



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for final plat approval of Blaine Hadley Farms Subdivision, a three-lot subdivision.
Type of Decision:	Administrative
Agenda Date:	Wednesday, August 25, 2021
Applicant:	Sherry Oliver & Sidney A. Hadley, Co-Trustees
File Number:	LVB062521

Property Information

Approximate Address:	3230 South 4300 West, Ogden UT
Project Area:	9.88 acres
Zoning:	Agriculture (A-2)
Existing Land Use:	Agriculture
Proposed Land Use:	Residential
Parcel ID:	15-089-0036
Township, Range, Section:	T6N, R2W, Section 33, SW

Adjacent Land Use

North:	Residential	South:	Residential
East:	Agriculture	West:	Residential/Agriculture

Staff Information

Report Presenter:	Scott Perkes sperkes@co.weber.ut.us 801-399-8772
Report Reviewer:	RG

Applicable Ordinances

- Title 104 (Zones) Chapter 2 (Agricultural Zones)
- Title 106 (Subdivisions)

Background and Summary

The applicant is requesting final approval of Blaine Hadley Farms Subdivision, a three-lot subdivision located at approximately 3230 South 4300 West, Ogden, in the A-2 zone.

The proposed final subdivision plat (see **Exhibit A**) depicts a three-lot subdivision dividing a total of 9.88 acres into lots ranging between 1.9 and 5.3 acres. All three lots will be taking access off of the existing 4300 West Street. The right-of-way for 4300 West will be brought up to county standards through the proposed dedication of right-of-way totaling 33-feet in width.

Analysis

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

Zoning: The subject property is located in the Agricultural A-2 zone. The land use requirements for this zone are stated in the LUC§ 104-2 as follows:

The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106 (Subdivisions), and the A-2 Zone standards listed in LUC 104-2. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width, and yard regulations: In the LUC §104-2-5, the A-2 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150 feet for single-family dwelling lots.

Each lot within the proposed Blaine Hadley Farms Subdivision meets the minimum acreage and width requirements of the A-2 zone.

Culinary water: Taylor West Weber Water District will provide culinary water to each lot (see **Exhibits B & C**). In clarifying with Ryan Rogers, Manager of Taylor West Weber Water, culinary water may be used for secondary purposes with this subdivision.

Secondary water: Due to the lack of secondary water infrastructure in the vicinity of the subdivision, Taylor West Weber Water allows for the applicant to transfer half of a share of Hooper Irrigation or Wilson Irrigation per lot into Taylor West Weber's name. These shares will be held until pressurized secondary water is available. When pressurized water is available, the shares will be given back so that pressurized connections can be made. (see **Exhibit D**). However, in the meantime, these transferred shares will allow for culinary water to be used for secondary purposes.

Sanitary sewage disposal: Waste water will be treated by on-site waste water disposal systems (septic). Weber-Morgan Health Department has issued a septic feasibility letter for the three proposed lots (see **Exhibit E**).

Review Agencies: To-date, Planning, Engineering, Weber-Morgan Health, and Weber Fire have reviewed the proposed subdivision. Minor revisions to the dedication plat may be required prior to recording the plat in order to satisfy all agency review comments.

Public Notice: Public notice was sent by mail to all property owners within 500 feet of the subject property.

Staff Recommendations

Staff recommends final approval of the Blaine Hadley Farms Subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The owner is required to enter into a deferral agreement for curb, gutter, sidewalk, and asphalt along the frontage of 4300 West Street.
2. A final approval letter must be submitted without conditions from Taylor West Weber Water.
3. A notice of on-site waste water disposal system must be recorded simultaneously with the final plat.

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of Blaine Hadley Farms 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.

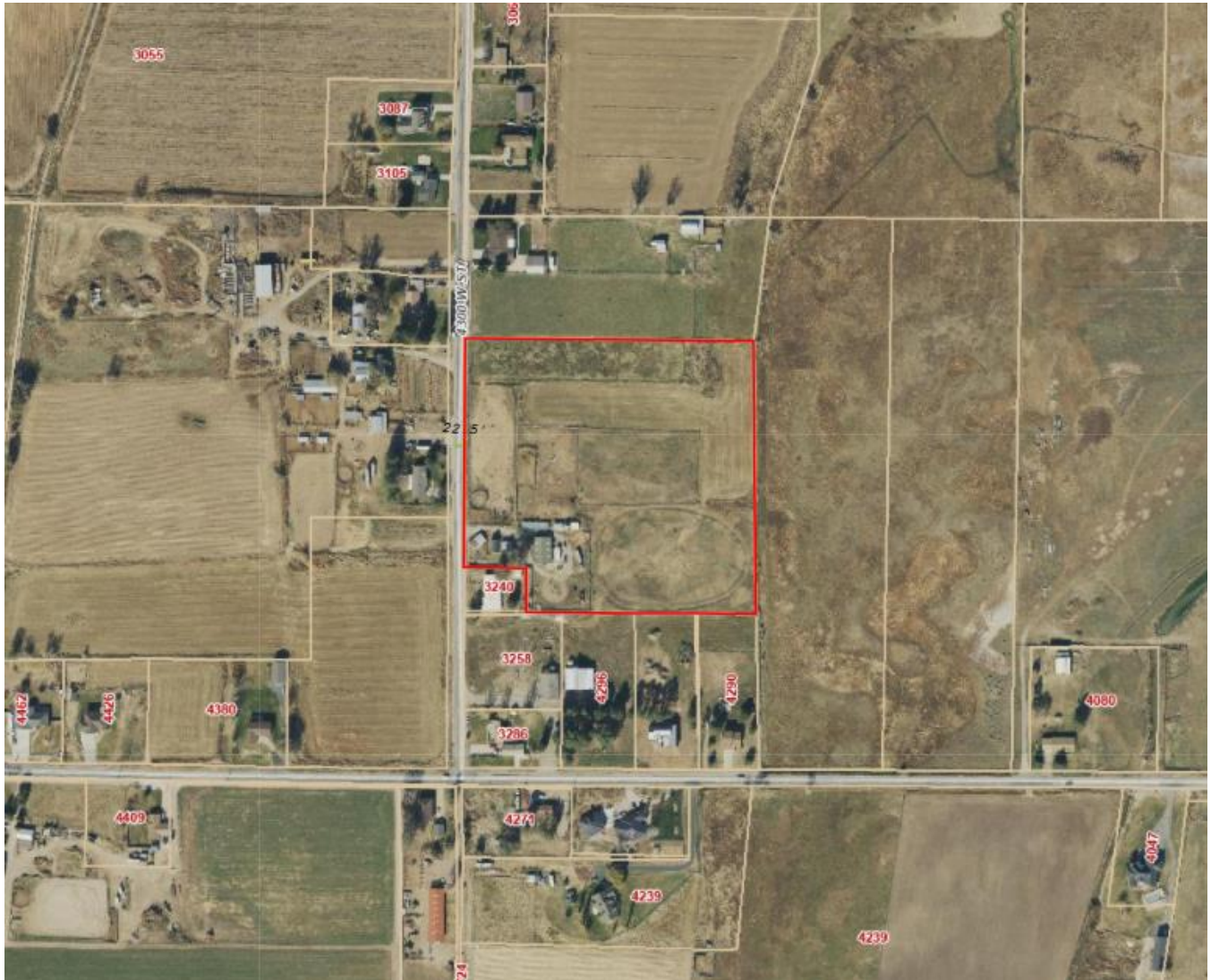
Date of Administrative Approval: _____.

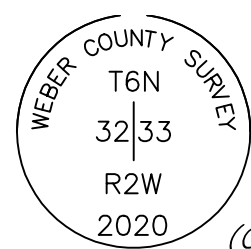
Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Plat
- B. Taylor West Weber Preliminary Will-Serve Letter
- C. Taylor West Weber Final Will-Serve Letter
- D. Hooper Irrigation No-Serve Letter
- E. Septic Feasibility Letter

Map

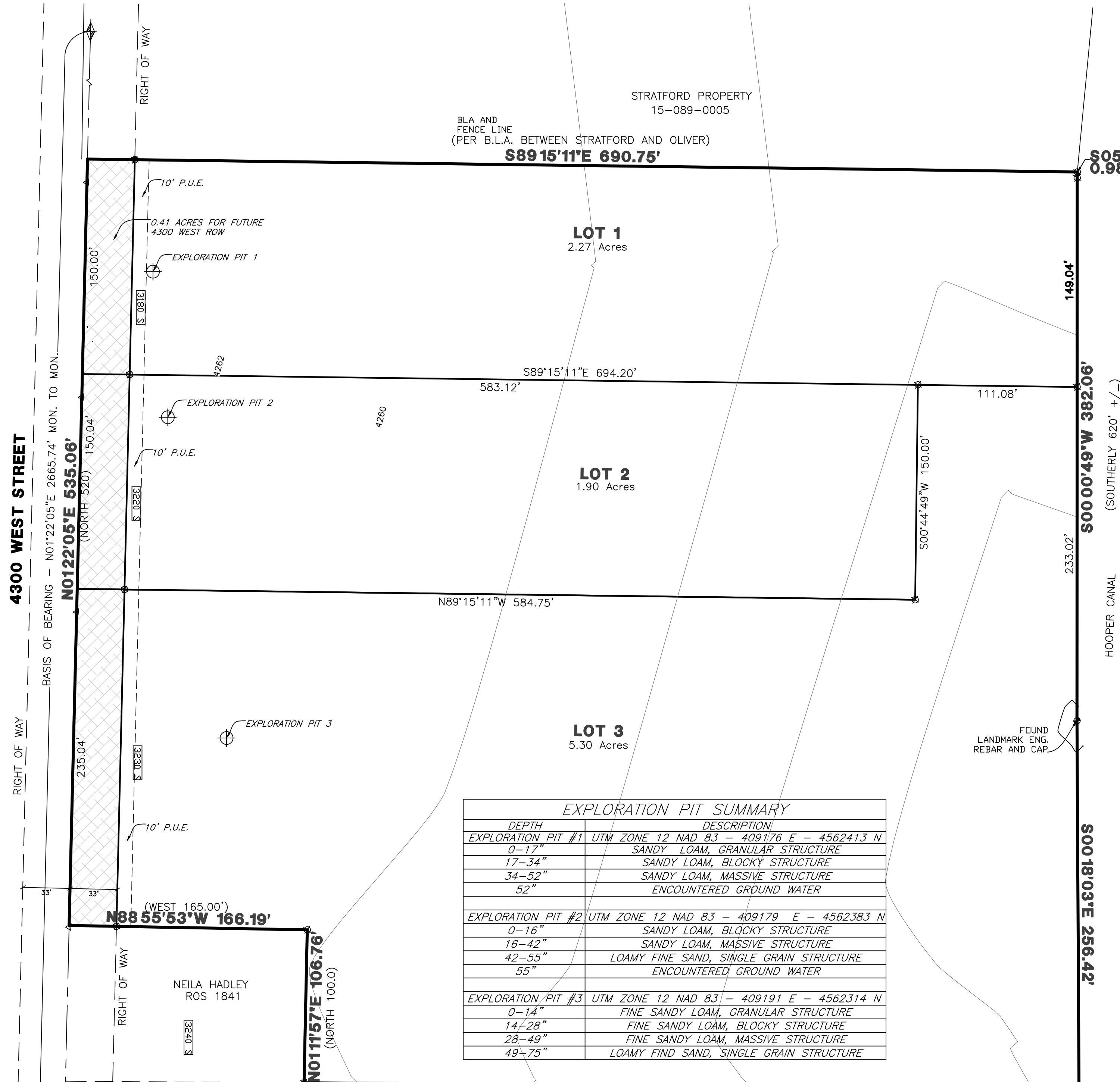




BLAINE HADLEY FARMS SUBDIVISION

PART OF THE SW QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
JULY 30, 2021

MONUMENT
DETAIL 2
(NOT TO SCALE)



EXPLORATION PIT SUMMARY	
DEPTH	DESCRIPTION
EXPLORATION PIT #1 UTM ZONE 12 NAD 83 - 409176 E - 4562413 N	
0-17"	SANDY LOAM, GRANULAR STRUCTURE
17-34"	SANDY LOAM, BLOCKY STRUCTURE
34-52"	SANDY LOAM, MASSIVE STRUCTURE
52"	ENCOUNTERED GROUND WATER
EXPLORATION PIT #2 UTM ZONE 12 NAD 83 - 409179 E - 4562383 N	
0-16"	SANDY LOAM, BLOCKY STRUCTURE
16-42"	SANDY LOAM, MASSIVE STRUCTURE
42-55"	LOAMY FINE SAND, SINGLE GRAIN STRUCTURE
55"	ENCOUNTERED GROUND WATER
EXPLORATION PIT #3 UTM ZONE 12 NAD 83 - 409191 E - 4562314 N	
0-14"	FINE SANDY LOAM, GRANULAR STRUCTURE
14-28"	FINE SANDY LOAM, BLOCKY STRUCTURE
28-49"	FINE SANDY LOAM, MASSIVE STRUCTURE
49-75"	LOAMY FINE SAND, SINGLE GRAIN STRUCTURE

NOTES

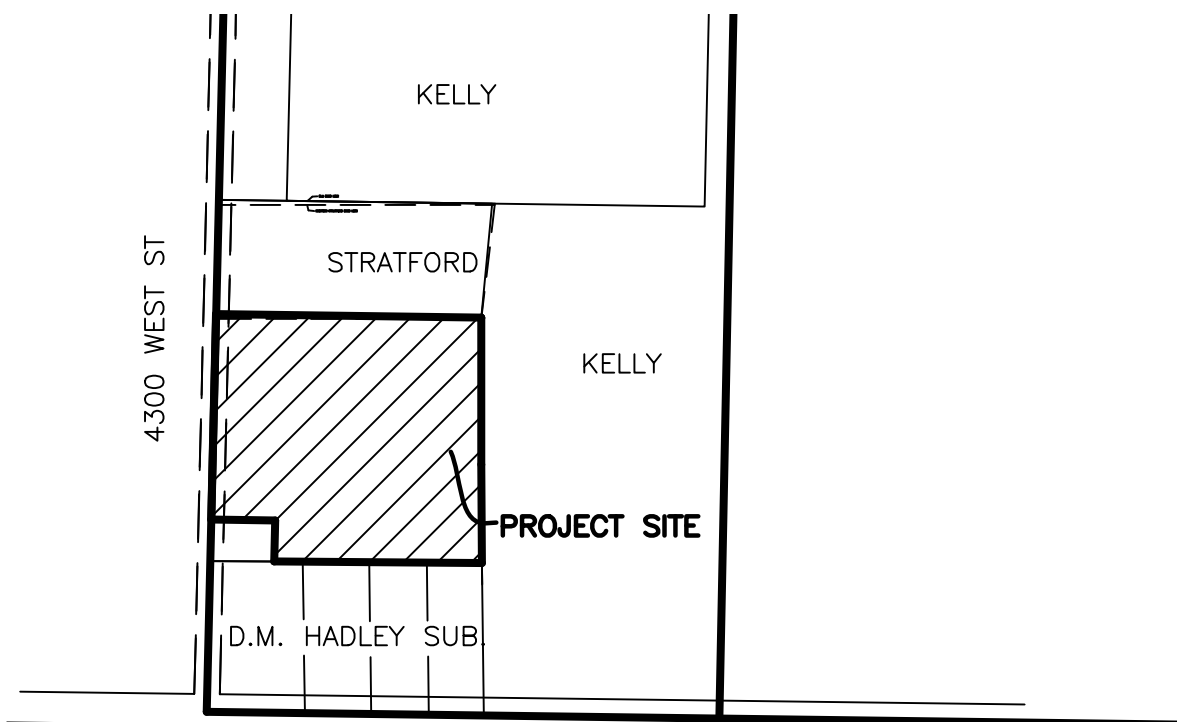
A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY DATED MAY 17, 2021, SHOWED TWO EASEMENTS FOR UTILITIES. THE FIRST ONE WAS TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH FOR PROVIDED SERVERS AND WAS A BLANKET EASEMENT FOR THE ENTIRE SECTION. THE LINES FOR THIS AREA WERE INSTALLED ON THE WEST SIDE OF 4300 WEST AND DO NOT IMPACT THIS PROPERTY. THE SECOND EASEMENT WAS A BLANKET EASEMENT FOR THE ENTIRE SECTION TO ALLOW WILSON IRRIGATION TO BUILD AND MAINTAIN IRRIGATION LINES. NO FACILITIES WERE OBSERVED ON THE PROPERTY, AND THEREFORE ARE NOT SHOWN.

AGRICULTURAL STATEMENT

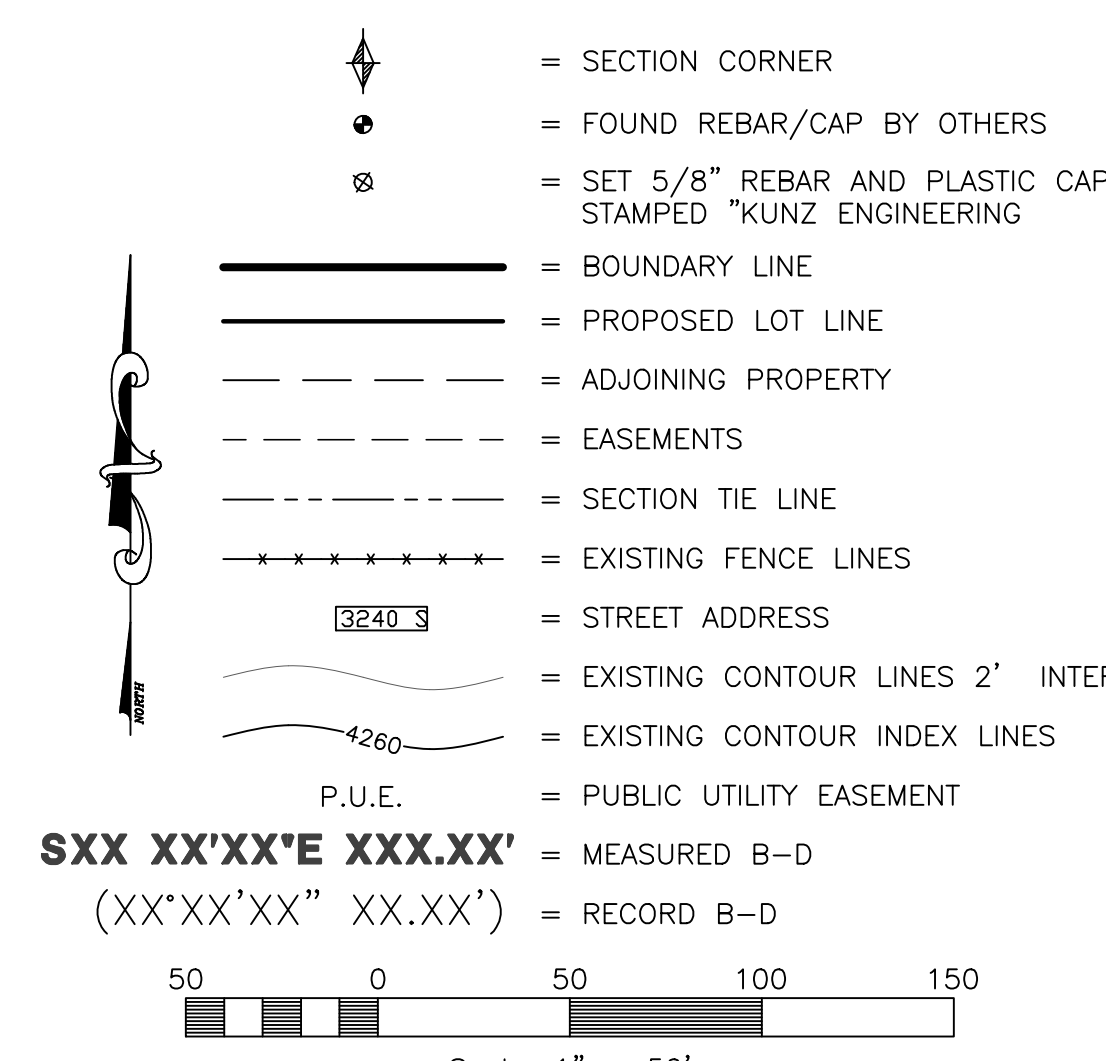
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

NOTE

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.



VICINITY MAP



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE AS MEASURED BETWEEN FOUND MONUMENTS BETWEEN THE SW CORNER AND THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS N01°22'05"E

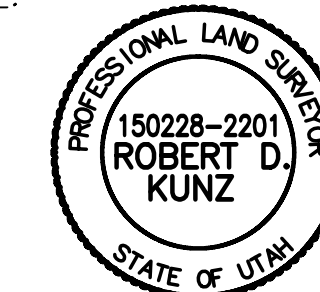
NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW THREE LOT SUBDIVISION FOR THE PURPOSE OF BUILDING A NEW HOME. THE ROAD RIGHT OF WAY (33' HALF WIDTH) WILL BE DEDICATED TO WEBER COUNTY. ALL BOUNDARY CORNERS WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING". ALL FRONT LOT CORNERS WERE SET AT THE FUTURE RIGHT OF WAY LINE 33' FROM THE CENTER LINE OF 4300 WEST STREET.

SURVEYOR'S CERTIFICATE Exhibit A

I, ROBERT D. KUNZ DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF BLAINE HADLEY FARMS SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.



XXXX
UTAH LICENSE NUMBER XXXX

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT BLAINE HADLEY FARMS SUBDIVISION, AND DO HEREBY 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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 BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE THE IRRIGATION EASEMENT TO WEBER COUNTY FOR IRRIGATION AND DRAINAGE PURPOSES, SAID EASEMENT TO BE OWNED AND MAINTAINED BY LOT OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.
FOR: THE BLAINE A. HADLEY REVOCABLE TRUST DATED OCT 4, 2001

SHERRY OLIVER, CO-TRUSTEE SIDNEY HADLEY, CO-TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

DESCRIPTION OF SUBDIVISION

PARCEL 15-089-0007 THE BLAINE A. HADLEY REVOCABLE TRUST AS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORD ENTRY NUMBER 3096711 DATED 28 OCTOBER 2020.

A PART OF THE SW QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 33 AND PROCEEDING N01°22'05"E, 501 FEET TO THE TRUE POINT OF BEGINNING THENCE N01°22'05"E, 535.06 FEET TO THE EXTENSION OF A LONG STANDING FENCE LINE; THENCE ALONG SAID FENCE LINE S89°15'11"E, 690.75 FEET TO THE WESTERLY EMBANKMENT OF THE HOOPER CANAL AND THE WEST LINE OF SURVEY RECORDED AS NO. 3497 IN THE WEBER COUNTY RECORD OF SURVEY BY LANDMARK SURVEYING FOR ROLLO AND KAYLLINE; THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES (1) S05°24'22"W, 0.98 FEET; (2) S00°04'49"N, 382.06 FEET; AND (3) THENCE S00°18'03"E, 256.42 FEET TO THE NORTH LINE OF D.M. HADLEY SUBDIVISION; THENCE ALONG SAID SUBDIVISION N89°36'23"W, 540.71 FEET TO THE SE CORNER OF NEILA HADLEY BOUNDARY; THENCE ALONG SAID BOUNDARY N01°11'57"E, 106.76 FEET AND N88°55'53"W, 166.19 FEET TO THE TRUE POINT OF BEGINNING. HAVING AN AREA OF 430605.11SQ FT, 9.88 ACRES

KUNZ ENGINEERING
ENGINEERING SURVEYING LAND PLANNING
280 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-830-9896
PHONE: (801) 225-8232 eMAIL: ROBERTDKUNZ@GMAIL.COM

DEVELOPER
SHERRY OLIVER AND
SIDNEY HADLEY
3859 SOUTH 3500 WEST
ROY, UTAH 84068
801-7236-1464

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 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 THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE 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 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 AFFECT. 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. SIGNED THIS _____ DAY OF _____, 20____.

WEBER-MORGAN HEALTH DEPARTMENT

Webber County Recorder

Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Webber County Recorder

Deputy.



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

12/22/2020

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **PRILIMINARY** approval has been given and the District has the capacity to provide culinary water only for 3 lots for the Hadley Farm Subdivision at the approximate address 3218 S. 4300 W. Taylor, Utah. This property has one existing connection and the owners are requesting two additional connections.

Requirements:

- Plan review fee= \$100 per lot. (total \$200)
- Water rights fee = \$4,363.00 per lot or current costs when paid. (\$8,726.00 total)
- Secondary Water = Must have 1 share of Hooper Irrigation or Wilson Irrigation shares put in Taylor West Weber Water name. Taylor West Weber Water will hold the share until pressurized secondary water is available. When pressurized water is available it will be given back so that pressurized connections can be made.
- Impact Fees = \$5,228.00 per lot or current costs when paid.
- Connection Fee = \$1,730.00 per lot plus the cost of asphalt and road work if applicable.
- Water Meter = \$375.00 per lot.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Final approval is subject to meeting all of the requirements of the District and all fees being paid and received. This letter expires six months from the date it is issued.

Sincerely, 

Expires 6/22/2021

Ryan Rogers – Manager
Taylor West Weber Water Improvement District



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
7/19/2021

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401
To Whom It May Concern:

This is to inform you that ***Final*** approval has been given and the district has the capacity to provide only culinary water for Blaine Hadley Subdivision a 3-lot subdivision by the means of a 10" water main on 4300 W. and a 6" water line on 1900 S. Taylor West Weber Water specifications and details must be followed in all installation procedures.

Requirements:

- Plan review fee= \$100 per lot. Paid
- Water rights fee =Must be paid before final subdivision approval is given. \$4,363.00 per lot. Paid
- Secondary Water =In process of transferring ½ of a share per lot to Taylor West Weber Water when pressurized secondary is available the home owner must connect to the pressurized system.
- Impact/ Hookup Fees = Paid by each lot owner or builder before a building permit is issued. Amounts are subject to change based on impact fees. Lots 1 & 3 are paid in full and building on these lots is permitted.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

OCCUPANCY APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.

Sincerely, 

Ryan Rogers – Manager

Taylor West Weber Water District



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

November 19, 2020

Taylor West Weber Water
2815 W 3300 S
West Haven, Utah 84401

RE: Hadley Property – 3218 S 4300 W

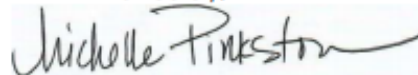
To Whom It May Concern:

This letter is to inform and verify that there are no Hooper Irrigation Secondary Pressurized water lines at the above noted location, so connection to the Secondary System is not possible. Secondary lines may be extended in the future but a time frame for this expansion has not been disclosed or determined and is likely several years in the future. We recommend that Hooper Irrigation "Class A" shares or Wilson Irrigation Shares be turned in to Taylor West Weber Water to ensure their ability to connect to the Secondary Pressurized System when it is expanded to this area.

The development is located at approximately 3218 South and 4300 West and consists of 3 lots.

If you have questions, please call 801-985-8429.

Sincerely,



Michelle Pinkston
Office Manager
Board Secretary

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



May 4, 2021

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

RE: Sherry Oliver
3218 S 4300 W Ogden, UT
Parcel # 15-089-0007
Soil Log #15145

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on May 3, 2021. The exploration pit(s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12 Nad 83 409176 E 4562413 N)
0-17" Sandy Loam, Granular Structure
17-34" Sandy Loam, Blocky Structure
34-52" Sandy Loam, Massive Structure
Groundwater Encountered At 52"

Exploration Pit #2 (UTM Zone 12 Nad 83 409179 E 4562382 N)
0-16" Sandy Loam, Blocky Structure
16-42" Sandy Loam, Massive Structure
42-55" Loamy Fine Sand, Single Grain Structure
Groundwater Encountered At 55"

Exploration Pit #3 (UTM Zone 12 Nad 83 409191 E 4562314 N)
0-14" Fine Sandy Loam, Granular Structure
14-28" Fine Sandy Loam, Blocky Structure
28-49" Fine Sandy Loam, Massive Structure
49-75" Loamy Fine Sand, Single Grain Structure

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

DESIGN REQUIREMENTS

Culinary water will be provided by Taylor-West Weber Water Improvement District, an existing approved public water system. **A letter from the water supplier is required prior to issuance of a permit.**

Anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.45 gal/ft²/day as required for the sandy loam, massive structure soil horizon.

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.

EDUCATE | ENGAGE | EMPOWER

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

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,



Ryan Klinge
Environmental Health Division
801-399-7160