



BOARD OF ADJUSTMENT

MEETING AGENDA

**Thursday, July 21 , 2022
4:30 p.m.**

- *Pledge of Allegiance*
- *Roll Call*

Regular Agenda Items

1. **Minutes: April 28, 2022**
2. **Voting for new Chair and Vice Chair for the year 2022**
3. **3.1 BOA 2022-02:** A variance request for an eight-foot fence to be located along the south side of lot 2 of the Hadley Homestead Subdivision. **Presenter is Felix Lleverino.**

3.2 BOA 2022-03: A variance request to allow a driveway within the 100 foot stream corridor setback. **Presenter is Steve Burton**
4. **Training**

Adjournment

The Board of Adjustments meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8761

April 28, 2022

Minutes of the Board of Adjustments meeting of April 28, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1, Ogden UT at 4:30 pm & via Zoom Video Conferencing.

Member Present **Bryce Froerer**
 Rex Mumford
 Laura Warburton (Voted temporary chair for this meeting.)

Rex Mumford motioned to have Laura Warburton serve as temporary Chair for this meeting. Bryce Froerer seconded the motion. Motion passed 3-0

Staff Present: Rick Grover, Planning Director; Scott Perkes, Planner; Brandon Quinney, Legal Counsel; June Nelson, Secretary

- **Pledge of Allegiance**
- **Roll Call**

1. Minutes: November 4, 2021 Approved with change.

- 2. BOA 2021-09:** A request for a 53-foot variance (leaving a 22-foot setback) to the 75-foot stream corridor setback requirement from a year-round stream on a lot of record located at 3390 N 5100 E, in Eden to allow for the construction of a single-family residence. **Staff Presenter: Scott Perkes**

Scott Perkes presented the following:

County records indicate that the subject property contains a single-family dwelling that was constructed in 1900 (highlighted in blue in **Exhibit D**). Records also indicate that the property boundaries match those which were present in 1966 when zoning was enacted in the Ogden Valley. These two pieces of information allowed the County to classify the parcel as a “Lot of Record” per the land use code definition of LUC Sec. 101-2-13 resulting in the issuance of a Notice of Buildable Parcel (see **Exhibit E**)

On December 5, 2005, the Board of County Commissioners adopted Ordinance 2005-19, which established river and stream corridor setback requirements (see **Exhibit F**). Per this Ogden Valley Sensitive Lands ordinance and its associated map of stream corridors (see **Exhibit B**), a “Stream” or “Braided Stream” is depicted traversing the subject property from its northwestern boundary through to its southeastern boundary.

Due to this encumbrance, the applicant submitted a request to the Board of Adjustment on June 23, 2021 for a 53-foot variance (leaving a 22-foot setback) to the 75-foot stream corridor setback (see **Exhibit A**).

The applicant is requesting this variance to facilitate the placement of a new single-family detached home and detached garage on the lot. The existing home built in 1900 is proposed to remain on the property and will be converted into an art studio or storage shed.

The special circumstance on the property that is driving this variance request is the unique path that this stream runs through the middle of the historical lot of record. Per the Ogden Valley Sensitive Lands ordinance, this stream requires a 75-foot setback from its high water mark, thus creating a large encumbrance on the property.

The Land Use Code (Sec. 104-28-2(b)(1)), states the following regarding stream corridor setbacks:

No structure, accessory structure, road, or parking area shall be built within the required setback from a river or stream as measured from the high water mark of the river or stream. The high water mark shall be determined by the Weber County engineer. The areas within the setback shall be maintained in a manner that protects the

April 28, 2022

quality of water in the river or stream and the habitat of native vegetation and wildlife along the river or stream...

b. Structures, accessory structures, roads, or parking areas shall not be developed or located within 75 feet on both sides of year-round streams, as determined from the high water mark of the stream.

This section of code was first implemented in 2005 through the adoption of Ordinance 2005-19 (see **Exhibit F**). As mentioned above, this lot of record dates as far back as at least 1966, predating the stream setback requirements.

The granting of a 53-foot variance would allow the applicant to build a structures to within 22 feet of the stream's high water mark.

Scott Perkes stated that the County Commission just passed an ordinance stating that if you own a lot in a Subdivision that was recorded prior to December 5, 2005, then the stream corridor setbacks would not be applicable, and the new buildings constructed would be exempt from the setback requirements. This property is NOT in a subdivision. So this does not apply. The owner was not aware of the year round stream setback requirement when they bought the lot. . A new survey has been done by Landmark Survey. It has not been filed with the surveyor's office yet. Laura Warburton asked why they can build when it is in an AV-3 area. When was the lot purchased? Scott Perkes stated that when the lot was purchased it was classified as a "buildable lot" by the County. The request is to put 1 house and use the "old" structure there as an art studio or shed, not a home. It is also not a Flag lot. This was grandfathered in.

Rex Mumford stated that with the stream corridor setbacks, the buildable area is down to .84 acre. We have had similar requests in the past. Is this stream a year round stream? Does irrigation water come out of the stream? How big is the proposed home to be built?

The property owner- Mark Grant 3163 Us Hwy 17 Fleming Island, Florida. He states that the home is approximately 1200 square feet. We are excited to build. We found out about the stream and did our best to fit things in.

Rex Mumford said that the biggest variant is for the garage. The owner is also using a 20 foot setback on the east when only a 10 foot is required. Bryce Froerer says the he is struggling with the variance and being fair to others who have requested a variance under similar circumstances. The owner Mark Grant states that the garage could possibly be a little closer to the home.

There was some discussion about the home and garage size. The owner- Mark Grant says that we would like to build the size of house and garage that we want. The existing old home was closer to the stream, so we thought that it would be ok. The deck extends over the stream. Rex Mumford says the ordinance was there before purchase.

The owner Mark Grant states that they are just trying to do the right thing and follow the correct county procedures. We want to do this the right way. Laura Warburton stated the owner may want to have the garage attached to the house. Our job is to be fair. The reason that I am ok with this is because of the ordinance that the County Commission just passed. Attorney Brandon Quinney reminded the Board that the ordinance ONLY applied to subdivisions. The property is not a subdivision. The owner Mark Grant asks that if the property were a subdivision could he build anywhere. Brandon Quinney stated that they could build, but must abide other county rules. Scott Perkes stated that the County Engineers are ok with the placement as they are now. It is possible for the owner to move the home back 10 feet. Mark Grant states that the property owner to the east is planning on building. If not for the stream we would place more in the middle of the parcel.

Laura Warburton invited an online guest to speak: Valerie 3428 Wolfcreek Drive. Has the survey been considered? Laura Warburton says that we are not considering the survey. Only what we have on record.

Rex Mumford states that his concern as stated before is that we have had others come before this Board with similar requests and we need to be fair to all. Bryce Froerer states that he has the same concern. Laura Warburton states that she feels that we need to help the owner. We could give them less of a setback.

April 28, 2022

Scott Perkes states that on February 24, 2012 there was a buildable Parcel notice that would have come up for the owner who did his due diligence. There was no notice of a stream corridor. Laura Warburton asks what we should do. Rick Grover states that it might be helpful to ask the owner. Laura Warburton goes on to explain that if we table this item, that it can be brought to a future meeting. Mark Grant states that he would rather settle on a number. I am ok to move or attach the garage if needed.

Bryce Froerer ask what number that Rex Mumford would be comfortable with. Mr Mumford states that he would be ok with a 25 foot variance (50 foot setback from stream). The house would be fine, but the garage would need some change.

Bryce Froerer motions: I would move that with the discussions that we have had, a 25 foot variance and that the petitioner's structure, weather it is the house and the garage or just the house fit within that variance. The support is that we have rules regarding the open stream, and we have been dealing with this stream several times and I feel strongly that we need to be consistent. I also feel strongly with you, Ms Warburton that the property owner should be able to do with their property as they wish, subject to the rules that govern us. In an effort to help the petitioner here, be able to build the home that he would like to build, I am suggesting as we have indicated that he have a 25 foot variance and that everything fits within that variance and that we protect the stream corridor to the extent that we are able to with that variance.

Ms Warburton asks for a second: Rex Mumford seconds the motion. Bryce Froerer-yes, Rex Mumford, yes, Laura Warburton, yes. The motion passes with 3 in favor.

Rex Mumford states that at the first meeting of the year, we usually vote on a new chair and vice chair for the year. The secretary was instructed to add it to the next agenda.

Director Rick Grover reminded the Board that they will need to have 4 hours of training sometime during the next year. June Nelson will keep track of it. Please let her know when you have completed any training.

Laura Warburton thanked June Nelson for the reminders and notices about the meeting.

Bryce Froerer motioned to adjourn. Rex Mumford seconded the motion. Motion passes 3-0.

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist



Staff Report to the Weber County Board of Adjustment

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for a variance to the fence height limitations. The owner is requesting a two-foot variance, which would amount to an eight-foot fence along the south side of lot 2 of the Hadley Homestead Subdivision.

Agenda Date: Thursday, June 09, 2022

Applicant: Heather Hadley, Owner

File Number: BOA2022-02

Property Information

Approximate Address: 1885 S 4300 W, Taylor.

Project Area: 1 acre

Zoning: Agricultural (A-1)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-529-0002

Township, Range, Section: T6N, R2W, Section 29, NE 1/4

Adjacent Land Use

North: Residential	South: Residential/Future Weber High school
East: Residential	West: Residential

Staff Information

Report Presenter: Felix Lleverino
 flleverino@co.weber.ut.us
 801-399-8767

Report Reviewer: SB

Applicable Codes

- Title 102 (Administration) Chapter 3 (Board of Adjustment)
- Title 104 (Zones) Chapter 2 (Agricultural Zone A-1)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 3 (Fencing Requirements)

Background

The applicant is requesting a two-foot variance to the maximum fence height of six feet. The eight-foot fence would be located on the property line adjacent to a planned high school parking lot (see Exhibit B). The fence material will be formed concrete that looks like wood (see Exhibit E). Construction on the high school directly south is due to begin soon. The applicant feels that a variance is necessary for them to have privacy and to enjoy the use of their backyard. The applicant cites special circumstances that will result from a vehicle intensive use such as a high school. See Exhibit A for the applicant's narrative.

This report includes a site plan, a narrative, and Google street view photos to help visualize the site conditions.

Summary of Board of Adjustment Considerations

LUC §102-3 states that one of the duties and powers of the Board of Adjustment is to hear and decide variances from the requirements of the Weber County Land Use Code. For a variance to be granted it must be shown that all of the following criteria have been met:

- a. *Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Land Use Code.*
 1. *In determining whether or not literal enforcement of the land-use code would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought, and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.*

2. *In determining whether or not literal enforcement of the land-use code would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.*
- b. *There are special circumstances attached to the property that do not generally apply to other properties in the same zone.*
 1. *In determining whether or not there are special circumstances attached to the property, the appeal authority may find that special circumstances exist only if the special circumstances relating to the hardship complained of, and deprive the property of privileges granted to other properties in the same zone.*
- c. *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.*
- d. *The variance will not substantially affect the general plan and will not be contrary to the public interest.*
- e. *The spirit of the land use ordinance is observed and substantial justice is done.*

Staff Analysis

The list below are points taken from the applicant's narrative as compared to the above-listed point of BOA consideration (see **Exhibit A** for the full narrative):

- a. The applicant's narrative states that literal enforcement of the maximum fence height of six feet will result in limited privacy for activities within the backyard.
- b. The applicant names special circumstances presented with the new high school plan. The location of the planned parking area is adjacent to the rear yard of the existing home. There is an existing swimming pool in the backyard, from which, the owners feel they could benefit from extra privacy. Strict enforcement would limit the use and enjoyment of the backyard and swimming pool.
- c. The applicant's narrative indicates that granting a variance is needed to enjoy a substantial property right that is possessed by other properties in the area.
- d. The General Plan does not contain statements contrary to this specific request. This request is not contrary to the public interest.
- e. The applicant has taken the appropriate measures to submit a variance request and believes that granting the variance does not harm the goals and policies of the General Plan.

Conformance to the General Plan

Fences are permitted for various uses including residential development. If the requested variance is granted, it will not harm the goals and policies of the Ogden Valley General Plan.

Staff Recommendation

Staff recommends the Board of Adjustment review the staff's analysis and compare the applicant's request against the five points of consideration listed in LUC §102-3-4(b)(2) (presented above). If the Board finds that the applicant's request meets the criteria, a two-foot variance to the maximum six-foot fence height could be granted. The result would be an eight-foot fence along the south side of lot 2 of the Hadley Homestead Subdivision, with the exception that any portion of the fence in the front yard setback cannot exceed 4 feet in height.

Exhibits

- A. Applicant-written variance request
- B. Site plan
- C. Street view photos photos
- D. Hadley Homestead Subdivision plat
- E. Petrified Forest fence photos

Area Map

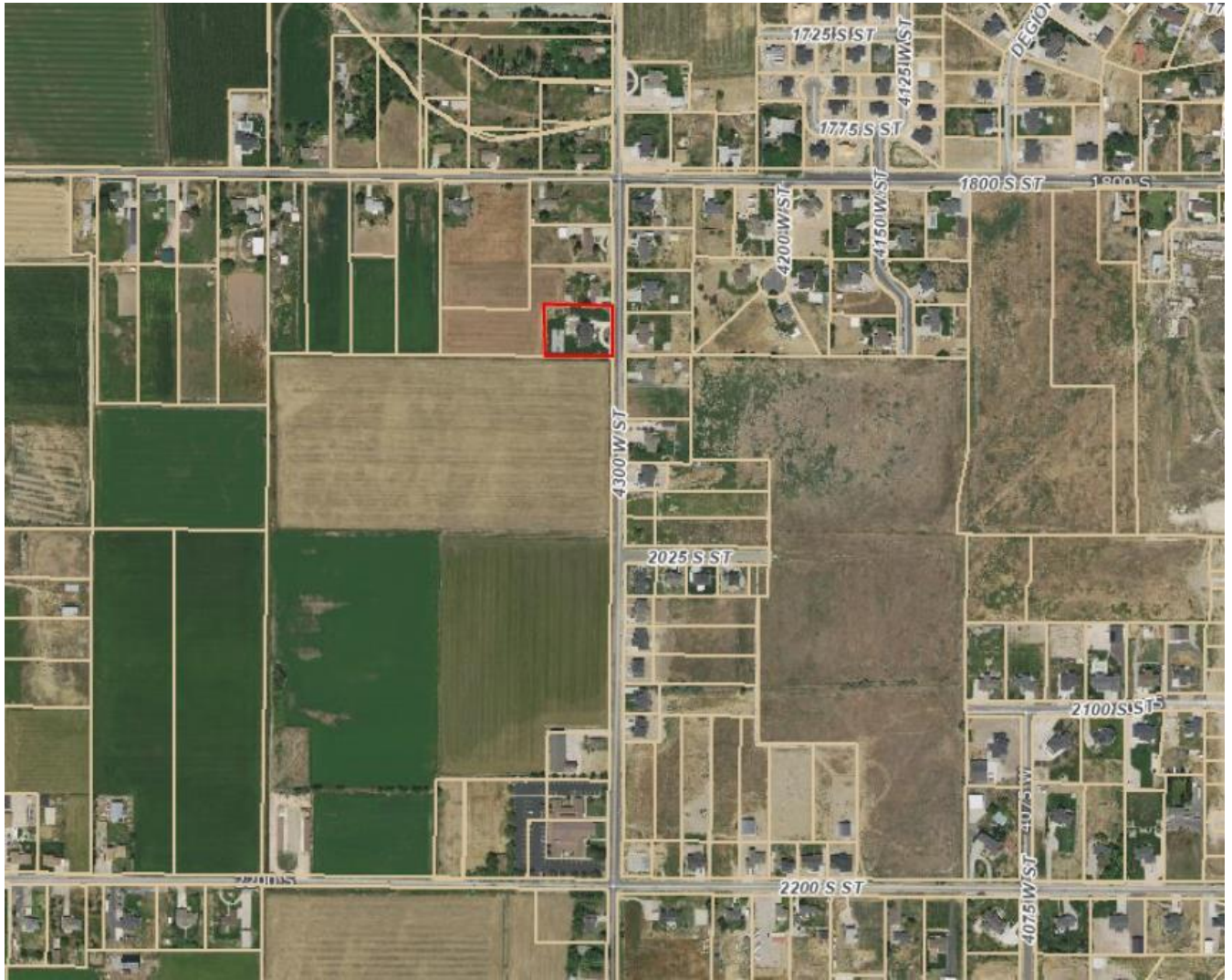


Exhibit A: Applicant Narrative

We are applying for a variance for a fence installation height. We live in Taylor and right next to the property that the Weber School District owns where the new high school is being built. We are wanting to put an 8 ft. fence on the property line about 200 feet in length just along our backyard where our backyard and the future school's parking lot will be. (highlighted spot on the map attached) The rest of our backyard fence will be 6 ft. high and it will be 4 ft in the front of our property. We believe the "hardship" (referring to Land Use Code A & C) would be not having enough safety or privacy in our backyard and would limit our use of our land, yard and pool. When the new high school is finished, our property line will be right next to a parking lot. There will be hundreds of people going in and out of that property daily. (example for Land Use Code B) We don't believe that by having our fence a little higher on one side of our backyard will affect the plan or the public. (example for Land Use Code D & E)

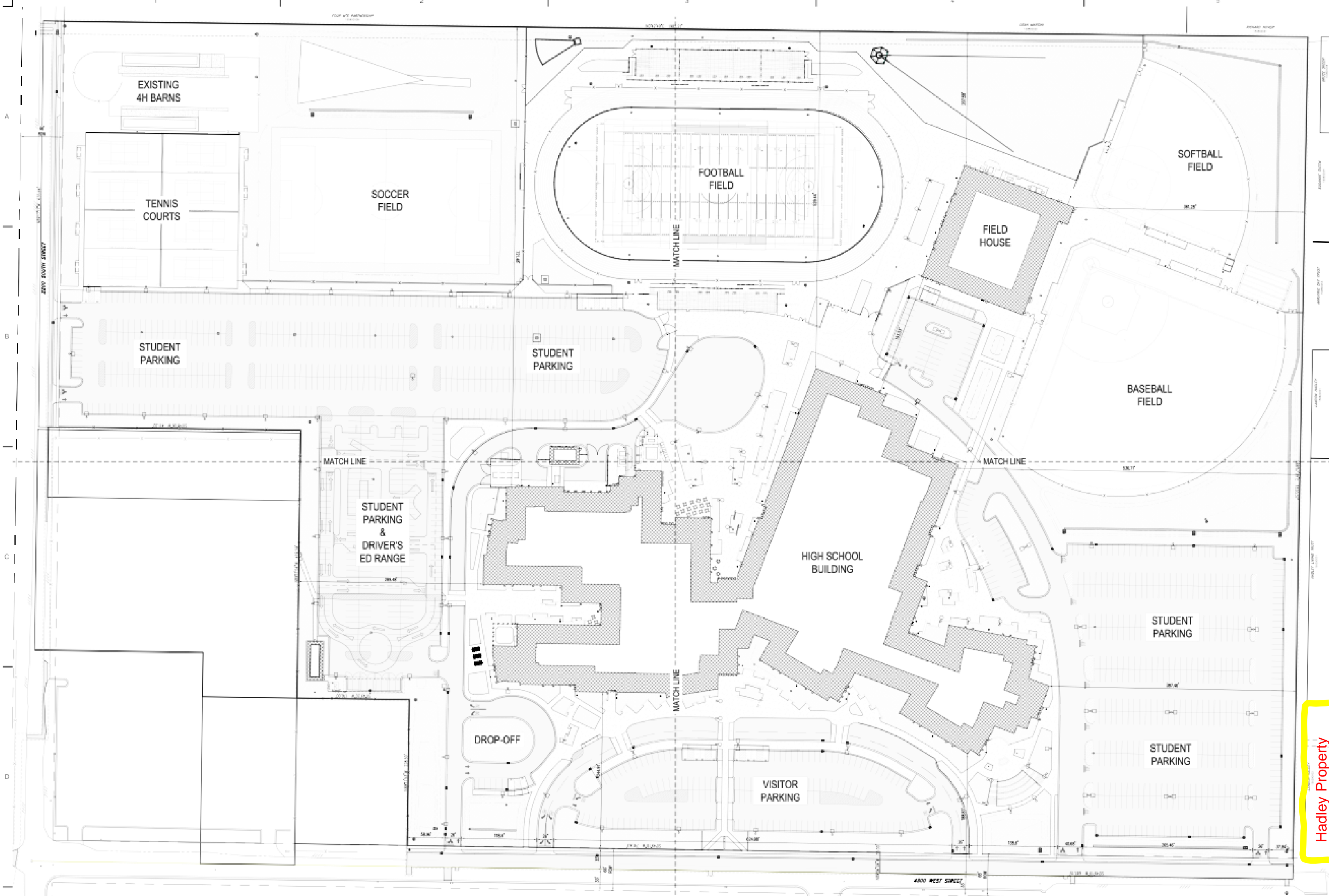
Exhibit A



Eight foot fence location

Four foot fence

School Parking lot



MHTN ARCHITECTS
 MHTN Architects, Inc.
 420 East South Temple
 Suite 100
 Salt Lake City, Utah 84111
 Telephone (801) 595-6700
 Telefax (801) 595-6717
 www.mhtn.com

Galloway
 172 N East Promontory, Suite 274
 Farmington, UT 84225
 801-953-1357
 GallowayUS.com

WEBER SCHOOL DISTRICT

WEBER SCHOOL DISTRICT
NEW HIGH SCHOOL
 4400 WEST 2200 SOUTH
 TAYLOR, UT

Hadley Property

Conveyance Note:
 This document is intended for use as the Project control record by individuals and companies involved in the design, permitting, bidding and construction of the project and is not to be used for any other purpose. Distribution, copying or posting of this document for purposes other than those intended is strictly prohibited. A copy of this document is retained online, please refer to the website for details.



PROJECT NO. 2020020
VIEW AND PRINT THIS DRAWING IN COLOR
 Digital drawing is 24" x 42". Do not scale contents of this drawing.

REVISIONS:
 CONTRACTOR TO VERIFY DIMENSIONS IN FIELD USE REFLECT LAST REVISION DATE.

NO.	DATE	DESCRIPTION

DATE: CONSTRUCTION DOCUMENTS
 DECEMBER 1, 2021

OVERALL SITE PLAN

SHEET NUMBER

CS100

NOTE
 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLDING OR AN ALTERNATE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

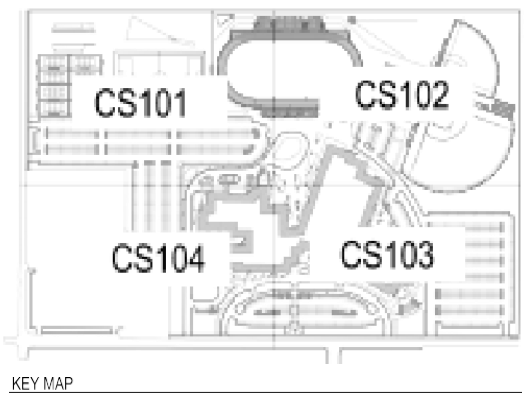
NOTE
 SEE SHEET CS101 FOR ALL PROJECT NOTES.

SITE AREA	2,290,390 S.F. = 51.87 ACRES
PERVIOUS / LANDSCAPE AREA	690,211 S.F. = 15.61 ACRES (42.05%)
IMPERVIOUS AREA	1,599,179 S.F. = 36.26 ACRES (87.95%)
BUILDING FOOTPRINT (INCLUDED IN IMPERVIOUS AREA)	282,834 S.F. = 6.49 ACRES (12.52%)

TOTAL PARKING STALLS	1501
REGULAR PARKING STALLS	1473
ADA PARKING STALLS	28

⊙	PROPOSED 21" HOOPER IRRIGATION UTILITY EASEMENT
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CAUTION - NOTICE TO CONTRACTOR
 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
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SITE LEGEND

	CONSTRUCT ON UTILITY LINE		PROPOSED LANDSCAPING
	PROPERTY BOUNDARY LINE		PROPOSED 6" x 6" GRAINS
	ADJACENT PROPERTY BOUNDARY LINE		PROPOSED BRICK
	CENTER LINE OF ROAD		PROPOSED STALL CREDIT
	EXISTING EASEMENT LINE		
	EXISTING TO REMAIN		
	PROPOSED KEY		
	EXISTING FENCE		
	PROPOSED FENCE		
	PROPOSED SWALE FLOW LINE		
	PROPOSED CATCH CURB AND GUTTER		
	PROPOSED SPILL CURB AND GUTTER		
	EXISTING CURB AND GUTTER		
	PROPOSED SIDEWALK		
	EXISTING SIDEWALK		

Exhibit B



North 1/4 Corner of Section 29, T6N, R2W, SLB&M, U.S. Survey Dated 1963 - Good Condition (Found Brass Cap W.C.S. Monument) N 89°01'55" W 306.4' (N 89°02'03" W W.C.S.)

Hadley Hon,estead Subdivision

North 1/4 Corner of Section 29, T6N, R2W, SLB&M, U.S. Survey Dated 1963 - Good Condition (Found Brass Cap W.C.S. Monument) N 89°01'55" W 306.4' (N 89°02'03" W W.C.S.)



Exhibit D

A part of the Northeast 1/4 of Section 29, T6N, R2W, SLB&M, U.S. Survey West Haven Cit, Weber County, Utah

JO...C...'



T6N, R2W, SLB&M, U.S. Survey Dated 1963 - Good Condition (Found Brass Cap W.C.S. Monument) N 89°01'55" W 306.4' (N 89°02'03" W W.C.S.)

NARRATIVE

This Survey was requested by Mr. London Hadley for the purpose of preparing this property to be split into separate parcels. Two Brass Cap Monuments were Found of the Southeast Southwest and Northwest corners, and a Witness corner was found referencing the Northeast corner of the Northeast Quarter of Section 29, T6N, R2W, SLB&M. A line bearing S 99.11'S1' E between the Southeast and Southwest corners of said Quarter Section was used as the Basis of Bearings. The Northeast corner was positionated using the Weber County Surveyor's record distances from the Northwest corner and the Southeast corner of the Quarter Section. The Property to the South (Weber School District) is described as an aliquot part of the Northeast

Quarter of the Northeast Quarter. This creates a deed gap between 4.8' and 5.2' with the South line of this parcel and the adjoining parcel to the West. The distances from the Section line to the North compute to 660 feet or a perfect 1/8 of a mile. Taking this into account, the South line of the property has been adjusted to coincide with the North line of the South half of the Northeast Quarter of the Northeast Quarter as called for in the adjoining

deed for the Weber Schaa District Property. Property owners were monumented as depicted on this drawing

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 29, Township 6 North, Range 2 West Salt Lake Base and Meridian, U.S. Survey. Beginning at a point on the West right of way line of 4300 West Street, said point being 332.92 feet South 0°49'03 West along the Section line and 33.00 feet North 89°10'57... West from the Northeast corner of said Quarter Section; and running thence South 00°49'03H West 331.81 feet along said West right of way line to the North line of the South Half of the Northeast Quarter of said Quarter section; thence North 89°04'32" West 627.03 feet along said North line; thence North 00°49'35H East 182.26 feet; thence South 89°02'06" East 327.00 feet; thence North 00°49'03" East 150.00 feet; thence South 89°02'06" East 300.00 feet to the point of beginning. Contains 3.653 acres.

WEBER COUNTY PLANNING COMMISSION APPROVAL

Hooper Irrigation
Approved by the Hooper Irrigation Company
this day of April, 2013.

London Hadley
Signature

Sh. Brass Cap
1.10" N

0.00' F.W

S 89°02'06" E

10.0' Wide Irrigation Ditch (ASSTH)

Order of 8/19/2013

UTAH Zoning Ordinance

2013
Ma. 6212300
DENNIS B. HADLEY
SURVEYOR
STATE OF UTAH

Enlosed Breeds Woy

10.0' Wide Irrigation Ditch (ASSTH)

SEE RECORD OF SURVEY # 00478

LEGEND
Shaded Area is Bl...
Dotted Line is Cap

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242300 in accordance with Title 58, Chapter 22, Professional Engineer's and Land Surveyors Licensing Act. I also do hereby certify that Hadley Homestead Subdivision in Weber County, Utah has been correctly drawn to the designed scale and is a true and correct representation of the following description of lands included in said subdivision based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented lot corners have been set as shown on this drawing. I also certify that all the lots within Hadley Homestead Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance. Signed this 17th day of August, 2013.

OWNER'S DEDICATION

The undersigned owner of the herein described tract of land, hereby splits apart and subdivides the same into lots as shown on this plot and names said tract Hadley Homestead Subdivision, and hereby dedicates, grants, and conveys to Weber County all those parts or portions of said tract of land

described as streets, the same to be used as public thoroughfares forever and also dedicates to Weber County easements for public utilities and drainage purposes over and across the portions of the lots delineated as public utility and drainage easements, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage easements authorized by Weber County and also hereby dedicates, grants, and conveys to Hooper Irrigation Company all those parts or portions of said tract of land described as irrigation the same to be used for the installation, maintenance and operation of irrigation ditches as may be authorized by Hooper Irrigation Company.

Signed this 17th day of August, 2013.

Dennis B. Hadley
Dennis B. Hadley & Wife Lana E. Hadley

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plot for mathematical correctness, section corner data, and for harmony with the lines and monuments on record in the county offices. The approval of this plot by the Weber County Surveyor does not relieve the licensed land Surveyor who prepared the same of the responsibilities and liabilities attached therewith. Signed this 17th day of August, 2013.

Andy Hubbard
Signature
STATE OF UTAH

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plot and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this 17th day of August, 2013.

Southwest

S 89°02'06" W W.C.S.



5746 SOUTH 1475 EAST OGDEN, UTAH
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

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.

Signature
I hereby certify that the required public improvement standards and drawings for this subdivision conform with

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 5 day of MAIL, 2013.

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 2013.

WEBER COUNTY RECORD
RECORDED
BOOK 13...

duly acknowledged to me, thly signed if freely and voluntarily and for the purposes therein mentioned.
Residing At: W. C. H.,
Commission Expires: 01/01/2014

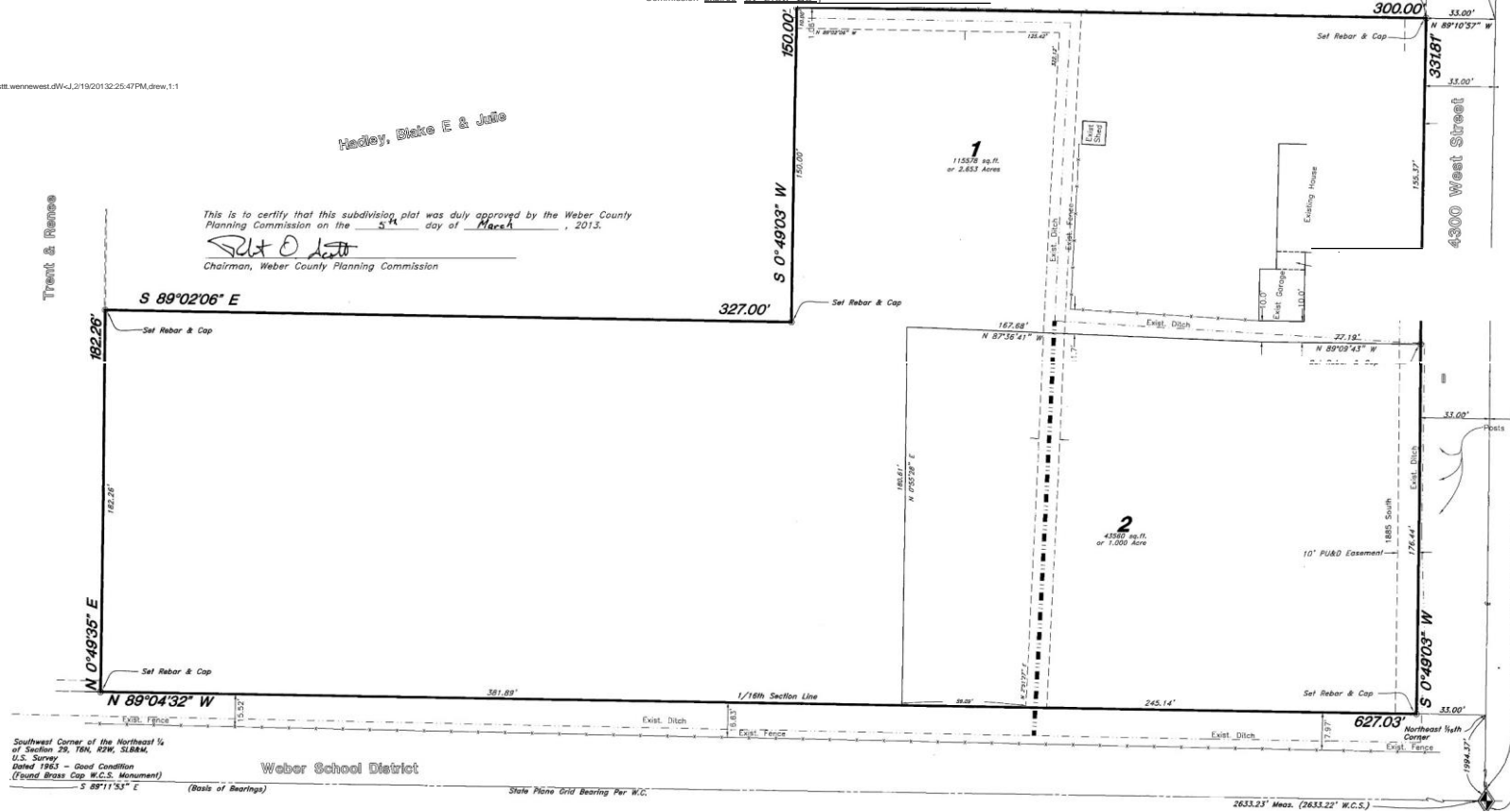
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Chair, Weber County Commission

DROB; f/
1: fout 1 r .

Hadley, Blake E & Julie

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 31st day of March, 2013.
Blake E. Hadley
Chairman, Weber County Planning Commission



Southwest Corner of the Northeast 1/4 of Section 26, T6N, R26E, S184M, U.S. Survey, Dated 1983 - Good Condition (Found Brass Cap W.C.S. Monument)
S 89°11'53" E (Basis of Bearings)

Weber School District
State Plane Grid Bearing Per W.C.S.

2633.23' Meas. (2633.22' W.C.S.)

Jared S. Hadley
A Notary Public commissioned in Utah
JARED S. HADLEY
Print Name

Attest

Debra S. Jensen
DEPUTY

73-77 12N7.U - Hodlisy Wes

Exhibit E





Staff Report to the Weber County Board of Adjustment

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a variance request to allow a shared driveway within the 100 foot stream corridor setback.
Agenda Date:	Thursday, July 21, 2022
Applicant:	Matt Lowe
File Number:	BOA 2022-03

Property Information

Approximate Address:	940 S 9270 E, Huntsville
Parcel ID:	21-023-0031, 21-023-0039, 21-023-0042, 21-162-0004

Staff Information

Report Presenter:	Steve Burton sburton@webercountyutah.gov 801-399-8766
Report Reviewer:	RG

Applicable Codes

- Title 102 (Administration) Chapter 3 (Board of Adjustment)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands) Section 2 (Stream Corridors, Wetlands, and Shorelines)

Background

This variance request was submitted on June 22, 2022. The applicant recently applied for a subdivision called Sunshine Valley Estates Phase 3 which includes a proposed shared driveway within the 100 foot stream corridor setback. The following sections of the county's stream corridor setback ordinance apply:

- Setbacks.** No structure, accessory structure, road, or parking area shall be built within the required setback from a river or stream as measured from the high water mark of the river or stream. The high water mark shall be determined by the Weber County engineer. The areas within the setback shall be maintained in a manner that protects the quality of water in the river or stream and the habitat of native vegetation and wildlife along the river or stream.
 - Structures, accessory structures, roads, or parking areas shall not be developed or located within 100 feet on both sides of the North Fork, South Fork, and Middle Fork of the Ogden River, from the high water mark of the river.**

The subdivision cannot be approved as proposed unless a variance is granted. The following are the Board Considerations and an analysis of the variance request.

Summary of Board of Adjustment Considerations

LUC §102-3 states that one of the duties and powers of the Board of Adjustment is to hear and decide variances from the requirements of the Weber County Land Use Code. For a variance to be granted it must be shown that all of the following criteria have been met:

- Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Land Use Code.*
 - In determining whether or not literal enforcement of the land use code would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought, and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.*
 - In determining whether or not literal enforcement of the land use code would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.*

- b. *There are special circumstances attached to the property that do not generally apply to other properties in the same zone.*
 - 1. *In determining whether or not there are special circumstances attached to the property, the appeal authority may find that special circumstances exist only if the special circumstances relate to the hardship complained of, and deprive the property of privileges granted to other properties in the same zone.*
- c. *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.*
- d. *The variance will not substantially affect the general plan and will not be contrary to the public interest.*
- e. *The spirit of the land use ordinance is observed and substantial justice done.*

Staff analysis of request

The following narrative was submitted as part of the applicant's submittal:

Sunshine Valley Phase 3 consists of three (3) lots: Lot 204, Lot 301, and Lot 302. Lots 301 and 302 are nestled in between two (2) forks of the South Fork River. The physical characteristics of the land in which the lots are located require creativity and deviation from the current ordinances. The proposed and preferable access to these lots is a shared driveway with access off of 850 S. Street just West past the county bridge. The engineered design of Lot 301 creates limited ability to adhere to the 100-foot setback from the driveway to each side of the fork of the river. The Utah well permit specifications also limits the overall design of the land use. The Property of lots 301 and 302 are bordered by both natural branches of the South Fork River which creates a unique and challenging area. Both forks at one point come within 200 feet of each other creating the request for the Variance. The alternative would be to access Lots 301 and 302 by constructing private bridges East of the county bridge. This would require (2) separate bridges and invasive disruption to the natural habitat in both locations. Two additional access points to/from 850 S. Street creates potential traffic safety concerns; ultimately leading to (3) separate access points along 850 S. Street as opposed to (1) Access point. Construction of the private bridges will require modification to the banks of the southern branch of the South Fork River in (2) separate locations. Natural erosion over the years becomes highly probable when the earth is moved or disturbed unnecessarily. To meet the 100-foot setback ordinance, multiple intrusive driveways would be required throughout the development for both residences rather than developing a cohesive shared driveway. Construction of the bridges compromises the overall integrity of the flood prevention work. According to the attached LOMR for Case No. 21-08-1088P, the area in question is deemed not to be a FEMA floodplain hazard. Our development is concerned about the environmental impact the construction of two bridges would have and is therefore: seeking a variance from the Board of Adjustment. We are requesting the Board of Adjustment approve a Variance to the Land Use Code in order to access Lots 301 and 302 with a shared driveway with a reduced setback from the southern branch of the South Fork River. The hardship imposed by the ordinance is 1) the disturbance of the natural environment and 2) the increased safety and potential traffic hazards of crossing multiple bridges and access points to 850 S. Street. Granting of the Variance will prevent significant disturbance of the natural environment and increase the safety of the lot owners and community.

The applicant does not specifically address each of the variance criteria in their narrative. The two branches of the South Fork river can be considered a hardship of these properties that do not generally apply to other properties in the same zone.

If the Board determines that all five criteria are met, the Board may choose to grant the requested variance. It is the staff recommendation that before any decision, the Board discusses and considers each of the criteria as they relate to the site and the specific proposal.



Exhibits

- A. Variance application



Federal Emergency Management Agency

Washington, D.C. 20472

May 18, 2022

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Scott Jenkins
Chair, Weber County Commission
2380 Washington Boulevard, Suite 360
Ogden, UT 84401

IN REPLY REFER TO:

Case No.: 21-08-1088P
Follows Conditional
Case No.: 19-08-0011R
Community Name: Weber County, UT
Community No.: 490187
Effective Date of
This Revision: October 3, 2022

Dear Chair Jenkins:

The Flood Insurance Study (FIS) Report and Flood Insurance Rate Map (FIRM) for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denver, Colorado, at (303) 235 4830, or the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1 877 336 2627 (1 877 FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Rick Grover
Planning Director
Weber County

Matt Lowe
Developer
Park City Premier Properties, LLC

Nate Reeve, P.E.
Principal Engineer
Reeve & Associates, Inc.

SUNSHINE VALLEY EST ATES SUBDIVISION PHAS

2, -023-038

AMENDING LOT 204 OF SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2 TOGETHER WITH OTHER LANDS
PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH

JUNE, 2022

LARRI (UFE ES1A1E) [1A]
GAI, 2,-023-0016

LEGEND

- t** = SECTION CORNER
- @**
TP1 = TEST PIT LOCATION
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- S** = STREET CENTERLINE MONUMENT

— = BOUNDARY LINE

— = LOT LINE
— = ADJOINING PROPERTY

— = EASEMENTS

— = SECTION TIE LINE

— = ROAD CENTERLINE
— = EXISTING FENCELINE
— = CENTER OF SOUTH BRANCH OF

SOUTHFORK RIVER
(FROM RIVER HIGH WATER MARK)

— = 100' RIVER SETBACK

— = FEMA FLOOD PLAIN

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DETAIL 2

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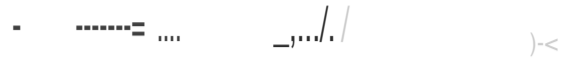
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SOUTHEAST CORNER OF SECTION 16,

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TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT

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Follows Conditional Case No.: 19-08-0011R

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Weber County Utah (Unincorporated Areas)	BRIDGE FILL	1D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA BASEMAP CHANGES
	COMMUNITY NO.: 490187		
IDENTIFIER	South Fork Ogden River - Sunshine Valley	APPROXIMATE LATITUDE AND LONGITUDE: 41.250, -111.726 SOURCE: Other DATUM: NAD83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM' NO.: 49057C0263F DATE: June 2, 2015 TYPE: FIRM NO.: 49057C0264F DATE: June 2, 2015 TYPE: FIRM NO.: 49057C0476F DATE: June 2, 2015		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: June 02, 2015 PROFILES: 67P, 72P, AND 73P SUMMARY OF DISCHARGE TABLE: 2	

Enclosures reflect changes to flooding sources affected by this revision.

- FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACHES

See Page 2 for Additional Flooding Sources

South Fork Ogden River - from the divergence of South Fork Ogden River South Branch to approximately 90 feet upstream of the divergence of South Fork Ogden River South Branch
 South Fork Ogden River North Branch - from approximately 2,570 feet downstream of 9500 East to the divergence of South Fork Ogden River South Branch
 South Fork Ogden River South Branch - from approximately 490 feet downstream of 850 South Street to the divergence from South Fork Ogden River

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
South Fork Ogden River	ZoneAE	ZoneAE	YES	YES
South Fork Ogden River North Branch	BFEs'	BFEs	NONE	YES
South Fork Ogden River South Branch	ZoneAE BFEs	ZoneAE BFEs	YES YES	YES YES

- BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at

<https://www.fema.gov/flood-insurance>

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

21-08-1088P

102-I-A-C



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE(S) AND REVISED REACH(ES)

South Fork Ogden River South Branch - From approximately 490 feet downstream of 850 South Street to the divergence from South Fork Ogden River

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
South Fork Oaden River South Branch	ZoneAE	ZoneAE	YES	YES

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at

<https://www.fema.gov/flood-insurance>.

Patrick "Rock" F. Sachtel
Patrick "Rock" F. Sachtel, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS repo11 and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the LOMR Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick Sacibit".

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jeanine D. Petterson
Director, Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the [LOMR Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426](mailto:LOMR.Clearinghouse@3601.Eisenhower.Avenue.Suite.500.Alexandria.VA.22304-6426). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbbit".

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.Ooodmaps.fcma.gov/fhm/bfe_slatus/bfc_main.asp

LOCAL NEWSPAPER

Name: *The Stallard-Exalliller*

Dates: May 27, 2022 and June 3, 2022

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1 877 336 2627 (1 877 FEMA MAP) or by letter addressed to the [LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426](mailto:LOMC_Clearinghouse_3601_Eisenhower_Avenue_Suite_500_Alexandria_VA_22304-6426). Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in blue ink, appearing to read "Rick Sacibit".

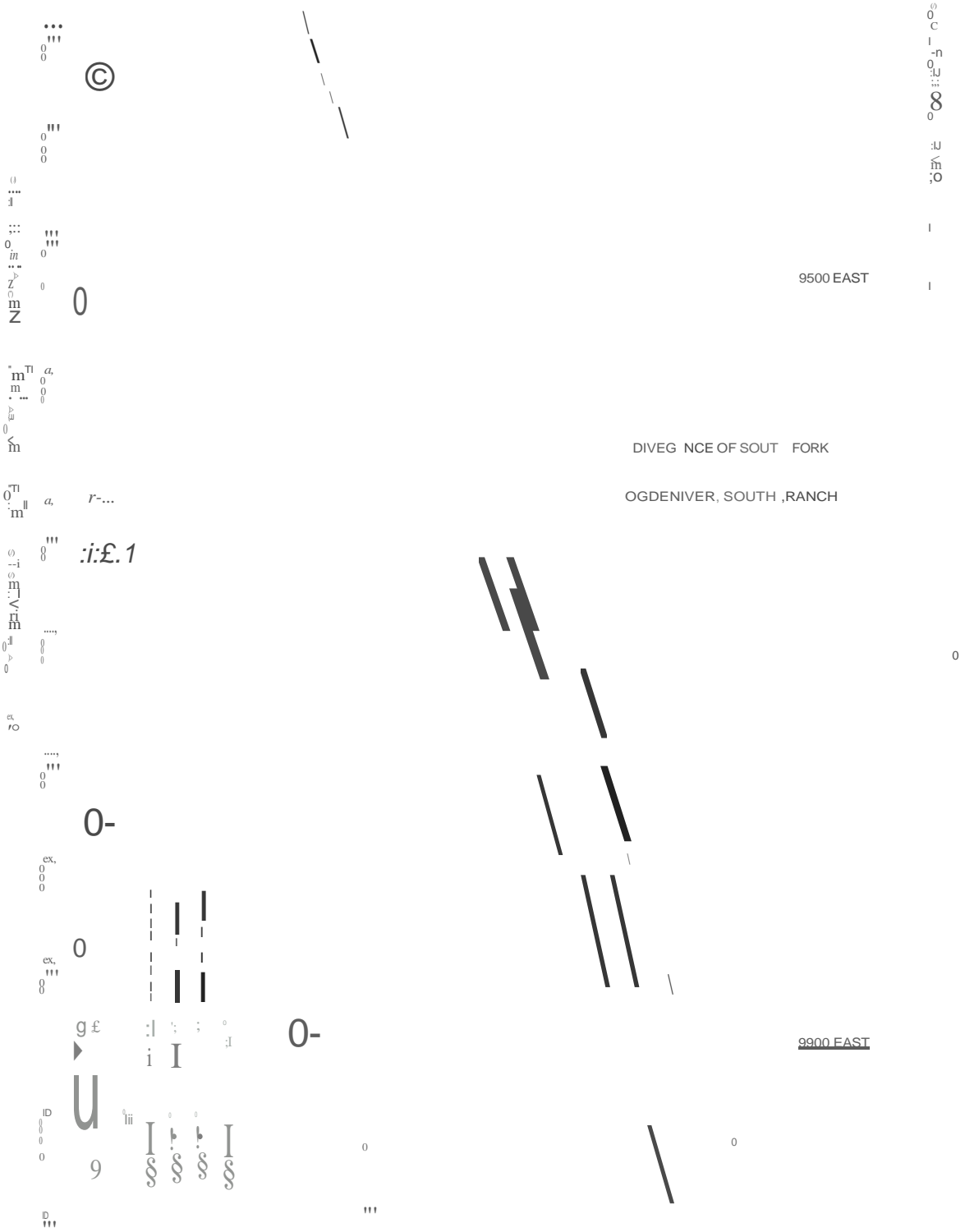
Patrick "Rick" F. Sacibit, P.E. • Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Table 2. Summary of Discharges (Cont'd)

<u>Flooding Source and Location</u>	<u>Drainage Area (Square Miles)</u>	Peak Discharges (cfs)			
		10-Percent Annual Chance	<u>2-Percent Annual Chance</u>	1-Percent Annual Chance	<u>0.2-12percent Annual Chance</u>
North Fork Ogden River					
At North Fork Rd/Durfee Rd split	10.8	331	678	867	1,381
At Pineview Reservoir	58.0	802	1,554	2,010	3,277
North Ogden Tributary					
At Elberta Drive	1.0	20	60	95	230
Ogden River					
Downstream of Pineview Reservoir	310	1,500 ¹	1,600 ¹	1,600 ¹	1,600 ¹
At Canyon Mouth	320	1,500 ¹	1,600 ¹	1,600 ¹	1,600 ¹
At confluence with Weber River	360	1,500 ¹	1,600 ¹	1,600 ¹	3,000 ¹
Sheep Creek					
At Confluence with North Fork Ogden River	12.0	134	309	408	687
South Fork Ogden River					
At North/South Branch split	143	1,194	2,267	2,831	4,319
<u>South Fork Ogden River (North Branch)</u>					
<u>approximately 3,150 feet downstream o</u>					
<u>divergence from South Fork Ogden River</u>					
	143	394.1	---- ²	784.6	---- ²
At Pineview Reservoir	144	474.2	---- ²	1290.3	---- ²
<u>South Fork Ogden River (South Branch)</u>					
<u>Approximately 2,810 feet downstream o</u>					
<u>divergence from South Fork Ogden River</u>					
	143	1,077.5	---- ²	1,541.8	---- ²
At Pineview Reservoir	170	835.3	---- ²	1941.2	---- ²
Spring Gulch					
At Canyon	1.9	30	50	70	150
Strongs Gulch					
At Tyler Ave	1.5	58	104	128	190

REVISED
ATA

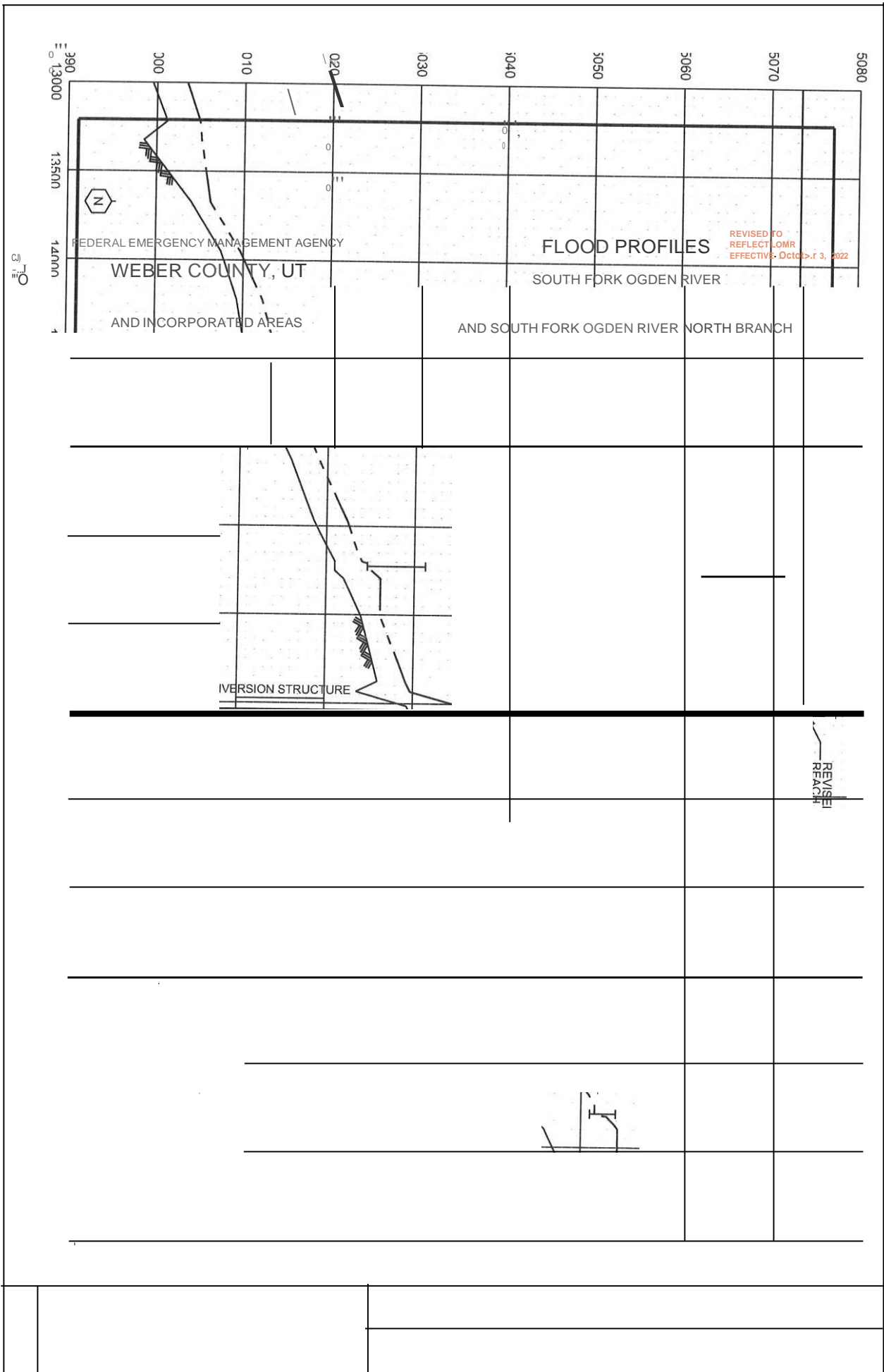
ELEVATION IN FEET (NAVO 88)

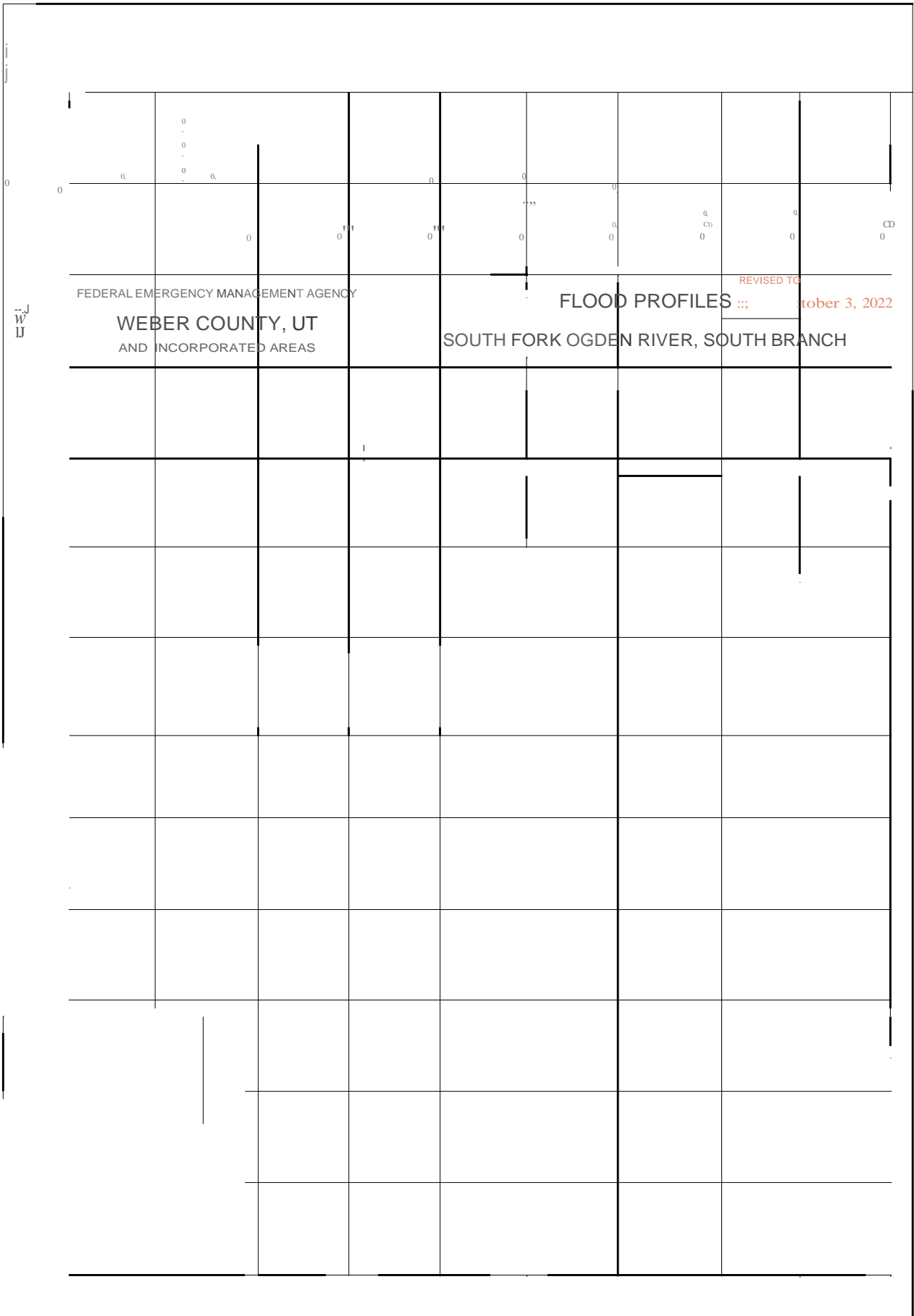


9500 EAST

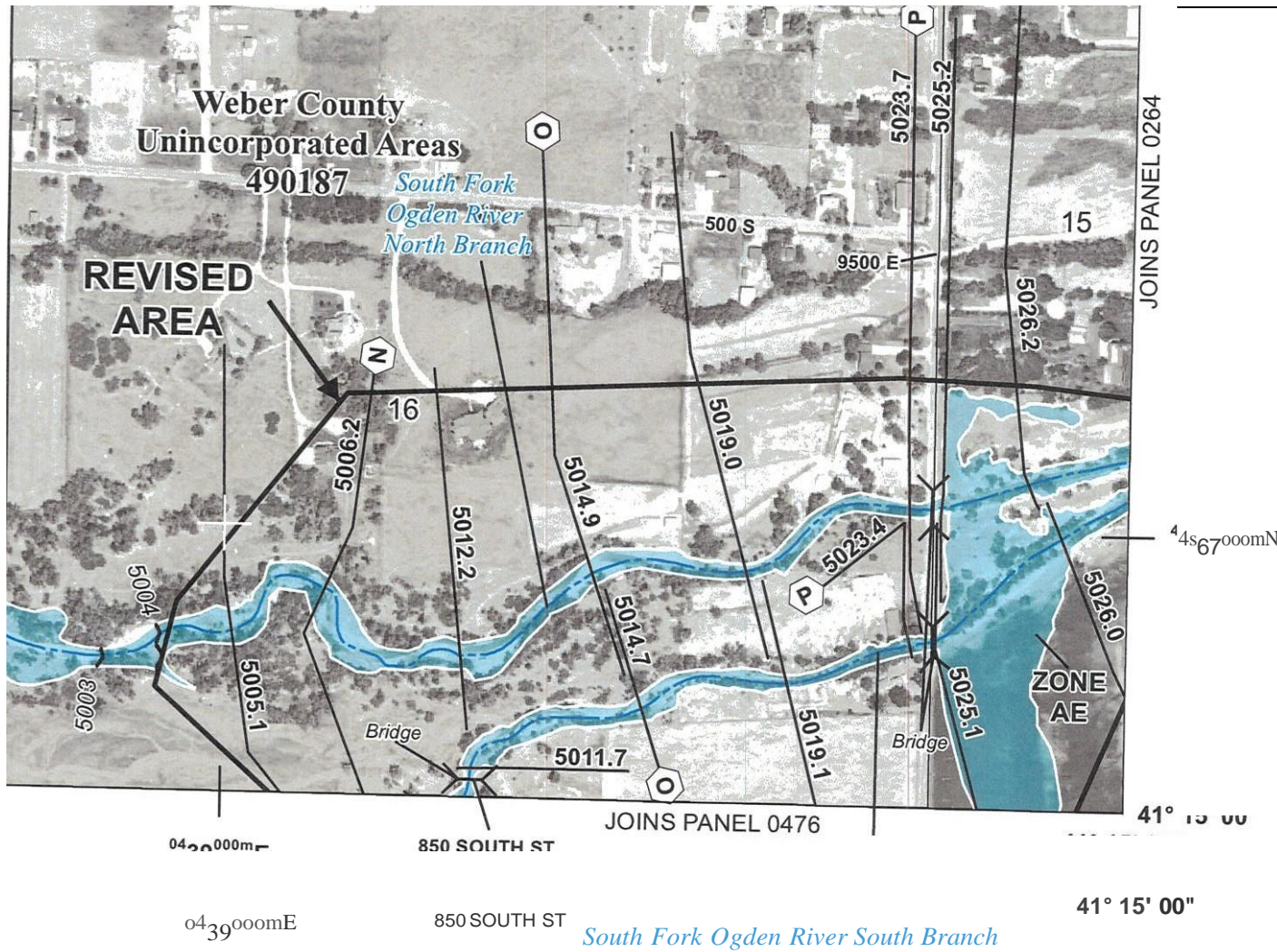
DIVERGENCE OF SOUTH FORK
OGDEN RIVER, SOUTH RANCH

9900 EAST





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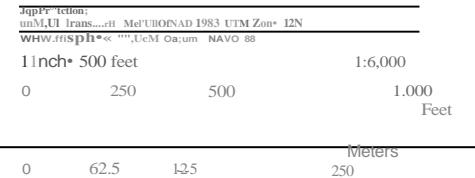


NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 6 NORTH, RANGE 2 EAST.

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) (LJn-A.V.A.9)
 - With BFE or Depth (LJn-AEAD.AH.VEAR)
 - Regulatory Aodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (bn.x)
 - 1% Annual Chance Flood Hazard (r.n.x)
- OTHER AREAS OF FLOOD HAZARD**
- Future Conditions 1% Annual Chance Flood Hazard (r.n.x)
 - Area with Reduced Flood Risk due to Levee (See Notes...)

Imagery Source: NAIP 2016

SCALE



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

WESER COUNTY, UTAH
and Incorporated Areas
PANEL 26J, 600

COMMUNITY NUMBER PANEL SURFX
WESER COUNTY 99187 0263

REVISED TO REFLECT LOMR EFFECTIVE: October 3, 2022

VERSIONNUMBER

1.1.1.0

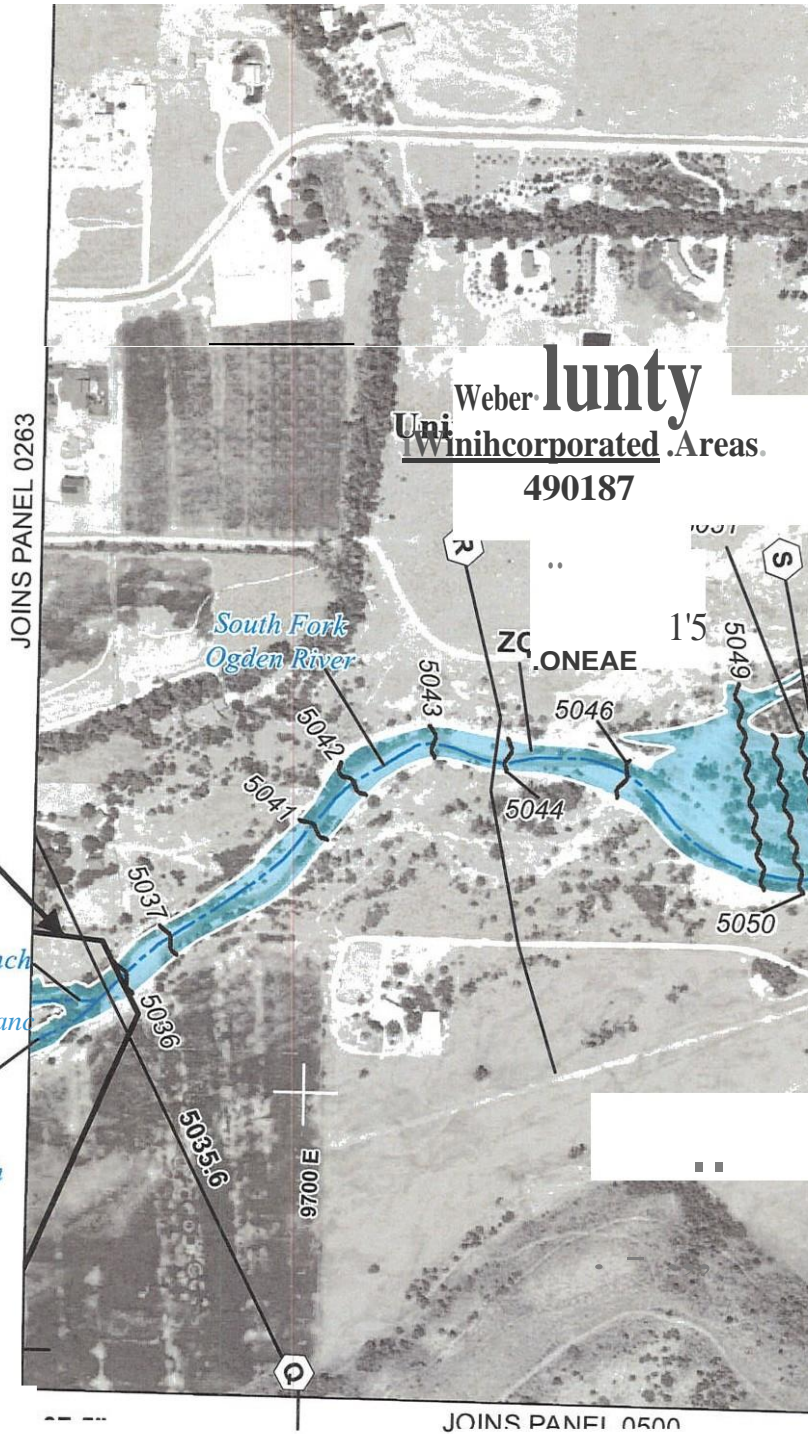
MAPNUMBER

49057C0263F

MAPREVISED

JUNE2, 2015

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 6 NORTH, RANGE 2 EAST.



REVISED AREA

South Fork Ogden River North Branch
 South Fork Ogden River South Branch

Weber County
 Incorporated Areas
 490187

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth, Zone AE, Aa, X, Y, AR
- Regulatory Aodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than onesquaremile, etc.
- Future Conditions 1% Annual Chance Flood Hazard, etc.
- Area with Reduced Flood Risk due to Levee
See Notes, Zone X

OTHER AREAS OF FLOOD HAZARD

SCALE

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 62.5 125 250 Meters

Imagery Source: NAIP 2016

NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD SURVIVANCE RATE 1A

WEBER COUNTY, UTAH
 and Incorporated Areas

PANEL 264 of 600

COMMUNITY NUMBER PANEL SUFRX
 WEBER:COUNTY 490187 0264

REVISED TO REFLECT LOMR

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EFFECTIVE: October 3, 2022

VERSION NUMBER

1.1.1.0

MAP NUMBER

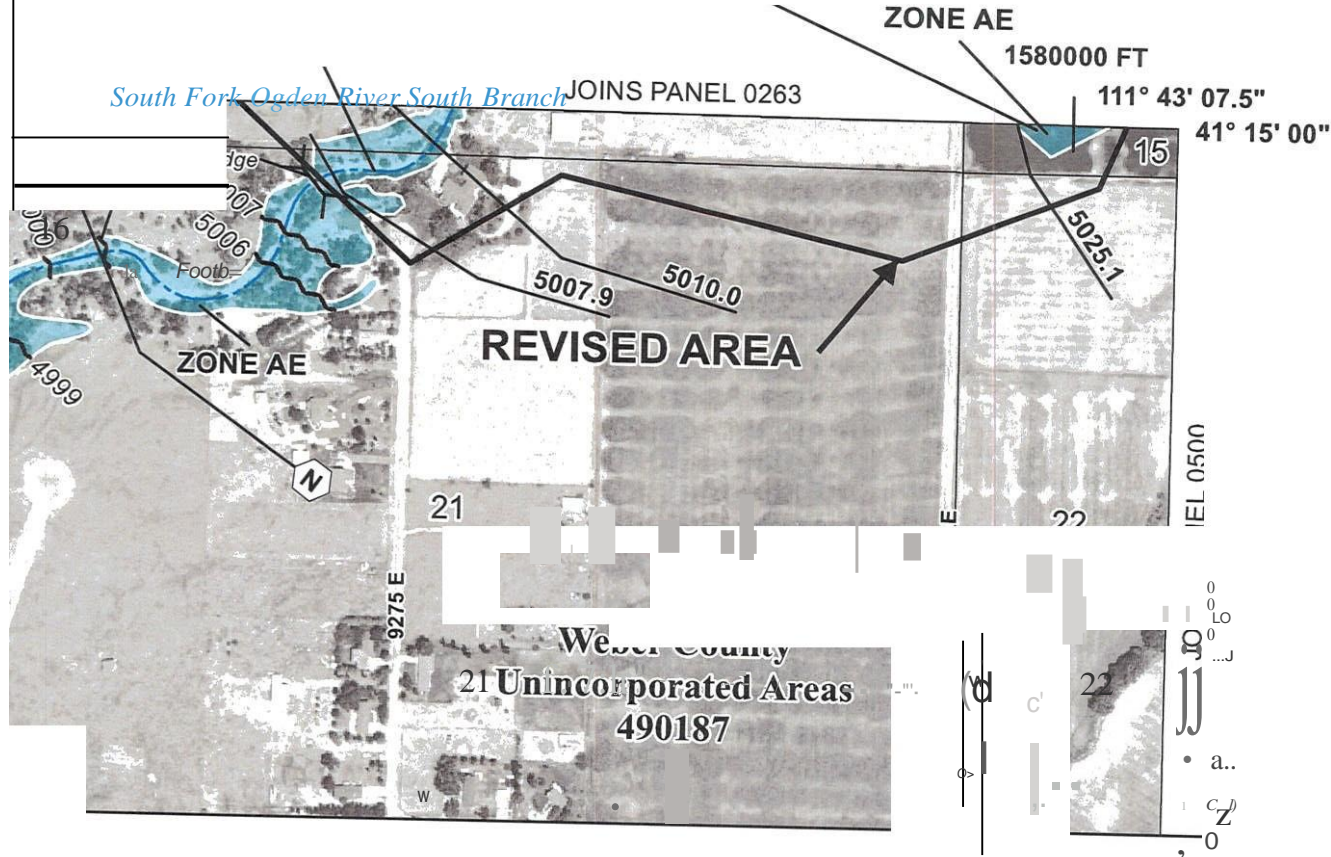
49057C0264F

MAP REVISED

JUNE 2, 2015

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 6 NORTH, RANGE 2 EAST.

FLOODING EFFECTS FROM SOUTH FORK OGDEN RIVER SOUTH BRANCH



SPECIAL FLOOD HAZARD AREAS

- Wrttlout BaseFlood Elevation (BFE) $2_{bn.A.V.A99}$
- Wrttl BFEorDepth $.....,0'.-YE.AR$
- F Regulatory Floodway
- C 0.2% AnnualChanceFlood Hazard, Areas of 1% annual chance flood with average depthless than one foot or with drainage areas of less than onesquare mile $bn-1$.
- F Future Conditions 1% Annual Chance Flood Hazard, $.....$

OTHER AREAS OF FLOOD HAZARD

- A Area with Reduced FloodRisk due to Level
- S See Notes.-,

SCALE

Imagery Source: NAIP 2016

1 inch = 500 feet

0 250 500 1,000 Feet

0 62.5 125 250 Meters

NATIONAL FLOOD INSURANCE PROGRAM

WEBER COUNTY, UTAH

Panel Corita1ns

COMMUNITY	NUMBER	PANB.	SUFAX
WEBER COUNTY	490187	0476	

REVISED TO REFLECT LOMR

z^{ca}

EFFECTIVE: October 3, 2022

VERSION NUMBER
1.1.1.0

MAP NUMBER
49057C0476F

MAP REVISED
JUNE 2, 2015