



## Staff Report for Administrative Approval

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	Consideration and action on final approval of Our Land Subdivision, consisting of one lot, located at 1628 South Toliver Lane in Huntsville.
<b>Agenda Date:</b>	Wednesday, August 25, 2021
<b>Applicant:</b>	Mark Banner (Owner)
<b>File Number:</b>	UVB060121

#### Property Information

<b>Approximate Address:</b>	1628 South Toliver Lane, Huntsville, UT 84317
<b>Project Area:</b>	6.2 acres
<b>Zoning:</b>	FV-3
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	20-035-0030
<b>Township, Range, Section:</b>	T6N, R1E, Section 23, SE

#### Adjacent Land Use

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

#### Staff Information

<b>Report Presenter:</b>	Scott Perkes <a href="mailto:sperkes@co.weber.ut.us">sperkes@co.weber.ut.us</a> 801-399-8772
<b>Report Reviewer:</b>	CE

### Applicable Ordinances

- Title 104, Chapter 14 Forest Valley Zone (FV-3)
- Title 104, Chapter 28 (Ogden Valley Sensitive Lands Overlay Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31 (Access to a lot/parcel using a private right-of-way or access easement)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection)

### Background and Summary

The proposed subdivision consists of one lot located in the FV-3 zone off of Old Snowbasin Road and the existing private access easement known as Toliver Lane (see **Exhibit A**). The proposed lot was recently granted an alternative access exemption under File # 2020-11 to utilize Toliver Lane as its primary access (see **Exhibit B** – Alternative Access Exemption Notice of Decision).

The Weber County Land Use Code (LUC) §101-1-7 identifies a new subdivision of three or fewer lots for which no streets will be created or realigned as a “Small Subdivision” which can be administratively approved by the Planning Director. With recommended conditions, this subdivision meets the applicable land use standards.

### Subdivision Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The proposed subdivision is located in the Forest Valley Zone (FV-3) where a single-family home is an allowed use.

- As proposed Lot 1 is 200 feet wide and 6.2 acres in area. Lot 1 meets the 150 foot minimum width and three acre minimum area requirements of the FV-3 zone.

**Culinary and secondary water:** Culinary and secondary water will be provided by a personal well. See **Exhibit C** for the driller start card, and **Exhibit D** for the Exchange Details through the Utah Division of Water Rights.

Based on the submitted Exchange Details, the owner has secured 1 acre/foot of water through the private well. This is shown to be available for 2 ERUs (equivalent dwelling units) with a remainder of 0.03333 acre/feet for secondary purposes/irrigation. This 0.3333 acre/feet equates to a landscaped area of non-drought tolerant plant types not to exceed 1,452 sq. ft. Alternatively, the applicant may indicate that they do not intend to utilize a second residential unit and allocate the associated 0.45 acre/feet of water towards landscaping which would allow for a total of 7,986 sq. ft. of non-drought tolerant landscaped area. See calcs below for how these sq. footages were determined. The applicant will need to indicate if a second EDU is desired or not, as this decision will influence the content of the covenant document mentioned in the paragraph above.

<b>Total Water Secured</b>	<b>Landscaping Available W/2 ERUs</b>	<b>Landscaping Available W/1 ERU</b>
0.45 AcFt = 1 EDU	0.10 AcFt = IRR	0.10 AcFt = IRR + 0.45 AcFt EDU = 0.55 AcFt
0.45 AcFt = 1 EDU	3AcFt/1Ac = 3 Ft	0.55 AcFt/3Ft = 0.183333Ac
0.10 AcFt = Irrigation	0.10 AcFt/3Ft = 0.33333Ac	0.183333Ac (43,560 SqFt/1Ac) = <b>7,986 SqFt</b>
	0.03333Ac(43,560 SqFt/1Ac) = <b>1,452 SqFt</b>	

- As a condition of approval a restrictive covenant pertaining to the amount of personal well water available for secondary purposes (based on the number of ERUs selected by the applicant) shall be executed and recorded. This covenant's recording number, book, and page shall be notated on the final plat's mylar prior to recording.
- As a condition of approval and per LUC Sec 106-4-2.1(d)(2)(a) & (b), (a):*"Prior to final plat recording, each well shall be dug and pump-tested for a minimum of 48 hours, and a sample of water analyzed according to applicable agency requirements. A copy of pump-test results shall be submitted to the County and the local health department. The pump test results shall demonstrate that adequate flow and quality exists to serve all intended uses of the well. An inadequate pump-test shall result in that subdivision's approval being void unless another lawfully approved water source can be provided."* (b):*"The applicant shall install a radio-meter, or other automated usage-reporting meter, pursuant to the standards and specifications of the Weber Basin Water Conservancy District."*

**Sanitary sewage disposal:** Wastewater will be accommodated by an on-site wastewater disposal system. A feasibility letter has been provided by the health department for a septic system (see **Exhibit E**).

**Drinking Water Source Protection Zones:** The proposed subdivision is located within a protection zone 3 of an adjacent public drinking water source. Per LUC §108-18-6(c), development may not include any of the following within Zone 3:

1. Surface use, storage, or dumping of hazardous waste or material, expressly including industrial or commercial uses of agricultural pesticides (except when such pesticides are used in farming applications within strict compliance of the manufacturer's recommendations of use, subject to inspection by local officials).
2. Sanitary landfills.
3. Hazardous waste or material disposal sites.
4. Agriculture industries including, but not limited to, intensive feeding operation such as feedlots, dairies, fur breeding operations, poultry farms, etc.

**Geologic Hazards:** The subdivision is located in a mapped geologic hazards area. As such, the applicant has submitted a Geologic-Hazard and Geotechnical Study for the property (study performed by Applied GeoTech (AGEC) dated 10/08/2020 as project number 1200671). This study concludes that surface fault rupture, tectonic subsidence, seismicity, landslide, liquefaction, debris flow, flooding, rockfall, and snow avalanches are not potential hazards for the proposed building area. It also concludes that the proposed single-family home can be supported on the property with spread footings on undisturbed bedrock or on structural fill.

- As a condition of approval, a Notice of Natural Hazards shall be recorded to the property simultaneously with the recording of the final plat.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office, Weber-Morgan Health Department, and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Tax Clearance: Property taxes for 2020 have been paid in full.

## Staff Recommendation

Staff recommends final approval of the Our Land Subdivision subject to all applicable review agency requirements and the on the following conditions:

- 1) Prior to recording the final plat mylar, the private well shall be dug and pump-tested for a minimum of 48 hours, and a sample of water analyzed according to applicable agency requirements. A copy of pump-test results shall be submitted to the County and the local health department. The pump test results shall demonstrate that adequate flow and quality exists to serve all intended uses of the well.
- 2) The applicant shall install a radio-meter to the private well, or other automated usage-reporting meter, pursuant to the standards and specifications of the Weber Basin Water Conservancy District.
- 3) A restrictive covenant pertaining to the amount of personal well water available for secondary purposes shall be executed and recorded. This covenant's recording number, book, and page shall be notated on the final plat's mylar prior to recording.
- 4) A Notice of Natural Hazards shall be recorded to the property simultaneously with the recording of the final plat.
- 5) An Onsite Wastewater Disposal Systems Deed Covenant and Restriction shall be recorded simultaneously with the final plat.
- 6) The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, prior to the recording of the future 1-lot subdivision.

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 Our Land 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.

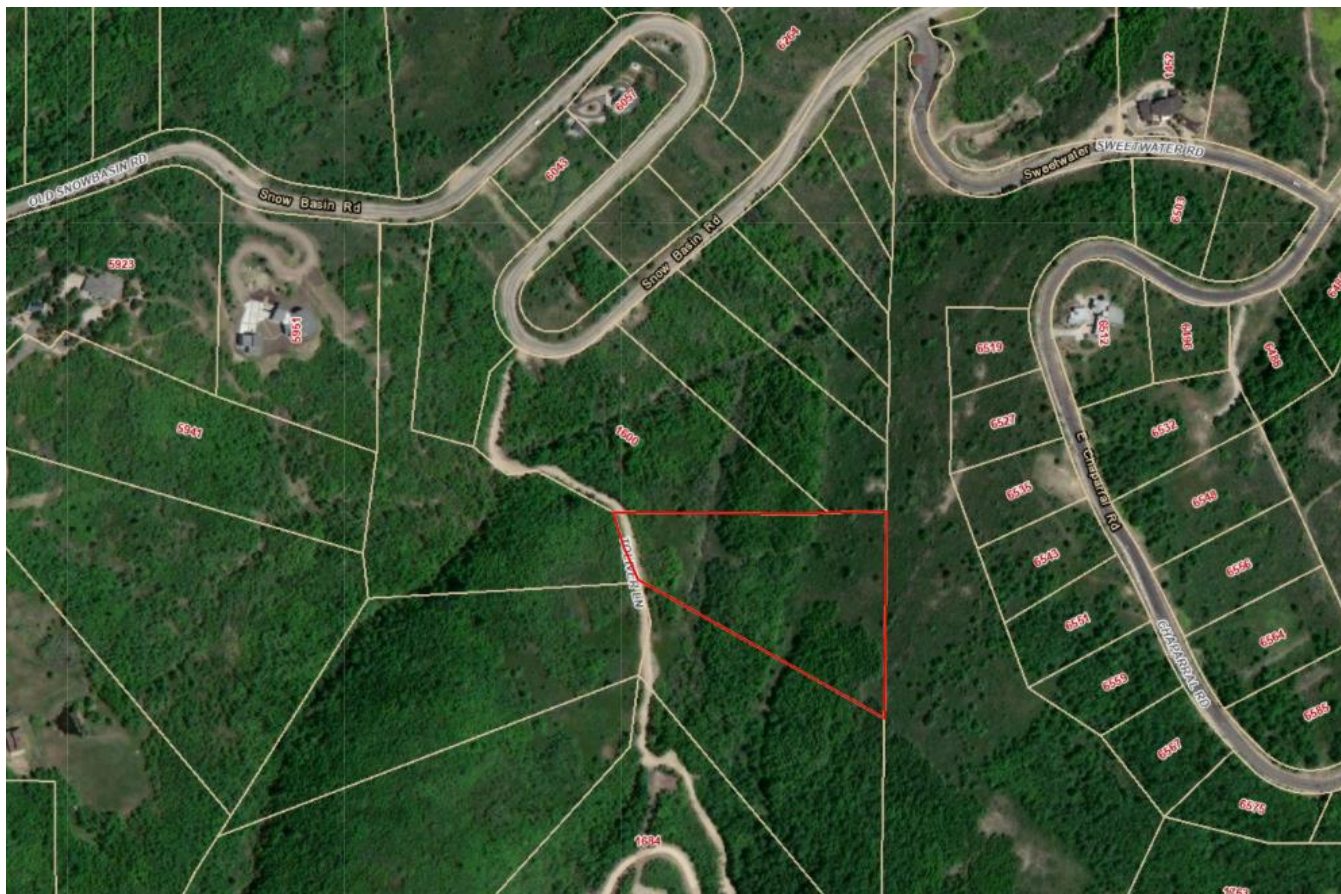
Date of Administrative Approval: \_\_\_\_\_

\_\_\_\_\_  
Weber County Planning Director or Designee

## Exhibits

- A. Proposed Final Subdivision Plat
- B. Alternative Access Notice of Decision
- C. Private Well Driller Start Card
- D. Private Well Exchange Details – Utah Division of Water Rights
- E. Septic Feasibility Letter

## Location Map





OUR LAND SUBDIVISION  
A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.  
LOCATED WITHIN, WEBER COUNTY, UTAH.

PREPARED 7/20/2021

PARCEL # 20-035-0023  
HUNTER

PARCEL # 20-035-0036  
REVIS

EAST QUARTER COR. OF SEC 23  
T. 6N., R. 1 E., SLB&M  
FOUND BLM BRASS CAP MON. 1966

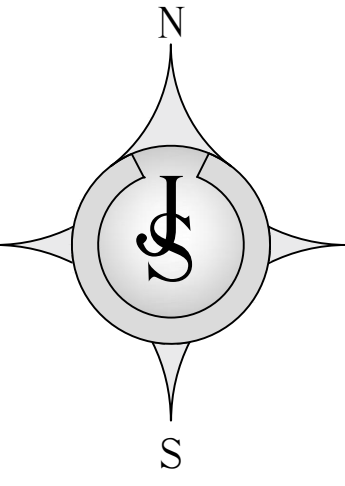
FOUND REBAR  
EL. = 5269.59'

BASIS OF BEARING  
SEC. COR. TO SEC. COR.  
REC. 2628.95' (MEAS. 2628.66')

PARCEL # 20-102-0043  
OWNER: LEGENDS AT HAWKINS CREEK LOT  
OWNERS ASSOCIATION

FOUND REBAR  
EL. = 5377.03'

SOUTHEAST COR. OF SEC. 23  
T. 6N., R. 1 E., SLB&M  
FOUND BLM BRASS CAP MON. 1966



WARRANTY DEED ENTRY # 858976  
BOOK 1404 PAGE 606 50' R.O.W.

PARCEL # 20-035-0038  
CHELEMES ENTERPRISES

VICINITY MAP



LEGEND

- Property Line
- Easement Line
- Building Setback Line
- Fire Hydrant
- Property Corner
- Street Monument
- Sectional Monument
- Access & Utility Easement

LOT 1  
CONTAINING 270,066 SQ. FT.  
6.2 ACRES INCLUDING ROAD  
PARCEL # 20-035-0030  
OWNER BANNER, MARK & KARIANNE BANNER

PARCEL # 20-035-0020  
COLES  
PREVIOUS RECORD OF  
SURVEY FILE # 6326  
REC. AUG. 21, 2019.

NOTE

- This Subdivision is located within a Natural Hazards Area. A geotechnical and geologic investigation has been performed by Intermountain GeoEnvironmental Services, Inc. (IGES) on September 16, 2016 (IGES) Project No. 02350-001. The final report is available for public review at the Weber County Planning Division Office.
- There is a 100 foot while protection area for any private well location within this area.
- This lot is affected by water use and restrictions as per Weber County Subdivision code 106-4-2.1.
- A respective landscape company is written up and recorded as Entry # \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Dated \_\_\_\_\_ On File within Weber County Recorder's Office.
- This lot 1 has secured a 1 acre +/- of water through a private well. As shown hereon.

SURVEYOR'S CERTIFICATE

I, Shane Johanson, do hereby certify that I am a Land Surveyor and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing act, certificate No.7075114, as prescribed under the laws of the State of Utah. I further certify that, by authority of the Owners, I have completed a survey of the property described on the plot in accordance with Section 17-23-17 and have verified all measurements of a tract of land, hereafter to be known as OUR LAND SUBDIVISION, as shown on this plot. That I have placed monuments as represented on this plot and that this survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'. Also, to the best of my knowledge this subdivision meets Weber County use codes..

Narrative:

The purpose of this survey is to comply with local ordinance and subdivision code as it pertains to a single lot subdivision. For the final purpose to build and develop a residential lot for residential use enjoyment and purposes.



BOUNDARY DESCRIPTION

Parcel # 20-035-0030, a parcel of land located in the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, known as OUR LAND SUBDIVISION, more particularly described as follows:

Beginning at a point which is South 1378.57 feet along the section line from the East quarter corner of said section 23, running thence South 550.00 feet along the section line; Thence North 64°52' West 784.73 feet to the center of an existing road; Thence 2 courses along the center of said road as follows: North 20°04'15" West 106.25 feet and North 13°59'45" West 93.75 feet; Thence North 88°04'10" East 770.01 feet to the point of beginning. Together with and subject to a 50 foot right-of-way across part of the Southeast quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian: Said right-of-way being 25 feet on either side of and parallel to the following described road center line: Beginning at a point which is South 2628.99 feet along the East section line, South 88°28'06" West 36.40 feet along the South section line and North 40°43'54" West 1023.46 feet from the East quarter corner of said section 23, running thence North 6d37' East 185.00 feet; Thence North 20°04'15" West 186.50 feet; Thence North 13°59'45" West 93.75 feet; Thence North 60°55'45" West 223.46 feet; Thence South 80°10'30" West 77.49 feet; North 48°59'30" West 114.59 feet; Thence North 11°46'15" East 211.33 feet; Thence North 41°30'42" East 58.98 feet to the South line of the Snow Basin Road. containing 6.20 +/- acres

OWNER'S DEDICATION

Know all men by these presents that \_\_\_\_\_, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into this lot and Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares to be hereafter known as

OUR LAND SUBDIVISION

and also to grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements and the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no no buildings or structures being erected within such easements.

In witness whereof \_\_\_\_\_ have hereunto set this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20 \_\_\_\_.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of WEBER

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_, personally appeared before me the \_\_\_\_\_ of \_\_\_\_\_, who being by me duly sworn did say the he/she is foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: \_\_\_\_\_ Notary Public

residing in: \_\_\_\_\_

OUR LAND SUBDIVISION  
A PART OF THE S.E. 1/4 OF SEC. 23, T. 6 N., R. 1. E., S.L.B.&M.  
LOCATED WITHIN, WEBER COUNTY, UTAH.

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
AND RECORDED, FILED FOR RECORD  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_  
OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR: \_\_\_\_\_  
WEBER COUNTY RECORDER  
DEPUTY.

NUMBER

ACCOUNT

SHEET 1

OF 1 SHEETS

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. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

Chairman, Weber County Commission  
ATTEST TITLE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THE IMPROVEMENTS.

Weber County 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 THERETO AND NOW IN FORCE AND EFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

Weber County Attorney

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.

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 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

Chairman, Weber County Planning Commission

WEBER COUNTY SURVEYOR

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

DEVELOPER

MARK BANNER (385) 237-6760 mbanner2@gmail.com  
3688 W Elk Valley Ln, South Jordan, UT 84009



P.O. BOX 18941  
SALT LAKE CITY, UTAH 84118

Shane Johanson P.L.S. 801-815-2541





Weber County Planning Division  
www.co.weber.ut.us/planning\_commission  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8371  
Fax: (801) 399-8862

Weber County Planning Division  
**NOTICE OF DECISION**

January 6, 2021

Mark & Karianne Banner  
3688 W Elk Valley Ln.  
South Jordan, UT 84009

You are hereby notified that your application for an Alternative Access Exemption, located on Parcel ID 20-035-0030 was heard and conditionally approved by the Weber County Planning Division in a public meeting held on January 6, 2021. Conditional approval was granted upon meeting all requirements from county reviewing agencies and the following conditions:

1. The access easement shall comply with the design, safety, and parcel/lot standards, as outlined in LUC §108-7-29.
2. The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, prior to the recording of the future 1-lot subdivision.

Approval is based on the following findings:

1. The applicant has demonstrated that extending a fully improved road to one future lot is not practical due to the mountainous location and associated topography.

The next step in the process is to ensure complete compliance with the above listed conditions of approval through the future subdivision process of the subject parcel. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [sperkes@co.weber.ut.us](mailto:sperkes@co.weber.ut.us) or 801-399-8772.

Sincerely,

Scott Perkes, AICP  
Planner III - Weber County Planning Division

## Exhibit C – Private Well Driller Start Card

### DRILLER (START) CARD for Exchange Application: E5975(35-13625)

**COPY**

<b>IMPORTANT:</b> THIS CARD MUST BE RECEIVED BY THE DIVISION OF WATER RIGHTS PRIOR TO THE BEGINNING OF WELL CONSTRUCTION -- REQUIRED FOR WELLS DEEPER THAN 30	
PROOF DUE/EXPIRATION DATE: December 31, 2024	
START CARDS CAN BE SUBMITTED ONLINE WITH THE WATER RIGHT NUMBER OR NON-PRODUCTION WELL NUMBER AND THE PIN.	
ONLINE SUBMISSION WATER RIGHT: E5975	ONLINE SUBMISSION PIN: 480040
ONLINE SUBMISSION URL: <a href="http://waterrights.utah.gov/welldrilling/startcardOnline.asp">http://waterrights.utah.gov/welldrilling/startcardOnline.asp</a>	

OWNER/APPLICANT: Mark Banner and Karianne Banner

MAILING ADDRESS: 3688 West Elk Valley Lane, South Jordan UT 84009

PHONE NUMBER: --

WELL LOCATION: N 920' W 426' from SE Cor, S23, T 6N, R 1E, SLB&M

WELL UTM COORDINATES: Northing: 433089.162 Easting: 4565443.402

WELL ACTIVITY: ☒ NEW(X) ☐ REPLACE( ) ☐ REPAIR( ) ☐ DEEPEN( )

PROPOSED START DATE: \_\_\_\_\_

PROJECTED COMPLETION DATE: \_\_\_\_\_

LICENSE #: \_\_\_\_\_ LICENSEE/COMPANY: \_\_\_\_\_

\_\_\_\_\_  
Licensee Signature

\_\_\_\_\_  
Date

<b>NOTICE TO APPLICANT:</b> THIS CARD IS TO BE GIVEN TO A UTAH-LICENSED WATER WELL DRILLER FOR SUBMITTAL TO THE DIVISION OF WATER RIGHTS PRIOR TO WELL CONSTRUCTION.
STATE OF UTAH DIVISION OF WATER RIGHTS Phone No. 801-538-7416 - FAX No. 801-538-7467

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

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<b>START CARDS MAY ALSO SUBMITTED BY PHONE*, FAX, OR EMAIL.</b>
PHONE: 801-538-7416 - FAX: 801-538-7467 - EMAIL: <a href="mailto:waterrights_wells@utah.gov">waterrights_wells@utah.gov</a>
*IF THE START CARD IS PHONED IN, THEN THE COMPLETED AND SIGNED START CARD MUST BE RETURNED TO THE DIVISION OF WATER RIGHTS BY FAX, EMAIL, OR MAIL.

## Exhibit D – Private Well Exchange Details – Utah Division of Water Rights

### Exchange Details for E5975

Utah Division of Water Rights

5/24/2021 3:01 PM

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

Exchange: E5975 (35-13625)

Base Water Right Number: 35-827

#### General:

Status: Approved	Stock/Contract #: 54981	County Tax ID:
Right Evidenced By: U.S. Bureau of Reclamation and Contract with Weber Basin Water Conservancy District under 35-827 (A27608)		
Proposed Det. Book: 35-	Map:	Pub. Date:

#### Water Company:

Water Company/District associated with this Exchange:  
Weber Basin Water Conservancy District

#### Owners:

Name: Mark Banner and Karianne Banner  
Address: 3688 West Elk Valley Lane  
South Jordan UT 84009  
Interest:  
Remarks: Joint Tenants

#### Dates:

Filing:	Filed: 09/27/2019	Priority: 09/27/2019
Advertising:	Publication Began: 10/17/2019	Publication End: 10/24/2019
	Protest End Date: 11/13/2019	Protested:
Approval:	State Eng. Action: Approved	Action Date: 12/05/2019
	Recon. Req. Date:	Recon. Req Action:
Certification:	Proof Due Date: 12/31/2024	Extension Filed Date:
	Election or Proof:	Election/Proof Date:
	Certificate Date:	Lapsed, Etc. Date:
Wells:	Prov. Well Date:	Most Recent Well Renovate/Replace Date:

--- Current Right ---

#### Current General:

Quantity of Water: 1 ACFT  
Source: Pineview Reservoir  
County: Weber



**Current Points of Diversion:**

Points of Diversion - Surface:

Stream Alteration Required:

(1) N 1699 ft. E 603 ft. from S4 corner, Sec 16 T 6N R 1E SLBM

Diverting Works: Pineview Reservoir

Source: Ogden River

Elevation:

UTM: 429438.517, 4567331.171

**Current Water Uses:**

Other:

Period of Use: 01/01 - 12/31

Comment: Irrigation, domestic, municipal, industrial, power &amp; stockwatering. Supplementl.

**--- Proposed Exchange ---****Proposed General:**

Quantity of Water - CFS: 0 And/Or: Acre Feet: 1

From: 01/01 To: 12/31

Source: Underground Water Well

County: Weber

Common Description: 3 miles SW of Huntsville

**Proposed Points of Exchange:**

Points of Exchange - Underground:

(1) N 920 ft. W 426 ft. from SE corner, Sec 23 T 6N R 1E SLBM

Well Diameter: 6 in.

Depth: 100 to 500 ft.

Year Drilled:

Well Log:

Well Id#:

Elevation:

UTM: 433089.162, 4565443.402 (NAD83)

Source/Cmnt:

**Proposed Points of Release:**

Quantity of water: 0 cfs And/Or: 1 acft

Period of Use: 01/01 To 12/31

\*\*\* Location of Release Point(s) is the SAME as Point(s) of Diversion in CURRENT RIGHT above \*\*\*

**Proposed Water Uses:**

Proposed Water Uses - Group Number: 726619

Water Use Types:

Irrigation-Beneficial Use Amount: 0.033333

Group Total: 0.0333

Period of Use: 04/01 to 10/31

Domestic-Beneficial Use Amount: 2 EDUs

Group Total: 2

Period of Use: 01/01 to 12/31

Place Of Use:

	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 23 T 6N R 1E SLBM																X	

Group Acreage Total :

**Proposed Use Totals:**

Irrigation sole-supply total: 0.033333 acres

for a group total of: 0.0333 acres

Domestic sole-supply total: 2 EDUs

for a group total of: 2 EDUs

**Proposed General Comments:**

Contract Date: 2019/09/12

Description: Near Snowbasin

Mountainous property on Old Snowbasin Road which we have owned since 1972 and which we bought from Alfred Adams through realtor Richard Weber. There are many new homes nearby and this property would be used to build a residence.

Thank you. Please email if you have any questions.

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director



May 19, 2021

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

RE: Mark Banner  
Toliver Lane, Huntsville  
Parcel #20-035-0030  
Soil log #15006

Gentlemen:

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

Anticipated ground water tables not to exceed 48 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption field is to be designed using a maximum loading rate of 0.40 gal/sq. ft./day as required for the silty clay loam, blocky structure soil horizon. Engineering will be required to prevent surface water runoff from entering absorption areas and over saturating the system; the curtain drain plan will need to be approved through our office.

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,

Craig Jorgensen, LEHS  
Environmental Health Division  
801-399-7160

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phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | [www.webermorganhealth.org](http://www.webermorganhealth.org)