

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



March 22, 2022

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

RE: Preliminary Subdivision **Determination**
Sunshine Valley Estates Subdivision Phase 3, 3 lots
Parcel #21-023-0038 & 21-023-0037
Soil log #14658 & 15273

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

Lot 301, 302 & 303: Anticipated ground water tables not to exceed 36 inches, and soil classified as Type 1, fall within the range of acceptability for a Packed Bed Media Treatment System with non-chemical disinfection followed by a conventional trench or drip irrigation with a maximum trench depth limited to 24 inches. The absorption system is to be designed using a maximum loading rate of 0.9gal/sq. ft. /day as required for a coarse loamy sand, single grained structure with high gravel content soil horizon.

ENGINEERING CONSIDERATIONS Lots 302 & 303:

The proposed lot sizes for lot 302 and 303 are very restrictive for placement of an onsite wastewater treatment system. The Health Department cannot warrant or guarantee the size, shape, or square footage of a structure per individual lot. The structure size, shape and number of bedrooms will need to be determined in conjunction with an appropriate wastewater treatment system design. As part of the subdivision review the developer was required to show that the lots were sized to allow for the installation of an original and replacement drainfield sufficiently sized for a four bedroom residence. Designing the wastewater system utilizing a drip irrigation drainfield may aid in increasing the number of bedroom of the potential residence.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Summer Day, LEHS
Environmental Health Division
801-399-7160

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