



# Land Use Permit

## Weber County Planning Commission

2380 Washington Blvd. STE 240  
Ogden, UT 84401  
Phone: (801) 399-8791 FAX: (801) 399-8862  
webercountyutah.gov/planning

**Permit Number: LUP29-2021**

Permit Type: Structure  
Permit Date: 02/12/2021

### Applicant

**Name:** Dennis Barrett  
**Business:**  
**Address:** 3488 N Elk Ridge Trail  
Eden, UT 84310  
**Phone:** 435-559-1047

### Owner

**Name:** Same as Applicant  
**Business:**  
**Address:** , UT  
**Phone:**

### Parcel

**Parcel:** 221300009

**Zoning:** RE-15 **Area:** .4519 **Sq Ft:** **Lot(s):** 29 **Subdivision:** Elkhorn Subdivision Ph. 2  
**Address:** 3488 N ELKRIDGE TRL EDEN, UT 84310 **T - R - S - QS:** 7N - 1E - 27 - NE

### Proposal

<b>Proposed Structure:</b> SFD	<b>Building Footprint:</b> 4300
<b>Proposed Structure Height:</b> 28	<b>Max Structure Height in Zone:</b> 35
<b># of Dwelling Units:</b> 1	<b># of Accessory Bldgs:</b> 0
<b># Off Street Parking Reqd:</b> 2	<b>*Is Structure &gt; 1,000 Sq. Ft?</b> Yes
	<b>*If True Need Certif. Statement</b>

### Permit Checklist

<b>Access Type:</b> Front Lot Line	<b>Alternative Access File #</b> N/A
<b>Greater than 4218 ft above sea level?</b> Yes	<b>Wetlands/Flood Zone?</b> No
<b>Additional Setback Reqd. ?</b> Yes	<b>Meet Zone Area Frontage?</b> Yes
<b>&gt; 200 ft from paved Road?</b> No	<b>Hillside Review Reqd?</b> No N/A
<b>Culinary Water District:</b> Wolf Creek Water	<b>Waste Water System:</b> Wolf Creek Sewer

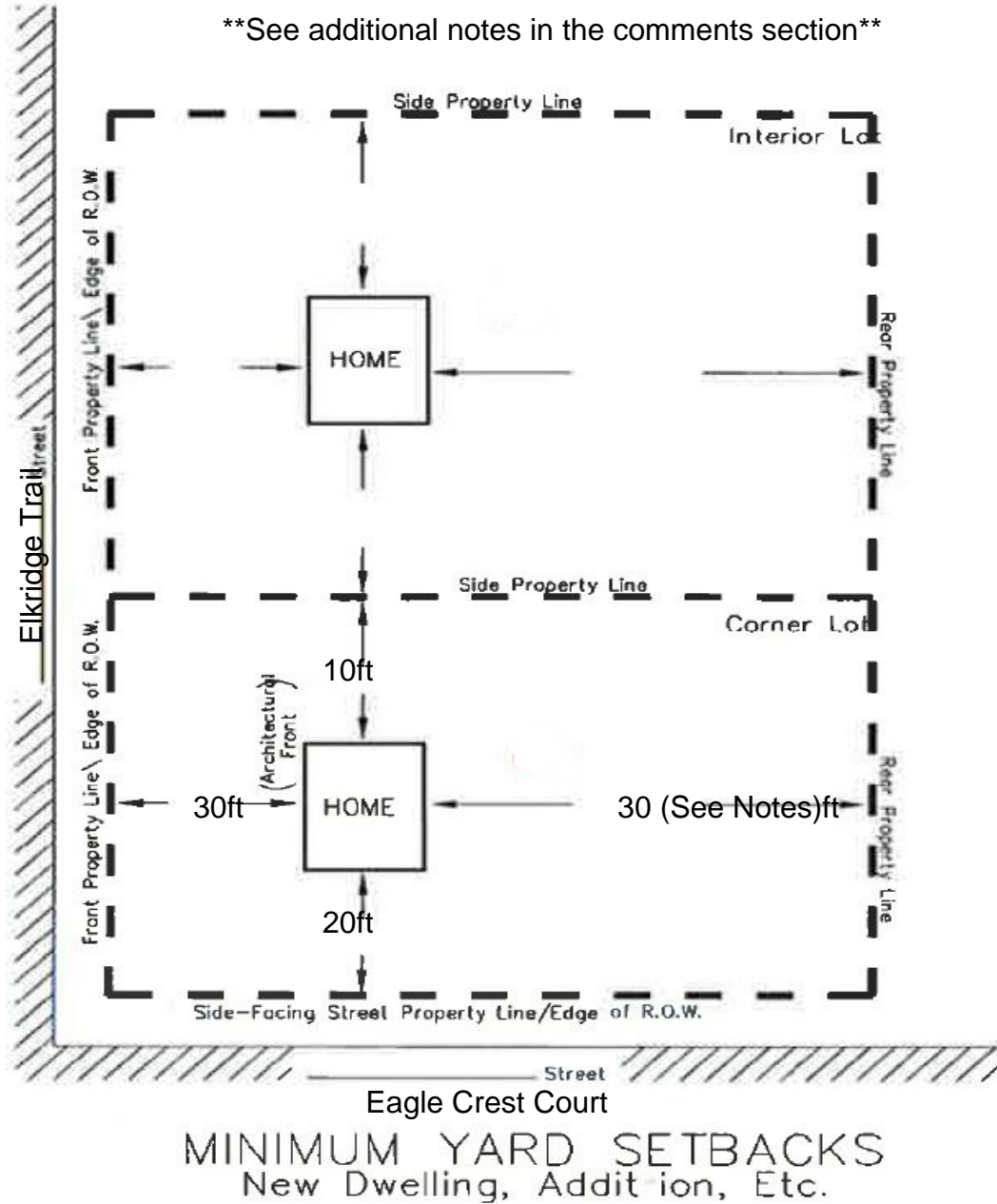
### Comments

This lot has an ephemeral stream that passes through the back yard along the east property line. However, this lot was granted a 34-foot variance to the 50-foot ephemeral stream setback (from high water mark) by the Board of Adjustment (file number BOA2021-07). As such, the home may be as close as 16 feet away from the stream's high water mark. The lot also has a detention basin easement through the back yard. See the attached plat map for it's location. This easement may not be encroached upon. The lot is also found within an Important Wildlife Habitat Area. As such, development is subject to section 104-28-3 of the Weber County Land Use Code. This lot is also found within a geologic hazards area. As such, development of the lot must follow the recommendations outlined in the GCS Geoscience Site Reconnaissance report as submitted as part of this Land Use Permit request. A Notice of Geologic Hazards must be recorded to this property prior to the issuance of a Certificate of Occupancy.

# Land Use Permit

## Structure Setback Graphic: New Dwelling, Addition, Etc.

**\*\*See additional notes in the comments section\*\***



### NOTICE FOR APPLICANT (Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by Weber County Health Department prior to installation.

**Scott Perkes**

**02/12/2021**

**5/28/2021 1st Amendment**

\_\_\_\_\_  
Planning Dept. Signature of Approval

\_\_\_\_\_  
Date

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury.

\_\_\_\_\_  
Contractor/Owner Signature of Approval

\_\_\_\_\_  
Date



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

Weber County Board of Adjustment  
**NOTICE OF DECISION**

May 28, 2021

Dennis Barrett (Owner)  
3488 N Elk Ridge Trail  
Eden, Utah 84310

Case No.: BOA 2021-07

You are hereby notified that your request for a 34-foot variance to the intermittent/ephemeral stream setback of 50-feet from the high water mark at 3488 N Elk Ridge Trail, Eden UT, was heard by the Weber County Board of Adjustment in a public hearing held on May 27, 2021, after due notice to the general public and specifically to adjacent property owners.

The Board of Adjustment has considered your variance request relative to the merit, circumstances, and conditions affecting said property and hereby renders the following decision:

Your variance request to the Board of Adjustment is: APPROVED

This letter is the official notice of the decision of the Board. If you have further questions, please contact me at [skerkes@webercountyutah.gov](mailto:skerkes@webercountyutah.gov) or 801-399-8772.

Sincerely,

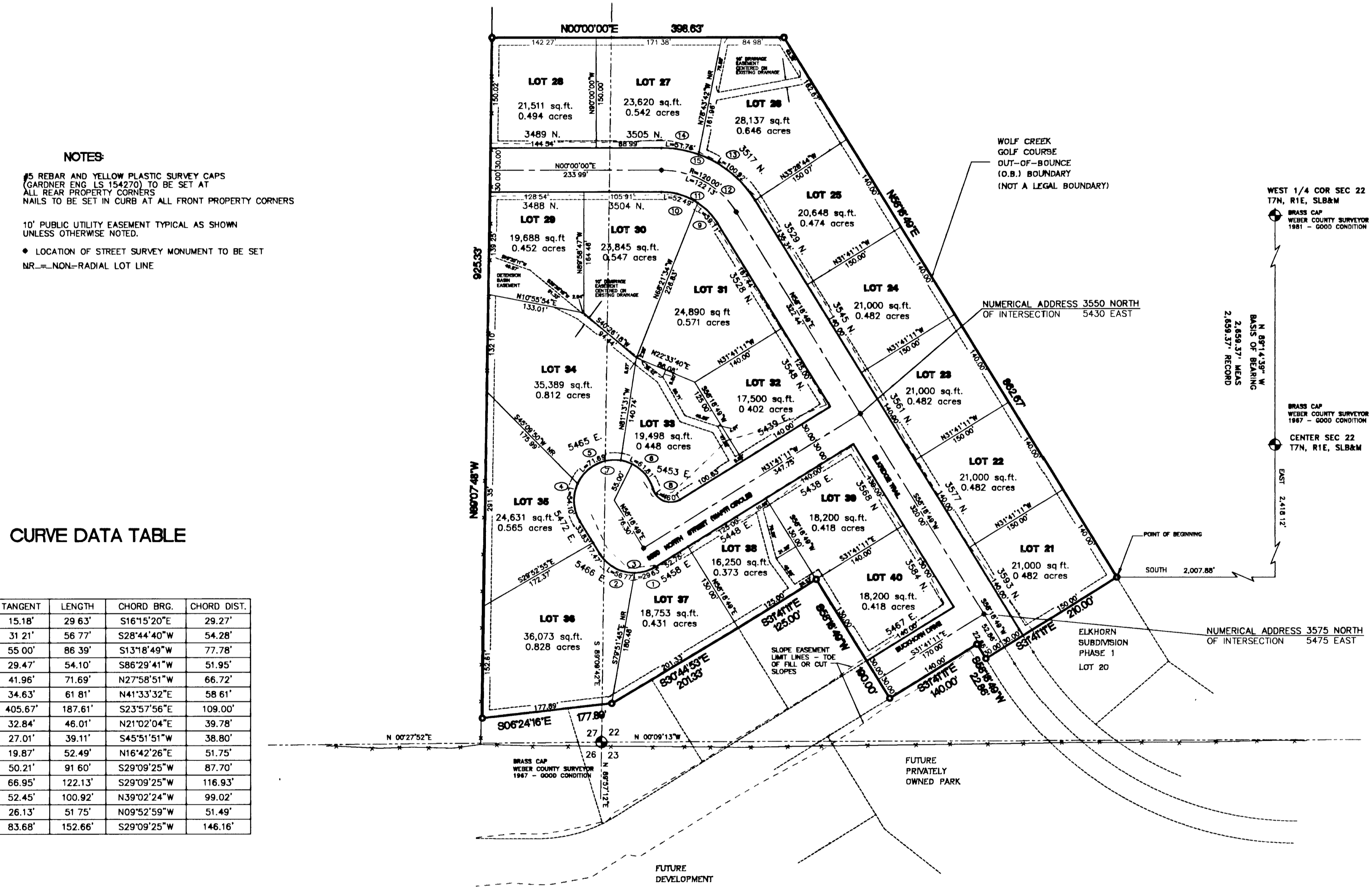
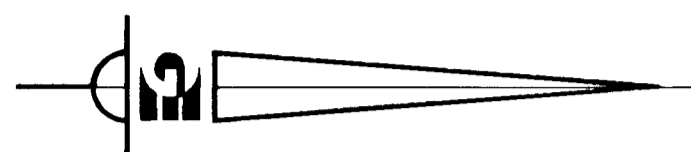
Scott Perkes, AICP  
Planner III - Weber County Planning Division

The approval of a Board of Adjustment Case is valid for a period of time not longer than 18 months from the date of the Board decision or until an ordinance amendment changes the conditions upon which the decision was made. The issuance of a building permit for development stated in the Board of Adjustment case application constitutes full use of the variance or other benefit applied for.

# ELKHORN SUBDIVISION, PHASE 2

## PART OF THE SOUTHEAST 1/4 OF SECTION 22 AND PART OF THE NORTHEAST 1/4 OF SECTION 27 T7N, R1E, SLB&M, U.S. SURVEY

### WEBER COUNTY, UTAH JUNE 1996



**NOTES**

1. REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. LS 154270) TO BE SET AT ALL REAR PROPERTY CORNERS. NAILS TO BE SET IN CURB AT ALL FRONT PROPERTY CORNERS UNLESS OTHERWISE NOTED.

2. PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

3. LOCATION OF STREET SURVEY MONUMENT TO BE SET NR = NON-RADIAL LOT LINE

CURVE DATA TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHORD DIST.
1	55.00'	30°51'42"	15.18'	29.63'	S16°15'20"E	29.27'
2	55.00'	59°08'18"	31.21'	56.77'	S28°44'40"W	54.28'
3	55.00'	90°00'00"	55.00'	86.39'	S13°18'49"W	77.78'
4	55.00'	56°21'45"	29.47'	54.10'	S86°29'41"W	51.95'
5	55.00'	74°41'11"	41.96'	71.69'	N27°58'51"W	66.72'
6	55.00'	64°23'35"	34.63'	61.81'	N41°33'32"E	58.61'
7	55.00'	195°26'31"	405.67'	187.61'	S23°57'56"E	109.00'
8	25.00'	105°26'31"	32.84'	46.01'	N21°02'04"E	39.78'
9	90.00'	24°53'57"	27.01'	39.11'	S45°51'51"W	38.80'
10	90.00'	33°24'52"	19.87'	52.49'	N16°42'26"E	51.75'
11	90.00'	58°18'49"	50.21'	91.60'	S29°09'25"W	87.70'
12	120.00'	58°18'49"	66.95'	122.13'	S29°09'25"W	116.93'
13	150.00'	38°32'50"	52.45'	100.92'	N39°02'24"W	99.02'
14	150.00'	19°45'59"	26.13'	51.75'	N09°52'59"W	51.49'
15	150.00'	58°18'49"	83.68'	152.66'	S29°09'25"W	146.16'

**NARRATIVE**

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF THE "WOLF CREEK ASSOCIATES" FOR THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS.

**DEVELOPER**  
WOLF CREEK ASSOCIATES  
LOWELL PETERSON

### SURVEYOR'S CERTIFICATE

I, KEN E. GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154270, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

### BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF SECTION 22 AND A PART OF THE SOUTHWEST 1/4 OF SECTION 27, T7N, R1E, SLB&M, BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF ELKHORN SUBDIVISION PHASE 1 LOT # 20 SAID POINT BEING EAST 2,418.12 FEET AND SOUTH 2,007.88 FEET FROM THE CENTER OF SECTION 22, T7N, R1E, SLB&M (BASIS OF BEARING: N 89°14'39" W FROM SAID CORNER TO THE WEST 1/4 CORNER OF SEC 22); THENCE

COURSES:		
S 31°41'11" E	210.00 FT.	ALONG SAID ELKHORN PHASE 1, THENCE
S 58°18'49" W	22.86 FT.	THENCE;
S 31°41'11" E	140.00 FT.	THENCE;
S 58°18'49" W	190.00 FT.	THENCE
S 31°41'11" E	125.00 FT.	THENCE;
S 30°44'53" E	201.33 FT.	THENCE;
S 06°24'16" E	177.89 FT.	TO AND EXISTING FENCELINE; THENCE
N 89°07'48" W	925.33 FT.	ALONG SAID FENCELINE; THENCE
N 00°00'00" E	398.63 FT.	TO THE WOLF CREEK GOLF COURSE (O.B.) BOUNDARY; THENCE
N 58°18'49" E	862.67 FT.	ALONG SAID (O.B.) BOUNDARY TO THE POINT OF BEGINNING.
CONTAINS: 12 716 ACRES / 553,915 S.F.		



DATE: *Wade*

SIGNATURE: *Ken E. Gardner*

### OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT ELKHORN SUBDIVISION, PHASE 2

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 2<sup>nd</sup> DAY OF July, 1996

LOWELL PETERSON, GENERAL PARTNER

BLAINE WADE, GENERAL PARTNER

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 28<sup>th</sup> DAY OF June, 1996

*David D. Thompson*  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 26<sup>th</sup> DAY OF July, 1996

*Ken E. Gardner*  
SURVEYOR

**WEBER COUNTY COMMISSION ACCEPTANCE**

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

THIS 1<sup>st</sup> DAY OF July, 1996

*Bruce H. Anderson*  
CHAIRMAN, WEBER COUNTY COMMISSION

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WEBER ) SS

ON THIS 2<sup>nd</sup> DAY OF July, 1996,

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, TWO (2) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

*Shari L. Sullister*  
NOTARY PUBLIC

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WEBER ) SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS \_\_\_\_\_ OF SAID CORPORATION AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID \_\_\_\_\_ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

STAMP \_\_\_\_\_ NOTARY PUBLIC

**WEBER COUNTY ATTORNEY**

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

SIGNED THIS 28<sup>th</sup> DAY OF June, 1996

*Monette Hustedo*  
SIGNATURE

**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 28<sup>th</sup> DAY OF June, 1996

*Curt Christensen*  
SIGNATURE

Prepared By: *Gardner Engineering*

5150 SOUTH WASHINGTON BLVD.  
OGDEN, UT 84405  
(801)476-0202

**COUNTY RECORDER**

ENTRY NO. 415847 FEE PAID \$50.00 FILED FOR RECORD AND RECORDED 02-01-96 AT 2:41 PM IN BOOK 42 OF OFFICIAL RECORDS, PAGE 43 RECORDED FOR WOLF CREEK ASSOC.

*Dana Crofts*  
COUNTY RECORDER

By: *Arnie Warner*  
DEPUTY