

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**August 11, 2021  
4:00 to 5:00 p.m.**

1. **UVG062921:** Consideration and action on a request for final approval of GVD Subdivision, a one-lot subdivision.

**Staff Presenter: Felix Lleverino; Applicant: Palmer DePaulis**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401 & via Zoom Video Conferencing at this link <https://us02web.zoom.us/j/85450374199>*



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

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# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on a request for approval of GVD Subdivision, a one-lot subdivision.
<b>Agenda Date:</b>	Wednesday, August 11, 2021
<b>Applicant:</b>	Palmer DePaulis
<b>File Number:</b>	UVG062921

### Property Information

<b>Approximate Address:</b>	5925 East Old Snowbasin Road
<b>Project Area:</b>	11.30 Acres
<b>Zoning:</b>	Forest Valley 3 (FV-3)
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	20-035-0040
<b>Township, Range, Section:</b>	T6N, R1E, Sections 23

### Adjacent Land Use

<b>North:</b>	Forest	<b>South:</b>	Residential
<b>East:</b>	Residential	<b>West:</b>	Forest

### Staff Information

<b>Report Presenter:</b>	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
<b>Report Reviewer:</b>	RG

## Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 14 (Forest Valley, FV-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

## Development History

On June 29, 2021, the Planning Division accepted the application for GVD Subdivision.

## Background and Summary

The applicant is requesting approval of a one-lot subdivision that will gain sole access from Old Snowbasin Road. Old Snowbasin Road is built and maintained as a public road. The future driveway will slope down from Old Snowbasin Road on the west side (see the Area Map on page 4). The appropriate 66' area for the Old Snowbasin Road has already been dedicated, therefore no ROW dedication is necessary.

GVD Subdivision will be served with an individual well and septic system. This proposal is located at approximately 5731 East Old Snowbasin Road.

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 conforms 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 within the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

*“The purpose of the Forest Valley Zone, FV-3 is to provide an area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.”*

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.

Drinking-Water Source Protection Zone: This proposal is located within a Drinking Water Source Protection Zone #3. The prohibited uses within these zones may be found in LUC §108-18-6. The vacant forest land will also be used as residential property. Residential uses and septic systems are permitted in Zone 3 areas.

Natural Hazards: This property is located within a FEMA flood zone area classified as Zone X, which is outside of the 500-year flood risk.

This subdivision proposal includes a geologic reconnaissance performed by GCS Geoscience dated November 18, 2020, identified as File# 2020.68. The conclusions from Pages 8 and 9 of the geologic reconnaissance states that development on this lot should be limited to areas labeled as “Suggested Buildable Areas” shown in Figure 2 and Figure 4. Page 8 contains a recommendation that a site-specific geotechnical engineering soils and groundwater study be performed and that areas above 25-percent slope on the property be avoided. The “Suggested Buildable Areas” in Figure 2 and Figure 4, avoids the steep slopes, active landslides, and slump deposits.

Upon recording the final subdivision Mylar a separate “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of the geotechnical and geological recommendations to future property owners. A condition of approval has been added to staff’s recommendations to ensure that adequate notification is provided for future property owners regarding further development is noted on the subdivision Mylar. A note is added to the plat stating that the GCS report is available for review in the Weber County Planning Office. The “Suggested Buildable Areas” will also be shown on the plat.

Irrigation and Domestic Water: The owner has secured a well permit from the State. 1.00-acre-foot of water from Weber Basin Water Conservancy District will be exchanged from a private well to be drilled. The well will provide water for culinary and secondary uses.

An amendment to the improvements required for all subdivisions codified on 5-25-2021, states that the private well must be drilled, tested for a minimum of 48 hrs, and analyzed by the Weber-Morgan Health Department before final plat recording.

Sanitary System: Weber-Morgan Health Department has provided feasibility letters stating that the percolation rates of lot 1 of GVD Subdivision fall within the range of acceptability for the placement of a mound treatment system or a packed bed media system followed by a drip irrigation absorption area (see Exhibit D).

Review Agencies: The Weber County Fire District has posted a review and approval for this proposal conditional upon installing a fire suppression system built into the home. Weber County Planning, Engineering, and Surveying have submitted review comments that will be addressed by a revised subdivision plat.

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 Old Snowbasin Ranch Subdivision, consisting of 2 lots. This recommendation is based on the following conditions:

1. Before recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. The well shall be drilled and tested before the final plat recording.
3. The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.
4. A “Natural Hazard Disclosure” shall be recorded with the final plat.

The following findings are the basis for the staff’s recommendation:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

## Administrative Approval

Administrative final approval of GVD 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

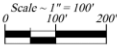
- A. GVD Subdivision Plat
- B. Current Recorders Plat
- C. Health Department feasibility letter for lots 1
- D. Order of the State Engineer
- E. GCS Geoscience report (select pages)

Area Map



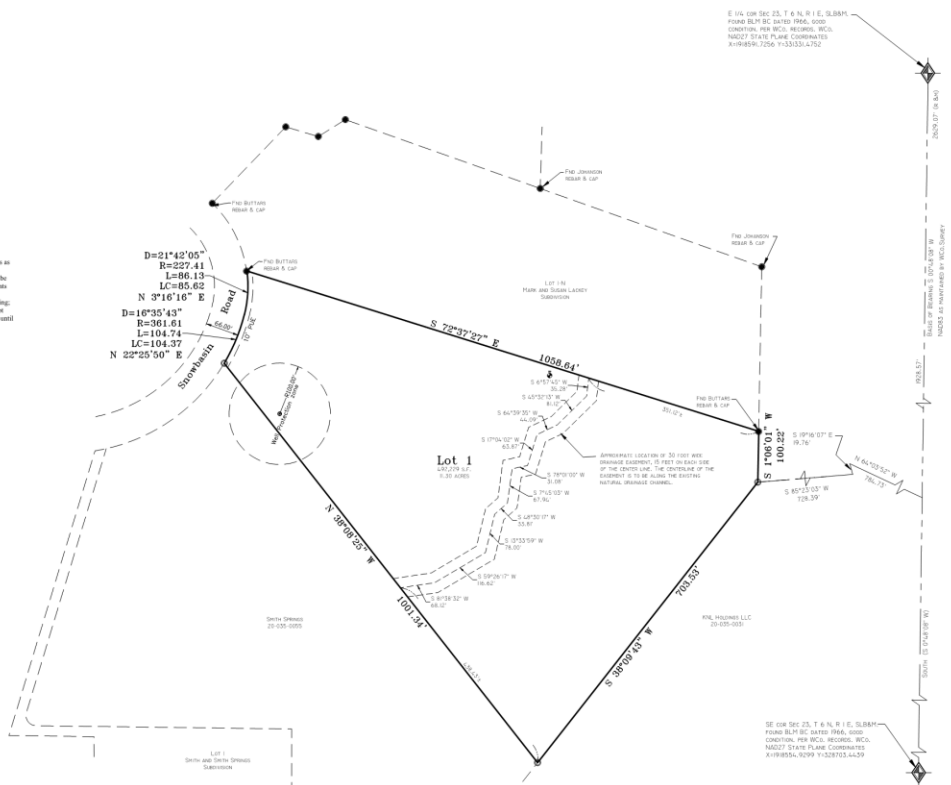
# GVD SUBDIVISION

A PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - June 2021



- Legend**
- - - - - EXISTING FENCE
  - - - - - EASEMENTS
  - - - - - STREET CENTERLINE
  - - - - - PRIOR UNDATED BOUNDARY
  - - - - - TIE/SECTION LINES (on labeled)
  - ◆ FND SECTION CORNER
  - FND REBAR AND CAP
  - SET 5/8" DIA REBAR AND CAP STAMPED LANDMARK
  - r RECORD DATA
  - md MEASURED DATA

**NOTES:**  
Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and all related agricultural use shall be subject to notification on the basis that it interferes with activities of future residents of the subdivision. (Land Use Code, Sec. 10-6-6(2))  
The following is required to be included on this plan by Weber County Engineering: "Due to the topography and location of this subdivision all owners will accept responsibility for any snow water runoff from the road adjacent to this property until such and general is installed."



E. OR. CO. SEC. 23, T. 6 N., R. 1 E., S. 18MB, ZONED BY SEC. 23, T. 6 N., R. 1 E., S. 18MB, CONDITION, PER W.C. RECORDS, W.C. #194849-7256 Y-33333-4752

**OWNER'S DEDICATION**  
We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract GVD SUBDIVISION.  
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as Public Utility (P.U.E.), storm water detention pond(s), drainage easement(s), and canal maintenance easement(s) to be used for the installation, maintenance, and operation of public utility service line(s), storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

**Partnership Acknowledgment**  
IN WITNESS WHEREOF, the herein named signer(s) has/have caused this instrument to be executed by its proper officers, heretofore duly authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
GVD PARTNERSHIP

PALMER CEPALUS By General Partner  
STATE OF UTAH ) SS  
COUNTY OF WEBER )  
On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] General Partner(s) of said partnership, a Utah General Partnership, and that the within and foregoing instrument was signed in behalf of said partnership by authority thereof and the said signer(s) acknowledged to me that [he/she/they is/are] as General Partner(s) executed the same in the name of the partnership.  
IN WITNESS MY HAND and official stamp the date in this certificate first above written:  
Notary Public Residing in:  
My Commission Expires:

**BOUNDARY DESCRIPTION**  
A part of the Southeast Quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, being a base of bearing of South 89° 45' 00" West between the monumented East Quarter corner (Weber County NAD83) State Plane coordinates X=194891.7256 Y=33333.4752 and the monumented Southeast corner (Weber County NAD83) State Plane coordinates X=194849.7256 Y=33333.4752, being described as follows:  
BEGINNING at a point 1925.57 feet South 89° 45' 00" West along the Section line, 784.73 feet North 89° 45' 00" West, 18.76 feet South 1° 10' 00" East and 129.39 feet South 87° 21' 00" East, thence along said East Quarter corner of Section 23, and running thence South 89° 45' 00" West 784.53 feet, thence North 89° 45' 00" West 100.34 feet to the Eastern right-of-way line of Stone Basin Road, thence along said right-of-way line the following two (2) courses: (1) Northwesterly along the arc of a 100.00 foot radius curve to the left a distance of 104.74 feet (Delta is 1° 10' 00") and Long Chord bears North 22° 25' 00" East 104.74 feet and (2) Northwesterly along the arc of a 227.41 foot radius curve to the left a distance of 81.13 feet (Delta is 1° 10' 00") and Long Chord bears North 1° 10' 00" East 81.42 feet, thence South 72° 37' 27" East 808.64 feet, thence South 1° 10' 00" West 100.00 feet to the point of beginning.

**NARRATIVE**  
This survey was requested by Palmer Cepalus to create a one (1) lot subdivision as shown.  
Documents used to date in this survey:  
1. Weber County Tax Plat 20-2035-11.  
2. Deeds of record as found in the Weber County Records Office for subject and adjacent parcels.  
3. Record of Survey #1996, #2388, #5663, #6084  
4. Plat's of Record #20-227 Smith and Susan Springs Subdivision, #84-021 Mark and Susan Lacey Subdivision.  
Boundaries were established from deed's of record and neighboring subdivisions.  
Basis of bearing is state plane grid from monument as shown.

**SURVEYOR'S CERTIFICATE**  
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9003384-2201 in accordance with Title 58, Chapter 22, Section 2 of the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown herein in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plan was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heirs of said owner(s) nor to adjacent owner(s) of the properties of which may or may not show a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County as indicated by their approval hereon.

PERC TABLE		
HOLE #	DEPTH, IN.	SOLID EVALUATION WEBER COUNTY HEALTH DEPT. #15077
1	0-42"	Loam, granular/blocky structure
	42-107"	Clay loam (near clay), massive structure

**WEBER-MORGAN HEALTH DEPARTMENT**  
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Director, Weber-Morgan Health Department

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Chairman, Weber County Planning Commission

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Signature

**WEBER COUNTY SURVEYOR'S CERTIFICATE**  
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Weber County 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Attest:  
Chairman, Weber County Commission Title: Weber County Clerk

**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 \_\_\_\_\_, 20\_\_\_\_  
Signature

**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.landmarksurveying.com  
4040 South 200 West, Ste. 103-3  
West Haven, UT 84414  
801-731-4075

**Developer: PALMER CEPALUS**  
834 E. 600 E. Salt Lake City, Utah 84102

**Subdivision Plat**  
SE 1/4 of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian

Drawn by: TDK  
Checked by: SKN/TKY  
Printed: 4/18

By Deputy:  
Fee paid: \$

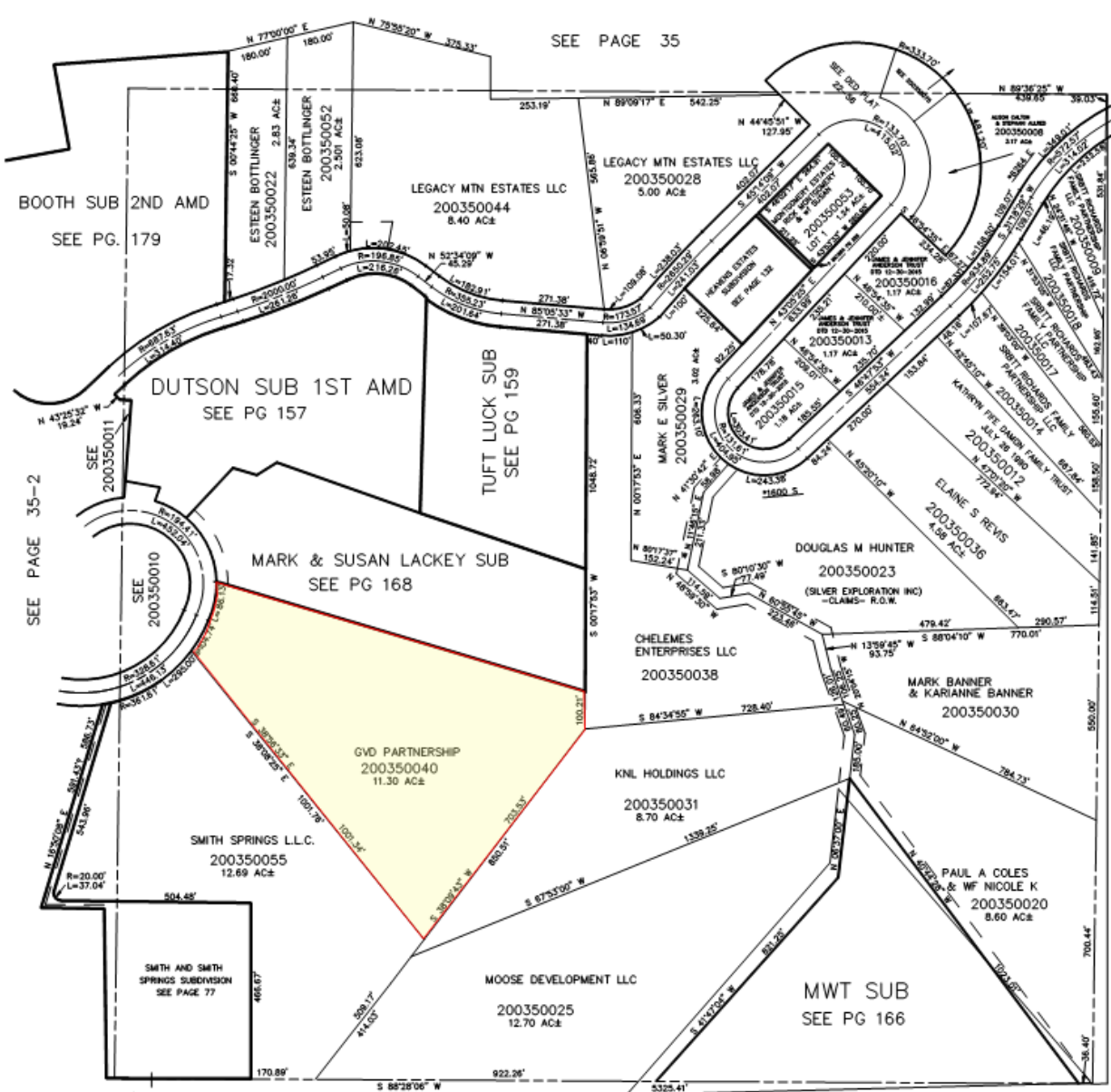
Weber County Recorder  
Entry no. \_\_\_\_\_  
Filed for record and recorded \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
on book \_\_\_\_\_ of official records,  
on page \_\_\_\_\_  
County Recorder: Leann H. Kitz

S.E. 1/4  
SECTION 23, T.6N., R.1E., S.L.B. & M.

HUNTSVILLE DISTRICT  
SCALE 1"=200'

TAXING UNIT: 520

SEE PAGE 35



20

1/4 SEC LINE ↑  
AS PER DEED PLAT  
41-90

\*FOR TAX PURPOSES ONLY\* SEE PAGE 40

\*ADDRESS AFFIDAVIT E#2053888  
\*ADDRESS AFFIDAVIT E#2970590

PW 2-97

SEE PAGE 35-2

BOOTH SUB 2ND AMD  
SEE PG. 179

DUTTON SUB 1ST AMD  
SEE PG 157

TUFT LUCK SUB  
SEE PG 159

MARK & SUSAN LACKEY SUB  
SEE PG 168

GVD PARTNERSHIP  
200350040  
11.30 AC±

SMITH SPRINGS LLC.  
200350055  
12.69 AC±

SMITH AND SMITH  
SPRINGS SUBDIVISION  
SEE PAGE 77

MOOSE DEVELOPMENT LLC  
200350025  
12.70 AC±

MWT SUB  
SEE PG 166

CHELEMES ENTERPRISES LLC  
200350038

KNL HOLDINGS LLC  
200350031  
8.70 AC±

DOUGLAS M HUNTER  
200350023  
(SILVER EXPLORATION INC)  
-CLAMS- R.O.W.

MARK E SILVER  
200350029

LEGACY MTN ESTATES LLC  
200350028  
5.00 AC±

LEGACY MTN ESTATES LLC  
200350044  
8.40 AC±

MARK BANNER  
& KARIANNE BANNER  
200350030

ELAINE S REVIS  
200350036  
4.50 AC±

KATHYNN PEE DANN FAMILY TRUST  
200350014

SMITH & SMITH TRUST  
200350013

SMITH & SMITH TRUST  
200350012

SMITH & SMITH TRUST  
200350011

SEE PAGE 36

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director

May 6, 2021



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

RE: Palmer DePaulis property  
5925 Old Snowbasin Road  
Parcel #20-035-0040  
Soil log #15077

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical so as to provide the required 100 foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Documented ground water tables not to exceeding 36 inches, and permissible soils to a depth of 42 inches below grade, fall within the range of acceptability for the utilization of a Mound Treatment System or a Packed Bed Media System followed by drip irrigation absorption area, as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches for the Mound and 6 inches for the Packed Bed Media with drip irrigation. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.22 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.4 gal/sq. ft./day for the Packed Bed Media with drip irrigation absorption area as required for the silt clay loam, massive structure soil horizon.

ENGINEERING CONSIDERATIONS & RESTRICTIONS

The system type is restricted to a Mound or Packed Bed Media based on non-permissible soils with a documented percolation test rate of 160 minute per inch identified at 42-107 inches below the surface. The location of the absorption system is restricted to the area of the soil test pit located at UTM Zone 12 Nad83 432664 E 4565525 N.


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.

All subdivisions plats submitted for review are to show the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. 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 III, Program Manger  
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





GARY R. HERBERT  
Governor  
SPENCER J. COX  
Lieutenant Governor

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

MICHAEL R. STYLER      KENT L. JONES  
Executive Director      State Engineer/Division Director

**ORDER OF THE STATE ENGINEER**  
**On Extension of Time Request**  
**For Exchange Application Number 35-12408 (E5054)**

Exchange Application Number 35-12408 (E5054) in the name of GVD Partnership was filed on September 29, 2008, and approved on December 11, 2008, to exchange 1.00 acre-foot (af) of water from a well to be located North 1200 feet and East 240 feet from the S¼ Corner of Section 23, T6N, R1E, SLB&M (6-inch well, 150-500 feet deep). The water is to be used for the irrigation of 0.1833 acre from April 1 to October 31, and the year-round, indoor domestic requirements of 1.00 equivalent domestic unit. The water is to be used in all or portion(s) of Section 23, T6N, R1E, SLB&M. Proof was last due on December 31, 2017.

A request for an extension of time within which to submit proof has been filed seeking additional time to complete the project and place the water to beneficial use. After reviewing the request for extension of time and such other information as is available, it is the opinion of the State Engineer that the applicant has complied with the relevant provisions of Utah Code Ann. §73-3-12 and the request for extension of time should be approved.

It is, therefore, **ORDERED** and an extension of time within which to submit proof is **GRANTED** on Exchange Application Number 35-12408 (E5054) to and including **December 31, 2022**, the end of the 14-year period. The applicant is cautioned that this extension is effective so long as the applicant continues to exercise reasonable and due diligence in perfecting the exchange. Requests for extension of time may be denied or granted in part or upon conditions, including a reduction in priority, if the completion of the project and placing of the water to beneficial use is unreasonably delayed or is not pursued with reasonable and due diligence. Progress in the form of construction and physical development of the project is critical to receiving future approvals of extension requests.

When the work is complete, an Affidavit of Beneficial Use may be submitted by an applicant without hiring a proof professional if it qualifies under statute. An affidavit qualifies if all of the following criteria are met:

- The water right is associated with a residence, either full- or part-time. (NOTE: Any irrigation or stock use on the affidavit must be associated with the residence.)
- The water use is for a quarter acre of irrigation or less.
- The water use is for the watering of ten head of livestock (or equivalent) or less.
- The water use does not include any uses in addition to the three listed above.

1594 West North Temple, Suite 220, PO Box 146300, Salt Lake City, UT 84114-6300  
telephone (801) 538-7240 • facsimile (801) 538-7467 • [www.waterrights.utah.gov](http://www.waterrights.utah.gov)


ORDER OF THE STATE ENGINEER  
Extension of Time to Submit Proof  
35-12408 (E5054)  
Page 2

**It is the applicant's responsibility to maintain a current address with this office and to update ownership of their water right. Please notify this office immediately of any change of address or for assistance in updating ownership. Additionally, if ownership of this water right or the property with which it is associated changes, the records of the Division of Water Rights should be updated. For assistance in updating title to the water right please contact the Division at the phone number below.**

Your contact with this office, should you need it, is with the Weber River/Western Regional Office. The telephone number is 801-538-7240.

This Order is subject to the provisions of Administrative Rule R655-6-17 of the Division of Water Rights and to Sections 63G-4-302, 63G-4-402, and 73-3-14 of the Utah Code which provide for filing either a Request for Reconsideration with the State Engineer or an appeal with the appropriate District Court. A Request for Reconsideration must be filed with the State Engineer within 20 days of the date of this Order. However, a Request for Reconsideration is not a prerequisite to filing a court appeal. A court appeal must be filed within 30 days after the date of this Order, or if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken 20 days after the Request is filed.

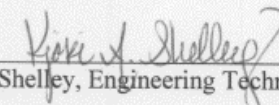
Dated this 3rd day of January, 2018.

  
Kent L. Jones, P.E., State Engineer  
BY: Teresa Wilhelmsen, P.E., Assistant State Engineer

Mailed a copy of the foregoing Order this 3rd day of January, 2018 to:

GVD Partnership  
c/o Palmer Depaulis  
834 South 600 East  
Salt Lake City, UT 84102

Cole Panter, River Commissioner  
PO Box 741  
OGDEN, UT 84402

BY:   
Kjori Shelley, Engineering Technician

S.E. 1/4  
SECTION 23, T.6N., R.1E., S.L.B. & M.

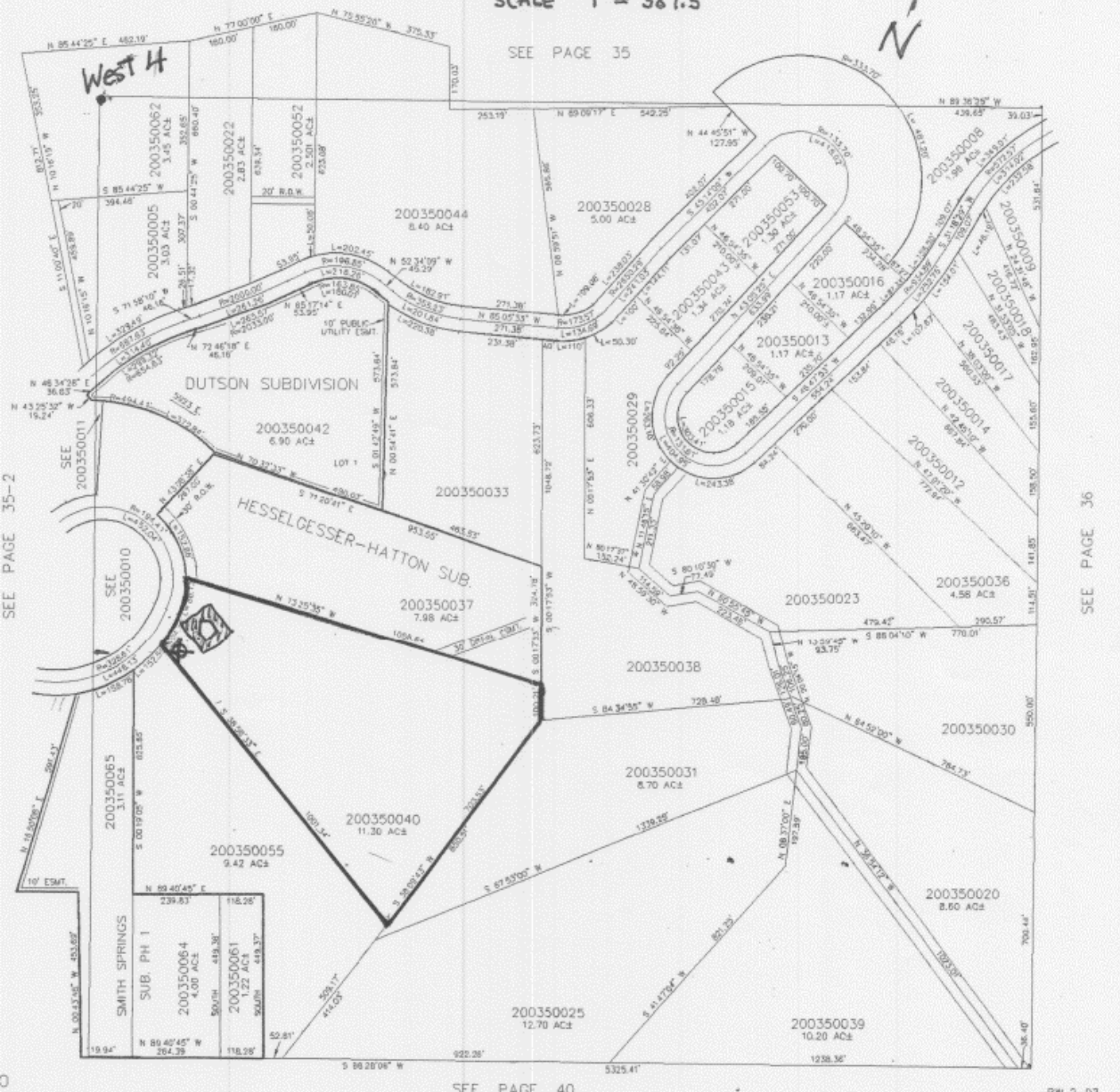
HUNTSVILLE DISTRICT

SCALE 1" = 387.5'

SEE PAGE 35

35-1

TAXING UNIT: 318



Legend:

- ⊕ Well - POD is S 1550' E 240'  
W4 SEC 23  
T6N R1E
- ◻ domestic
- ▨ irrigation
- Property Boundary

I Hereby Submit This Map In Support OF  
Application For Exchange of Water As A True  
Representation OF My Knowledge AND Belief

(Print Name) PALMER DEPAULIS

(Signature) Palmer DePaulis

9/12/08

**GCS Geoscience**

**Report Professional Geologist Site  
Reconnaissance and Review  
11.3-Acre Parcel # 20-035-0040  
Approximately 5900 East Old Snowbasin Road  
Huntsville, Weber County, Utah**

For:

Mr. Palmer DePaulis  
834 South 600 East Street  
Salt Lake City, Utah  
84102

By:

GCS Geoscience  
554 South 7700 East Street  
Huntsville, Utah 84317

November 18, 2020  
GCS File No: 2020.68

## SITE RECONNAISSANCE

The 11.3-acre site was reconnoitered on November 6, 2020. The site was accessed from Old Snowbasin Road on the west side of the parcel, where a moderately steep vehicle ramp has been graded from the road onto the property. From the property frontage on the west side of the Old Snowbasin Road, the site surface slopes gently to steeply down to the east, becoming significantly steep within 150 to 200 feet east of the frontage. At the time of our visit, cover on the property consisted of dense clusters of scrub oak and maple trees, with a few juniper individuals. Dormant bunch grasses, mule ear chaff, sage brush and weeds occupied the open areas on the site. The surficial soils on the site appeared to consist of gravelly clays with sub-angular cobble and boulder sized particles. An open excavation, approximately 6- to 8-feet in depth was observed on the west side of the parcel, and location is visible on the LiDAR imagery on Figure 4. We presume that this excavation was constructed in the past for the purposes of wastewater percolation testing. At two locations near the center of the site, buried PVC stand-pipes were observed placed into the ground. It is our understanding that these stand-pipes were placed for currently on-going groundwater monitoring for future wastewater systems placement.

## CONCLUSIONS

Based upon the findings of this review we believe that the “Suggested Building Areas” shown on Figure 2 and Figure 4 may be used for the proposed homesite development. We believe that the proposed construction in these areas will not be adversely exposed to the geological hazards specified in the Section 108-22 Natural Hazard Areas of the Weber County Code (2020).

With this finding we point out that the “Suggested Building Areas” are located upon **Qmc**, **Qms**, and **Qms?(Tn)** mass movement deposits derived from Norwood Formation (**Tn**) bedrock, a unit that has a notoriety of poor stability performance and geotechnically challenging soils throughout the region. Also, active landslide hazards, **Qmsy** deposits, were shown to occur on parts of the site as shown on Figure 3, and we reiterate that the **Qmsy** areas should be avoided for the proposed construction on the site.

Because groundwater and subsurface soils conditions for the site are presently unevaluated, and because the proposed homesite is to be upon Norwood Formation (**Tn**) bedrock and related soils, we recommend that site specific geotechnical engineering soils and groundwater study be performed by a Utah licensed Geotechnical Engineer for homesite design and construction.

We also recommend that the steep slope areas, in excess of 25-percent slope on the property be avoided for the improvements proposed for the site development.

Summarily, the area identified as “Suggested Building Area” on Figure 2 and Figure 4, avoids both steep slope areas (greater than 25 percent slopes), and active **Qmsy** - Landslide and slump deposits identified in this review.

Although not addressed by the Weber County ordinances, we recommend that radon exposure be evaluated to determine if radon reduction measures are necessary for the new construction. It is our understanding that new construction in Ogden Valley area often includes radon remedial measures as part of final design.

### **LIMITATIONS**

Our services were limited to the scope of work discussed in the introduction section of this report. The results provided by this study are limited to geological hazards included as "potential hazards" in Section 108-22 Natural Hazard Areas of the Weber County Code (2020). The reporting provided here is not based upon any subsurface observations, and should in no way preclude the results of a geotechnical engineering soils and groundwater studies for foundations, earthwork, and geoseismic design prepared by a professional engineer licensed in the State of Utah.

Although risk can never be eliminated, more detailed and extensive studies yield more information, which may help understand and manage the level of risk. The recommendations contained in this report are based on our site observations, available data, probabilities, and our understanding of the facilities investigated. This report was prepared in accordance with the generally accepted standard of practice at the time the report was written. No warranty, express or implied, is made.

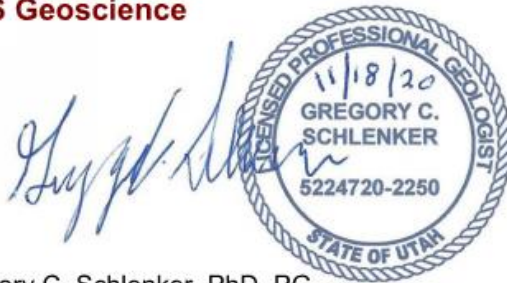
This report may be used only by the client and only for the purposes stated within a reasonable time from its issuance. The regulatory requirements and the "state of practice" can and do change from time to time, and the conclusions presented herein may not remain current. Based on the intended use of the report, or future changes to design, GCS Geoscience may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the client or anyone else, unless specifically agreed to in advance by GCS Geoscience in writing will release GCS Geoscience from any liability resulting from the use of this report by any unauthorized party.

## Closing

We appreciate the opportunity to work with you on this project and look forward to assisting with you in the future. If you have any questions or need additional information on this or other reporting, please contact the undersigned at (801) 745-0262 or (801) 458-0207.

Respectfully submitted,

## GCS Geoscience

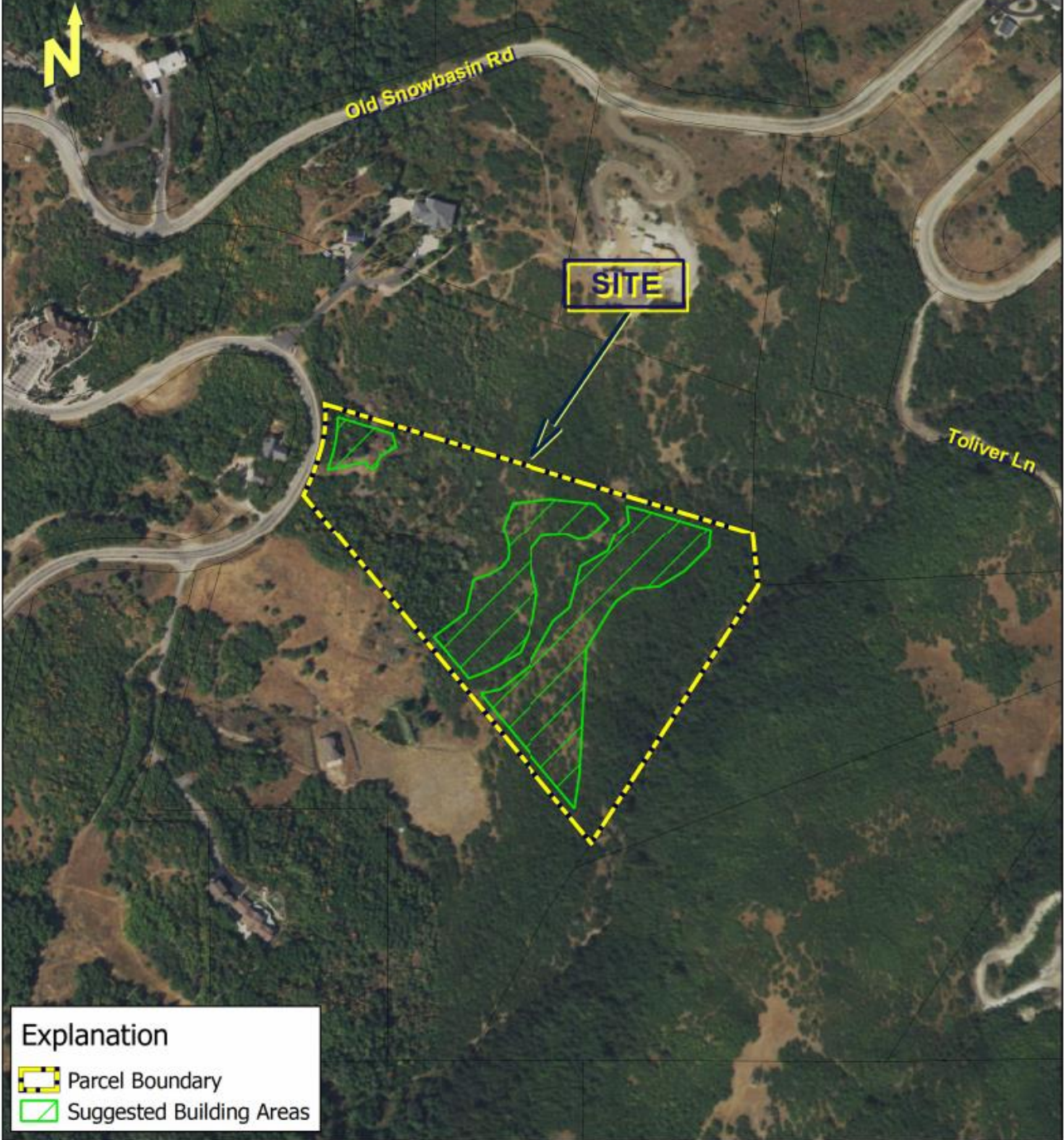


Gregory C. Schlenker, PhD, PG  
State of Utah No. 5224720-2250  
Principal Geologist

GCS Geoscience  
554 South 7700 East Street  
Huntsville, Utah 84317

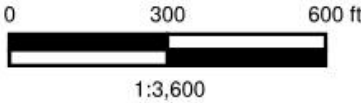
Encl. Figure 1, Vicinity Map  
Figure 2, Aerial Coverage  
Figure 3, Geologic Mapping  
Figure 4, LiDAR Analysis

11.3 Ac. Parcel Old Snowbasin Rd.  
GCS 2020.68



**Explanation**  
Parcel Boundary  
Suggested Building Areas

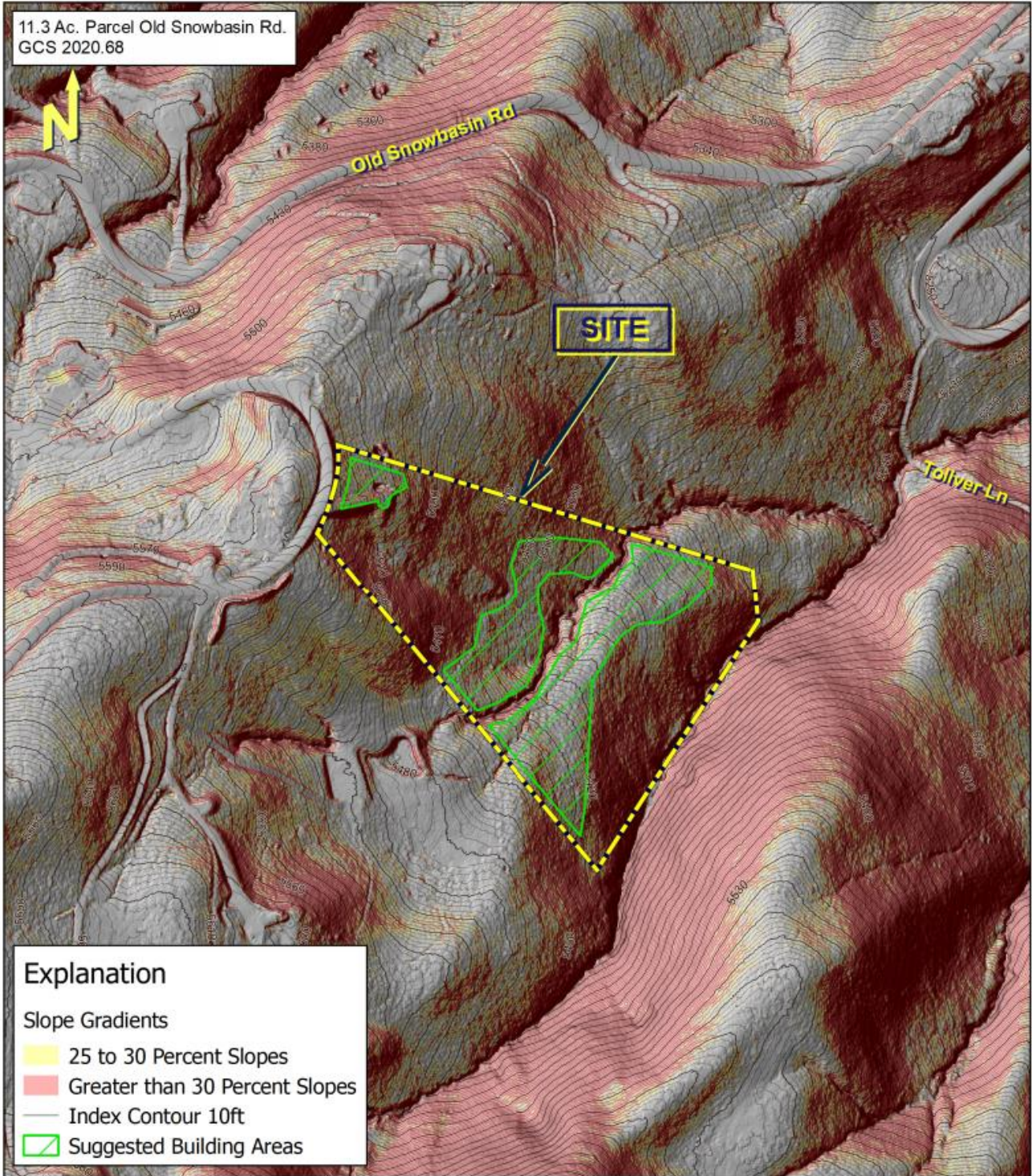
Base:  
2018 0.6m Color NAIP Orthoimagery,  
from Utah AGRC; <http://gis.utah.gov/>



**FIGURE 2**  
**AERIAL COVERAGE**  
**GCS Geoscience**

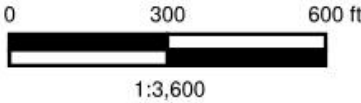


11.3 Ac. Parcel Old Snowbasin Rd.  
GCS 2020.68



Explanation	
Slope Gradients	
	25 to 30 Percent Slopes
	Greater than 30 Percent Slopes
	Index Contour 10ft
	Suggested Building Areas

Base:  
2016 0.5 m LiDAR Imagery  
from Utah AGRC; <http://gis.utah.gov/>



**FIGURE 4**  
**LIDAR ANALYSIS**  
**GCS Geoscience**