BLAINE V. GLASMANN, MICHAEL J. GLASMANN and KEVIN V. GLASMANN, tenants in common**

Water Right No(s): **35-13741** (a segregated portion of 35-3959)

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non-use applications, etc.). Grantor also makes the following declarations and disclosures:

**SECTION 1 - TYPE OF DEED** Check one box only - Must match language in the deed

- The foregoing deed is a warranty deed. (Grantor is making all standard warranties.)
- The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., warranty of title as to all claiming by or through Grantor.)
- The foregoing deed is a quit-claim deed. (Grantor is making no warranties.)
- The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

**SECTION 2 - APPURTENANT WATER RIGHTS** Check one box only

- All of Grantor's water rights approved for use on the following described parcel(s) are being conveyed.
- In addition to any specifically identified rights, all other water rights owned by Grantor and approved for use on the following described parcel(s) are being conveyed. Parcel No.
- No water rights other than those specifically identified by water right number are being conveyed.

**SECTION 3 - WATER RIGHTS CONVEYED IN WHOLE OR IN PART** Check all applicable boxes

- 100% of the following water rights described in the deed are being conveyed.
- Water Right No. **35-13741** (a segregated portion of 35-3959)
- Only the portion indicated of the following water rights described in the deed are being conveyed.
- Water Right No. \_\_\_\_\_ for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land; stock water for \_\_\_\_\_ Equivalent Livestock Units; and/or for following other uses: \_\_\_\_\_ misc. purposes in concrete mixing \_\_\_\_\_
- \_\_\_\_\_ acre-feet from Water Right No. \_\_\_\_\_ for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land; stock water for \_\_\_\_\_ Equival Livestock Units; and/or for the following other uses: \_\_\_\_\_
- \_\_\_\_\_ acre-feet from Water Right No. \_\_\_\_\_ for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land; stock water for \_\_\_\_\_ Equival Livestock Units; and/or for the following other uses: \_\_\_\_\_
- The language in the foregoing deed is controlling as to quantity, if any.

**SECTION 4 - OTHER DISCLOSURES** Check all applicable boxes

- Grantor is endorsing and delivering to Grantee \_\_\_\_\_
- Other water related disclosures: \_\_\_\_\_ Deed includes conveyance of all interest in associated change application.

*The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.*

Grantor/Grantors (if Church) \_\_\_\_\_ (Signature)

BLAINE V. GLASMANN,  
MICHAEL J. GLASMANN  
KEVIN V. GLASMANN

**NOTE: GRANTEE MUST KEEP ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.**

# Water Right Details for 35-13741

Utah Division of Water Rights

1/14/2021 10:18 AM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 35-13741

Application/Claim: U21828

Certificate:

<b>Changes:</b>		
a46157	(Filed: 08/31/2020)	Approved
<b>Owners:</b>		
Name: Blaine V Glasmann, Michael J Glasmann, and Kevin V Glasmann		
Address: 1560 East 33rd Street Ogden UT 84403		
		Interest:
Remarks: Tenants in Common		
<b>General:</b>		
Type of Right: Underground Water Claim	Source of Info.: Underground Water	Status:
Quantity of Water: 0.0019 CFS		
Source: Developed Spring		
County: Weber		
Common Description:		
Proposed Det. Book: 35-	Map:	Pub. Date:
Land Owned by Appl.:	County Tax Id#:	
Distribution System:		
<b>Dates:</b>		
Filing:		
Filed: 07/22/2020		
Priority: / /1921	Decree/Class:	
Advertising:		
Publication Began:	Publication End:	Newspaper:
Protest End Date:	Protested:	Hearing Held:
Approval:		
State Eng. Action:	Action Date:	
Recon. Req. Date:	Recon. Req Action:	
Certification:		
Proof Due Date:	Extension Filed Date:	
Election or Proof:	Election/Proof Date:	
Certificate Date:	Lapsed, Etc. Date:	Lapsed Letter
Wells:		
Prov. Well Date:	Well Renov. Date:	



**Points of Diversion:**

**Points of Diversion - Underground:**

(1) S 430 ft. E 660 ft. from NW corner, Sec 04 T 6N R 3E SLBM  
 Well Diameter: in.      Depth: to ft.      Year Drilled:      Well Log: No      Well Id#:      UTM: 448100.424, 4571277.473 (NAD83)  
 Elevation:      Source/Cmnt:

**Proposed Water Uses:**

Proposed Water Uses - Group Number: 204805

Water Rights Appurtenant to the following use(s):  
 35-3959(UGWC), 35-13741(UGWC),

Water Use Types:

Domestic-Beneficial Use Amount: 3 EDUs      Group Total: 550      Period of Use: 01/01 to 12/31  
 Comments: Mar 16, 2007 -- admin decision to convert PERSONS/5 to FAMILIES and not use PERSONS.

Place Of Use:	North West				North East				South West				South East				Section Totals
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	
Sec 05 T 6N R 3E SLBM	Lot 1																
Sec 32 T 7N R 3E SLBM																x	
Group Acreage Total :																	

**Use Totals:**

Domestic sole-supply total: 3 EDUs      for a group total of: 550 EDUs

**Segregation History:**

This Right was Segregated from: 35-3959, with Appl.#:U21828, Approval Date: / / under which Proof is to be submitted.

as originally filed:	Flow in CFS	AND/OR/BLANK	Quantity in Acre-Feet	Water Uses						
				Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
							Municipal	Mining	Power	Other
	0.0019					3.0				

This Right as currently calculated:	Flow in CFS	Quantity in Acre-Feet	Water Uses							
			Irrigate Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet				
							Municipal	Mining	Power	Other
	0.0019				3.0					

**STATE OF UTAH -- DIVISION OF WATER RIGHTS -- DATA PRINT OUT for a46157(35-13741)**

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 01/05/2021 Page 1

CHANGE#: a46157 WATER RIGHT: 35-13741 CERI. NO.: APPLICANT: No COUNTY TAX ID: 23-007-0003, 23-007-0006, 23-021-0018,

BASE WATER RIGHTS: 35-13741

RIGHT EVIDENCED BY: 35-13741(031929)

CHANGES: Point of Diversion [ ], Place of Use [X], Nature of Use [X], Reservoir Storage [ ], Split Season [ ].

NAME: Reorganized Church of Jesus Christ of Latter Day Saints  
 ADDR: Stassi D. Cramm, Presiding Bishop (or successors)  
 1001 W. Walnut  
 Independence, MO 64050  
 INTEREST: 100% REMARKS:

FILED: 08/31/2020 PRIORITY: 08/31/2020 ADV BEGAN: 10/15/2020 ADV ENDED: 10/22/2020 NEWSPAPER: Standard Examiner  
 ImpairDesig(NO) ]IND NOTICE:

Water Rights which the State Engineer has Identified may Experience Quantity Impairment:

ProtestEnd:11/11/2020 PROTESTED: [ ] HEARING HLD: [ ] SE ACTION: [Approved] ActionDate:01/04/2021 PROOF DUE: 01/31/2026  
 EXTENSION: [ ] ELEC/PROOF: [ ] ELEC/PROOF: [ ] CERI/WUC: [ ] LAD, ETC: [ ] LADS LETTER:  
 RUSH LETTER: [ ] RENOVATE: [ ] RECON REQ: [ ] TYPE: [ ]

Status: Approved

\*\*\*\*\* H E R E T O F O R E \*\*\*\*\*  
 \*\*\*\*\* H E R E A F T E R \*\*\*\*\*

FLOW: 0.0019 cfs	FLOW: 1.35 acre-feet
SOURCE: Developed Spring	SOURCE: Underground Water Well (existing)
COUNTY: Weber	COUNTY: Weber COM DESC: 5 miles east of Huntsville
	This application seeks permission to use the water associated with this right on parcels ID Nos. 23-007-0003, 23-007-0006, 23-021-0018 and 23-021-0003 for the year-round use by three permanent cabins. Although the Heretofore provides for a beneficial use by three domestic units year-round, those uses were historically associated with camp activities in the Red Cliff Girl Scout Camp. In this application it is requested that the Hereafter be designated as three domestic units year-round associated with permanent cabins on parcels adjoining Camp Red Cliff. The point of diversion will remain the same and diversion is limited to the historic diversions.
POINT(S) OF DIVERSION ----->	SAME AS HERETOFORE
Point Underground: (1) S 430 ft E 660 ft from NW cor, Sec 04, T 6N, R 3E, S1E Diameter: ins. Depth: to ft. WELL ID#: 000000	

PLACE OF USE ----->	SAME AS HERETOFORE, AND IN ADDITION TO:
<pre> --NW-- --NE-- --SW-- --SE--  N N S S N N S S N N S S N N S S   W E W E W E W E W E W E W E W E  Sec 05 T 6W R 3E S1EM *LOT 1 Sec 32 T 7W R 3E S1EM * : : : ** : : : ** : : : :X* </pre>	<pre> --NW-- --NE-- --SW-- --SE--  N N S S N N S S N N S S N N S S   W E W E W E W E W E W E W E W E  Sec 04 T 6W R 3E S1EM *LOT 3 Sec 04 T 6W R 3E S1EM *LOT 4 Sec 05 T 6W R 3E S1EM *LOT 1 Sec 32 T 7W R 3E S1EM * : : : ** : : : ** : : : :X* Sec 32 T 7W R 3E S1EM * : : : ** : : : ** : : : :X* </pre>
NATURE OF USE ----->	CHANGED as follows:
IRR - values are in acres.	
ELU - values are in ELUs meaning Cattle or Equivalent.	
EDU - values are in EDUs meaning Equivalent Domestic Units (or Families).	
SUPPLEMENTAL to Other Water Rights: Yes	SUPPLEMENTAL to Other Water Rights: No
IRR: and 1.0000 Group Total USED 05/01 - 10/01	
EDU: 3.0000 and 530.0000 Group Total USED 01/01 - 12/31	EDU: 3.0000 Group Total USED 01/01 - 12/31
*****E N D O F D A T A*****	

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



October 7, 2020

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

RE: Preliminary Subdivision Determination  
Red Rock Subdivision, 3 lots  
Parcel #23-007-0003  
Soil log #14226

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Camp Redcliff Water System, an approved transient non-community public water system. A letter from the water supplier has been submit as part of the subdivision review process

DESIGN REQUIREMENTS

Lot 1-3: Documented ground water tables not to exceed 62 inches at 5400-5405 feet in elevation, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption system is to be designed using a maximum loading rate of 0.65 gal/sq. ft. /day as required for a sandy loam, granular structure soil horizon. This property is adjacent to the south fork of the Ogden River. The certified onsite wastewater designer will need to include the FEMA flood zone delineation as well as a reference to water table monitoring pipe 1N (UTM zone 12T Nad83 448217E 4571353N).

ENGINEERING REQUIREMENTS:


During the water table monitoring process a single pipe referenced to as 1N, located at UTM zone 12T Nad83 448217E 4571353N was observed to have water at a peak of 62.75 inches below grade. A topographic map with 5 foot contours has been submitted to our office for the property. Pipe 1N is located between 5400 feet and 5405 feet. The absorption trench will need to be designed to maintain a minimum of twenty-four inches between the elevation of observed water table and bottom of trench; or twelve inches if a Packed Bed Media system is utilized. It is suggested that the water table monitoring pipe 1N is not removed from its location at this time, as it may reduce potential surveying cost.

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