

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**July 20, 2022
4:00 p.m.**

1. **Minutes: June 15, 2022, June 29, 2022**
2. **Administrative Items**
 - 2.1 UVM030322 and AAE2022-05:** Consideration and action on a request for final approval of Meadow Haven Subdivision, consisting of three lots, including a request for an alternative access approval. **Presenter Steve Burton**
 - 2.2 UVA051122:** Consideration and action on a request for final approval of Aspen Ridge at Powder Mountain 2nd Amended Subdivision. **Presenter Steve Burton**
 - 2.3 LVB061522:** Consideration and action on a request for final approval of Barnett Subdivision, consisting of one lot. **Presenter Steve Burton**
 - 2.4 LVD061322 -** Consideration and action on a request for final approval of Davis Farmstead Subdivision, consisting of one lot. **Presenter Felix Lleverino**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

June 15, 2022

Minutes of June 15, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner; Marta Borchert, Planner Tech;

1. Minutes from May 18, 2022; May 25 Approved

2. Administrative Items

- 2.1 File No: LVS040822** – Request for final approval of Steed Estates Subdivision, consisting of one lot in the A-2 zone, located at approximately 6035 E 2050 N, Warren, UT, 84404 **Presenter Tammy Aydelotte**

The Planning Division is recommending approval of the request for Steed Estates Subdivision, a one-lot subdivision located in the A-2 zone.

The proposed subdivision is in the Agricultural A-2 Zone located at approximately 6035 W 2050 N, Ogden, UT, 84404 and is 3.00 acres. The proposed subdivision and lot configuration meet all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Administrative final approval of an alternative access as the primary access for parcel # 23-007-0003 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: June 15, 2022

Rick Grover

Rick Grover
Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist

June 29, 2022

Minutes of June 29, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:30 p.m.

Staff Present: Rick Grover, Planning Director; Steve Burton, Principal Planner; June Nelson, Secretary

1. Minutes: None

2. Administrative Items

2.1 LVJ020122: Request for final approval of Jeana’s Dream Subdivision, consisting of one lot, located at 3925 W 900 S, Ogden. **Presenter Steve Burton.**

The applicant is requesting final subdivision approval of Jeana’s Dream Subdivision Consisting of one lot. There is a three foot strip of property along 900 S being dedicated to the county to widen the road to 66 feet. The proposal meets the minimum county land use requirements and is being recommended by staff for approval. The following is an analysis of the development as it relates to county land use policies and ordinances.

Staff recommends final approval of Jeana’s Dream Subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A signed deferral agreement must be recorded with the final plat.
2. The developer will supply a final unconditional approval letter from Taylor West Weber Water Improvement District before the subdivision plat records.

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 final approval of LVJ020122 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: June 29, 2022,

Rick Grover

Rick Grover
Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Meadow Haven Subdivision, consisting of three lots, including a request for an alternative access approval.
Type of Decision:	Administrative
Agenda Date:	July 20, 2022
Applicant:	Alex Cheung
File Number:	UVM030322 AAE2022-05

Property Information

Approximate Address:	3477 E 5100 N, Liberty
Project Area:	10 acres
Zoning:	AV-3
Existing Land Use:	Vacant/Residential
Proposed Land Use:	Residential
Parcel ID:	22-007-0082, -0083

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Title 104, Zones, Chapter 2, Agricultural (AV-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 7, Supplementary and Qualifying Regulations

Background & Summary

The applicant is requesting final subdivision approval of Meadow Haven subdivision and a request for alternative access approval. Each lot contains at least three acres and is at least 150 feet wide. The proposed alternative access is to use a 30 foot wide access easement to access lots 2 and 3.

The proposed subdivision conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the density allowed by the existing zoning in the area (2016 Ogden Valley General Plan, Land Use Principal 1.1, pg. 15).

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone. The purpose of the AV-3 zone is identified in the LUC §104-2 as:

The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

1. Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;
2. Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and
3. Direct orderly low-density residential development in a continuing rural environment.

The AV-3 zone requires a minimum of 3 acres per lot and 150 feet of lot width per lot. All three lots meet this minimum requirement.

Culinary water and sanitary sewage disposal: Culinary water will be provided by a private well on each lot. The owner has supplied well permits for each of the three wells, which each have 1.00 acre feet of water. The wells will need to be drilled, tested, and approved by the health department before the subdivision plat can record. Secondary water will be provided by the private wells. Each lot owner will be allowed to irrigate 0.1833 of an acre (7,984 square feet). A covenant will be recorded with the subdivision that informs the future owners of this restriction.

Sewage disposal will be done through individual septic systems. The Weber-Morgan Health Department has issued a feasibility letter for all three lots and have approved the proposal on the county's review website.

Ogden Valley Sensitive Lands: There are no mapped streams on this property and the property is not located in a geologic hazards area.

Public Right of Way opportunities: The subdivision and alternative access as proposed do not interfere with any planned public rights of way in this area. The county Planning Division and Engineering Division project managers have reviewed the proposal and feel that an alternative access, if approved, would provide enough of a public right of way opportunity on these parcels in the future.

Alternative Access: A developer is not entitled to an alternative access approval. However, the county land use code, 108-7-31, allows an owner to request access by a private access easement if the owner can meet the following criteria as outlined in the code:

Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.

If the owner demonstrates the impracticality or infeasibility of installing a public street, the following conditions apply:

1. It shall be demonstrated that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right; and
2. The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

The owner has submitted a narrative (Exhibit B), citing lot configuration, existing road layout, and the streams on the adjacent properties as the impracticalities for granting an alternative access.

Review Agencies: The proposed subdivision has been reviewed and approved by the Surveyor's Office, Engineering Division, and the Fire District. All review agency requirements must be met before the subdivision records.

Staff Recommendation

Staff recommends final approval of Meadow Haven Subdivision, consisting of 3 lots and the proposed alternative access by private access easement. The recommendation is based on the following conditions:

1. An irrigation covenant will be recorded, specifying the amount of area allowed to be irrigated on each lot.
2. The alternative access covenant will be required to be recorded with the final plat.
3. The well on each lot must be drilled, tested, and approved by the health department before the subdivision plat records.

4. The alternative access will be built to the standards outlined in LUC 108-7-29.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with applicable County ordinances.
3. The applicant has demonstrated that, due to nearby streams and existing public road layout, it is infeasible at this time to require a full public street to be extended through this subdivision.

Administrative approval

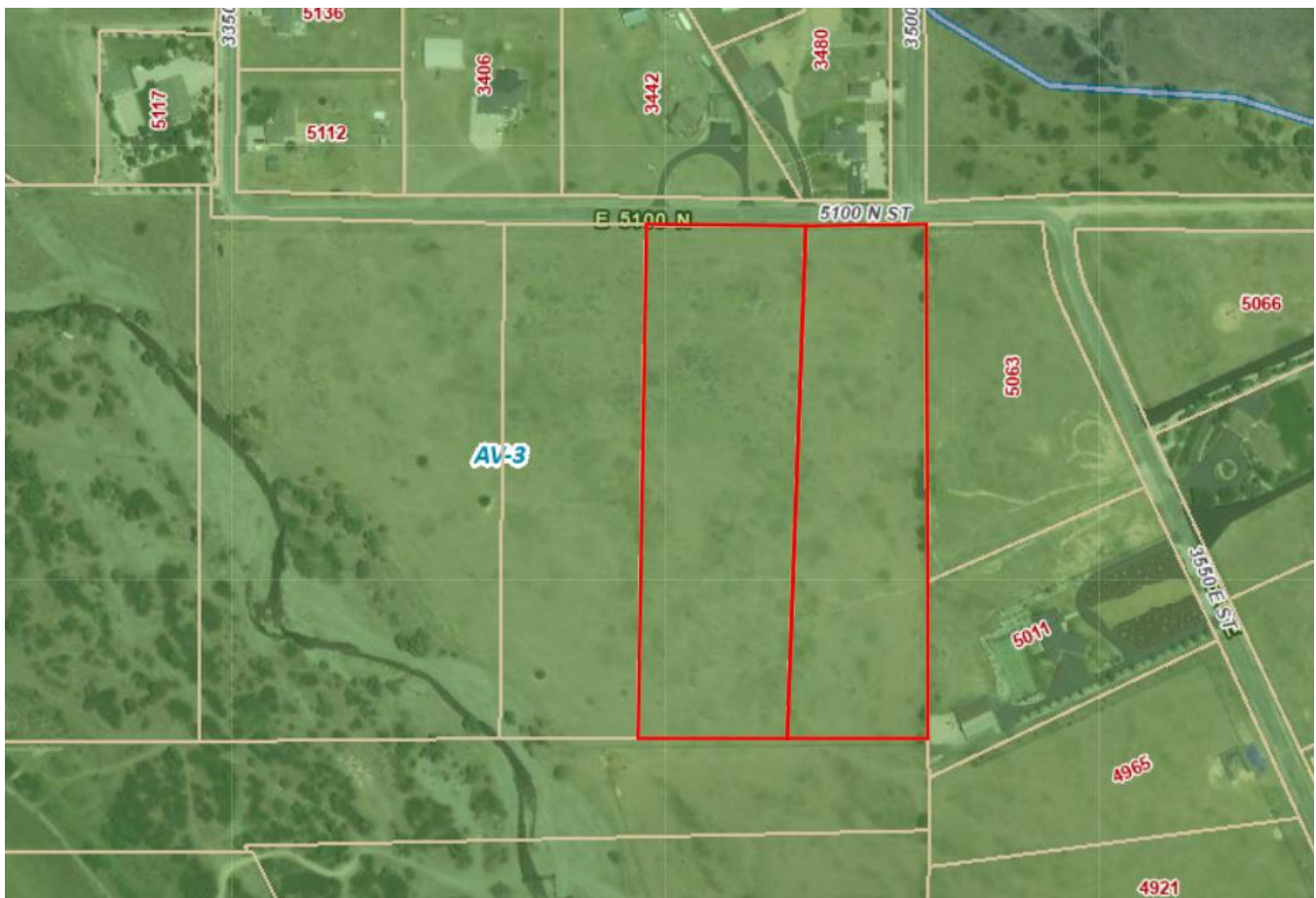
UVM030322 and AAE2022-05 were approved during administrative approval held on July 20, 2022.

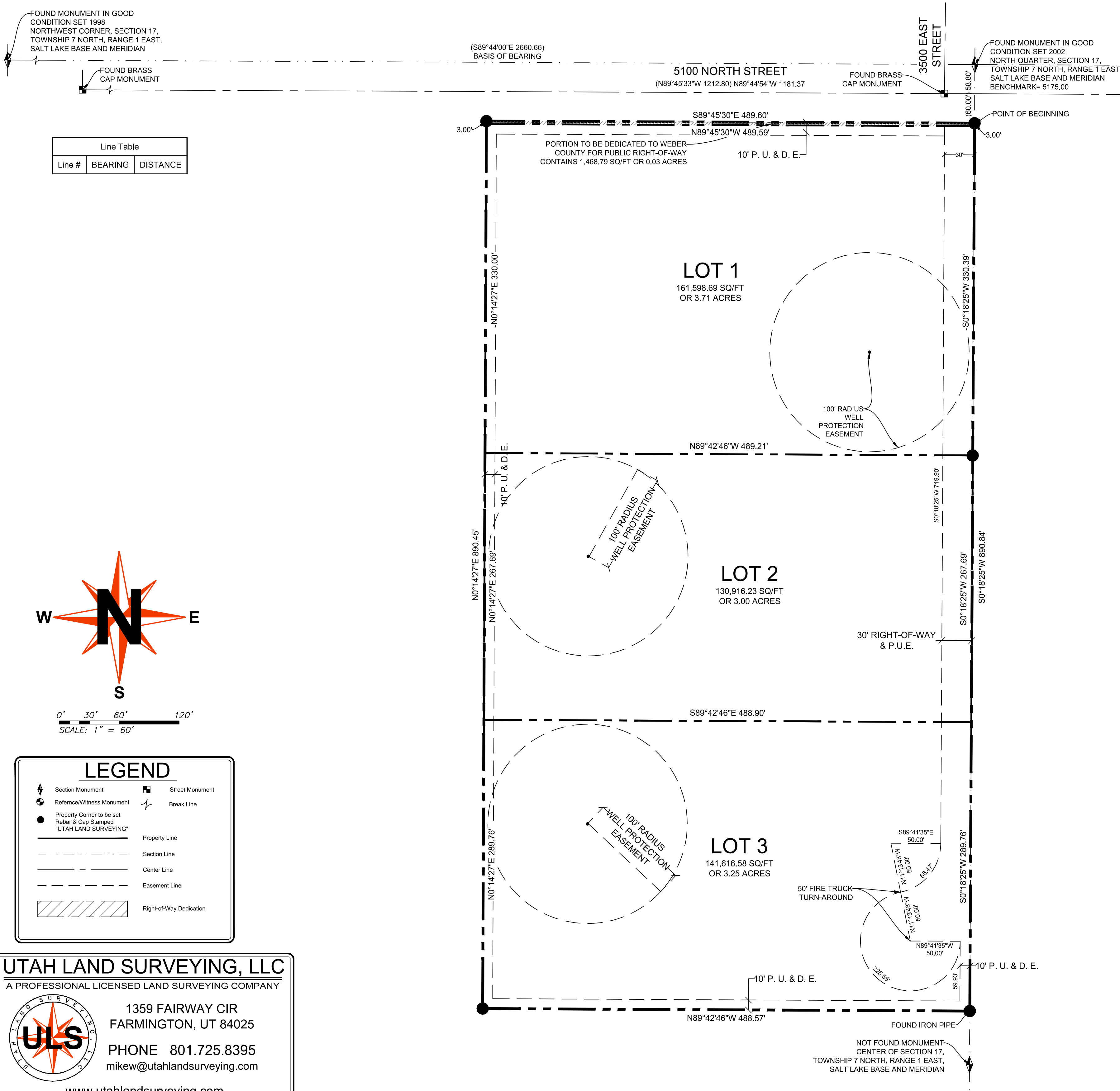
Weber County Planning Director

Exhibits

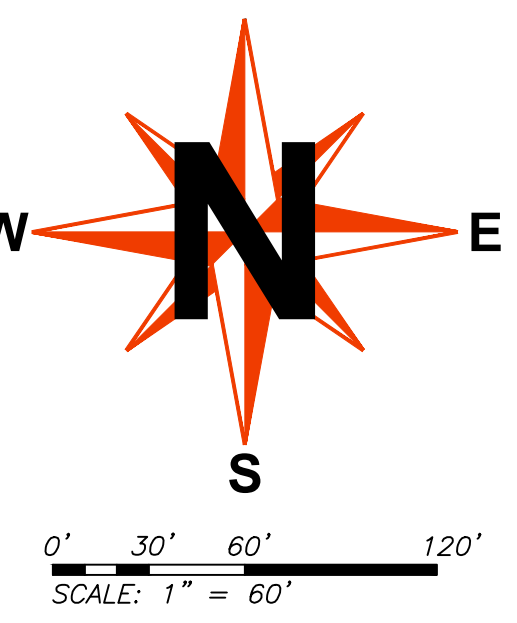
- A. Subdivision Plat
- B. Alternative Access Narrative

Map 1





Line #	BEARING	DISTANCE



LEGEND	
	Section Monument
	Reference/Witness Monument
	Property Corner to be set
	Rebar & Cap Stamped
	Property Line
	Section Line
	Center Line
	Easement Line
	Right-of-Way Dedication

UTAH LAND SURVEYING, LLC
 A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

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 FARMINGTON, UT 84025
 PHONE 801.725.8395
 mikew@utahlandsurveying.com

www.utahlandsurveying.com

MEADOW HAVEN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 WEBER COUNTY, UTAH
 JULY 2022

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, VALLEY ESTATES PHASE - 2 SUBDIVISION AS RECORDED MAY 1, 2001 AS ENTRY NO. 1767437 IN BOOK 53 AT PAGE 81 WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 00°18'25" WEST 58.80 FEET (RECORD 60.00 FEET) FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°18'25" WEST ALONG THE WEST LINE OF SAID VALLEY ESTATES PHASE - 2 SUBDIVISION 890.84 FEET; THENCE NORTH 89°42'46" WEST 488.57 FEET; THENCE NORTH 00°14'27" EAST 890.45 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET; THENCE SOUTH 89°45'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 489.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 435,600.00 SQ/FT OR 10.00 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER, SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

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)

NARRATIVE

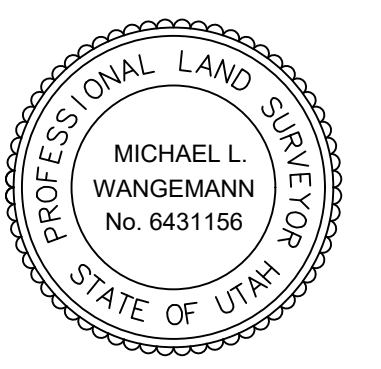
THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY LINES OF THE TWO ORIGINAL PARCELS AND SUBDIVIDE THEM INTO 3 BUILDABLE RESIDENTIAL LOTS. THE NORTH QUARTER CORNER AND NORTHWEST CORNERS WERE BOTH FOUND IN GOOD CONDITION AND USED FOR THE BASIS OF BEARING. EVIDENCE OF CENTERLINE MONUMENTS AND CORNERS FOR ADJOINING SUBDIVISIONS WERE ALSO FOUND IN PLACE AND GOOD CONDITION. THIS WAS ALL USED TO HELP DETERMINE THE LOCATION OF THE PUBLIC ROAD AND THE BOUNDARY LINES OF THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, 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

MEADOW HAVEN 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.



Michael L. Wangemann, PLS
 Date of Plat or Map: July 1, 2022
 PLS# 6431156-2201

OWNER'S DEDICATION

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 ANGIE'S ACRES 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, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION DITCHES 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.

SIGNED THIS _____ DAY OF _____, 2022.

ALEXANDER CHEUNG

NICOLE CHEUNG

ACKNOWLEDGEMENT

STATE OF _____)
 COUNTY OF _____)

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC _____

ACKNOWLEDGEMENT

STATE OF _____)
 COUNTY OF _____)

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC _____

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 _____, 2022.

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 _____, 2022.

WEBER COUNTY ENGINEER

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 _____, 2022.

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 _____, 2022.

WEBER COUNTY SURVEYOR
 RECORD OF SURVEY # _____

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 _____, 2022.

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 _____, 2022.

WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____.

RECORDED FOR: _____

WEBER COUNTY RECORDER
 _____ DEPUTY.

Alternative Access Application Narrative

Meadow Haven Subdivision

We are proposing an alternative access gravel road running down the east side of the subdivision to provide adequate frontage for three vertically-stacked lots (see Exhibit A below). Having such a configuration allows all lots to be much more normally shaped (with more balanced aspect ratios around 3:5 vs. 3:18), making the land ultimately more useable.



Exhibit A

We plan to include 20 ft wide access easements for the road (20 ft wide, 8 inches road base and 3 inches gravel for a load-bearing capacity of 75,000lbs, enough for a fire truck) as well as 10 ft wide public utility easements down the eastern edge of the lots.

We believe that the county has no need for a public road in this area because there is a seasonal stream directly south of the property that limits any useful extension of a road (see Exhibit B below). There is also another road (N 3550 E) just east of the proposed gravel road that would be a more natural choice for an extension (its current direction/trajectory, when extended, would run in between two seasonal streams) to connect with Abbey Way to the southeast (see Exhibit C below).



Exhibit B



Exhibit C



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Aspen Ridge at Powder Mountain 2 nd Amended Subdivision
Type of Decision:	Administrative
Agenda Date:	July 20, 2022
Applicant:	Michael Moyal
File Number:	UVA051122

Property Information

Approximate Address:	7482 E Summit Pass Dr, Eden
Project Area:	1.79 acres
Zoning:	FR-3
Existing Land Use:	Vacant/Residential
Proposed Land Use:	Residential

Adjacent Land Use

North:	Residential	South:	Resort
East:	Powder Mountain	West:	Residential

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Title 104, Zones, Chapter 17 Forest Residential Zone
- Title 106, Subdivisions

Background & Summary

The applicant is requesting approval of a subdivision amendment including several lot line adjustments to facilitate a ski through easement. No new lots are being created with this proposal.

The proposed subdivision conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the density allowed by the existing zoning in the area (2016 Ogden Valley General Plan, Land Use Principal 1.1, pg. 15).

Zoning: The subject property is located in the Forest Residential (FR-3) Zone. The purpose of the FR-3 zone is identified in the LUC §104-17 as:

The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.

Each lot maintains the minimum area of 6,000 square feet of net developable area and the minimum lot width of 60 feet required by the FR-3 zone.

Culinary water and sanitary sewage disposal: No new lots are being proposed, as such, no approvals are required for new water and sewage connections. Powder Mountain Water and Sewer Improvement District has been asked to review the project to allow them to verify that the lot boundary changes to not cause concerns with the district.

Ogden Valley Sensitive Lands: The owner supplied a geologic hazards report when the original subdivision was approved. A plat note references this report and any development on the lots will be required to follow the recommendations in the report.

Lot 14 contains a buildable area due to steep slopes on a portion of the lot. The buildable area is shown to be an area that contains less than 25 percent slope, is outside of building setbacks, and contains no geologic hazards.

Public Right of Way opportunities: The existing subdivision contains a private street built to the public works private street standards.

Review Agencies: The proposed subdivision has been reviewed and approved by the Surveyor's Office, Engineering Division, and the Fire District. All review agency requirements must be met before the subdivision records.

Staff Recommendation

Staff recommends final approval of Aspen Ridge at Powder Mountain 2nd Amendment. The recommendation is based on all review agency requirements.

This recommendation is based on the following findings:

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

Administrative Approval

Administrative approval of UVA051122 was granted during administrative approval held on July 20, 2022.

Weber County Planning Director

Exhibits

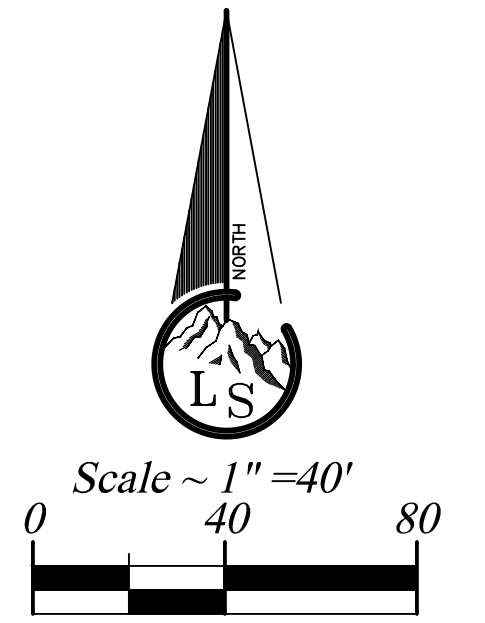
- A. Subdivision Plat

Map 1

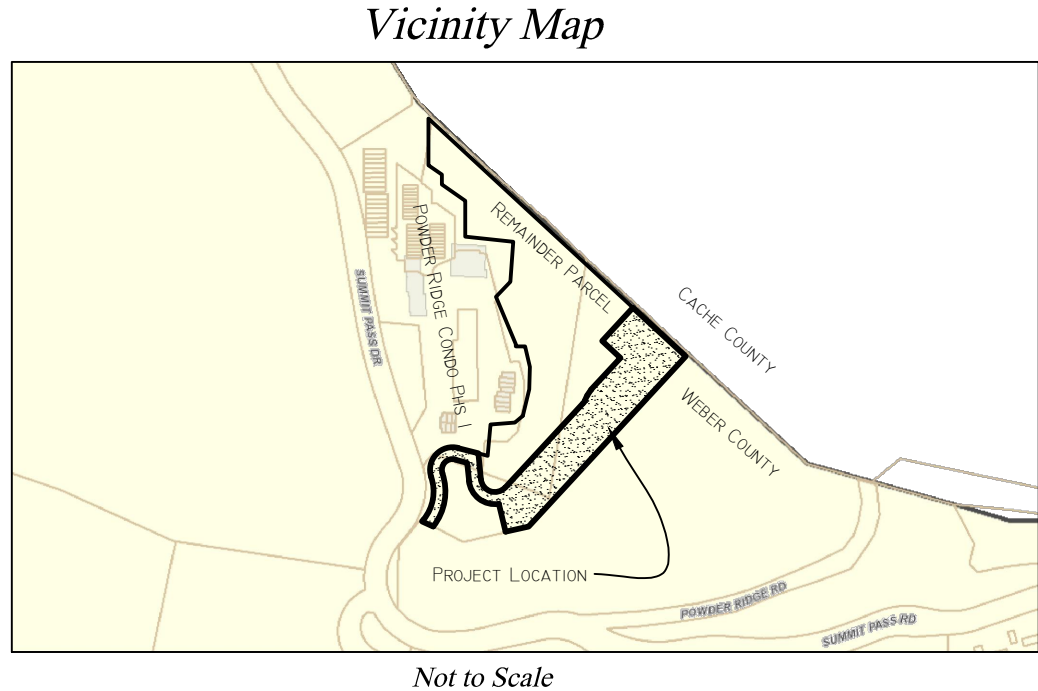


ASPEN RIDGE AT POWDER MOUNTAIN 2ND AMENDMENT

AMENDING LOTS 1, 5, 6, 7, & 9 OF ASPEN RIDGE AT POWDER MOUNTAIN
AND LOT 13 OF ASPEN RIDGE AT POWDER MOUNTAIN 1ST AMENDMENT
A PART OF SECTION 6 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - APRIL 2022



- Legend**
- EXISTING FENCE
 - EASEMENTS
 - SETBACK LINES
 - STREET CENTERLINE
 - SECTION CORNER
 - COUNTY LINE MONUMENT
 - FND PROPERTY NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ELEVATION BENCHMARK
 - STREET MONUMENTS
 - ROAD/STREET DEDICATION



PLAT NOTES:

- 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.
- A Title Report was performed on these properties by Metro National Title, issuing office File Number 92081, with commitment date: March 18, 2022 at 7:45 a.m. Schedule B, Part II Exception items that affect or encumber the title to the property are shown. (Many exceptions do not pertain to title issues or do not affect property in any way)

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems.

Signed this _____ day of _____, 20____

Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 20____

Chairman, Weber County Planning Commission

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

Signed this _____ day of _____, 20____

Signature _____

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 20____

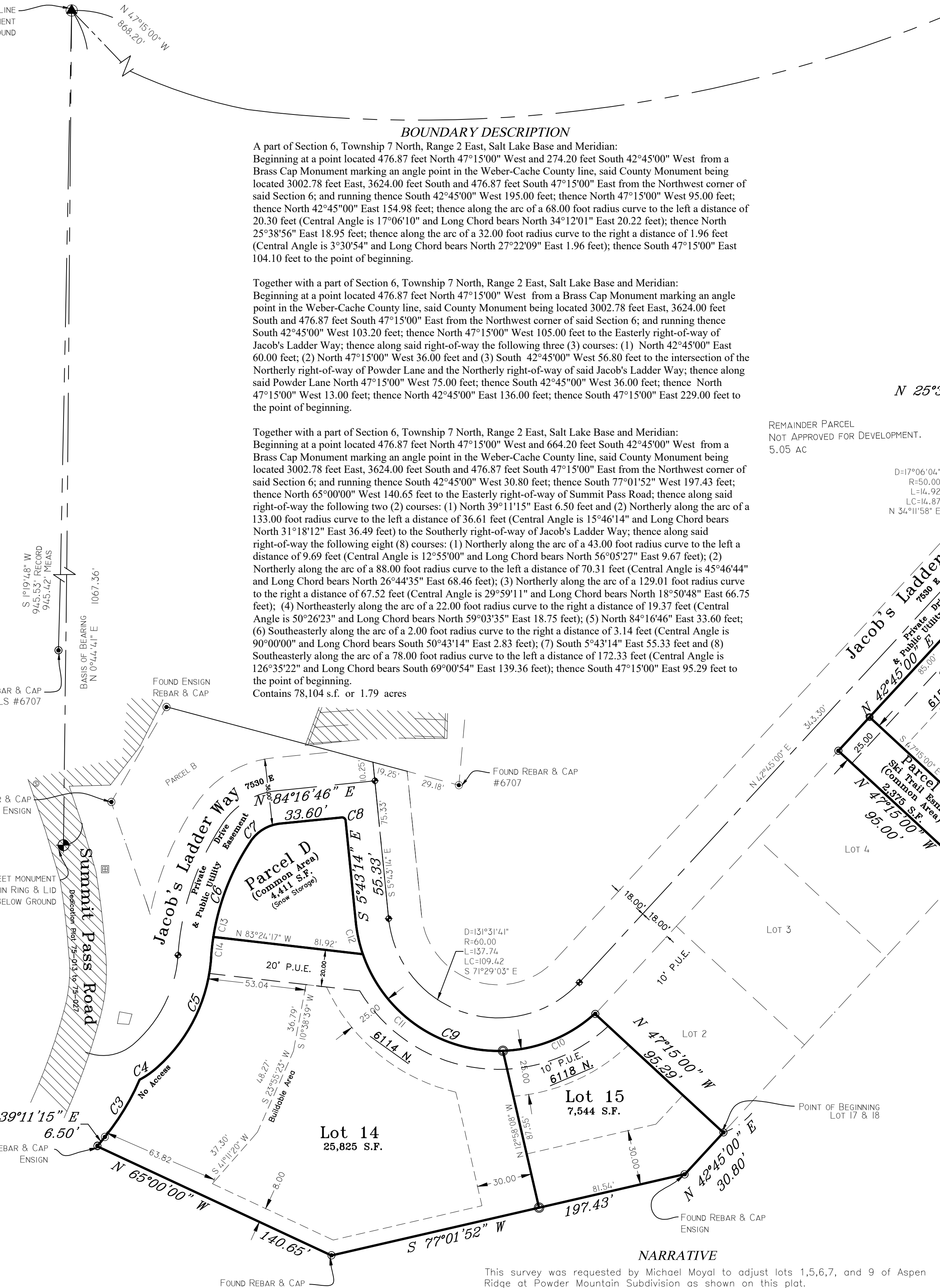
Attest:
Chairman, Weber County Commission Title: Weber County Clerk

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ day of _____, 20____

Signature _____



NARRATIVE

This survey was requested by Michael Moyal to adjust lots 1, 5, 6, 7, and 9 of Aspen Ridge at Powder Mountain Subdivision as shown on this plat.

Documents used to aid in this survey:

- Weber County Tax Plat 23-012-1.
- Deeds of record as found in the Weber County Records Office for parcels 23-012-0082, 23-012-0105, 23-012-0106, 23-012-0119, 23-012-0136.
- Plats of Record: Powder Ridge Condominiums Phase 1 and amendments, Summit Eden Phases 1A to 1C and amendments, Aspen Ridge at Powder Mountain Subdivision.
- Record of Survey's: #2354, #3857, #4425, #5553.

Basis of bearing is state plane grid from monument as shown.

NOTE:
The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision, boundary lines or easements as a previously recorded plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

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____

Signature _____ Weber County Surveyor

Record of Survey: _____

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CH BRG & DIST	CURVE	DELTA	RADIUS	LENGTH	CH BRG & DIST
C1	17°06'10"	68.00	20.30'	N 34°12'01" E 20.22'	C8	90°00'00"	2.00	3.14'	S 50°43'14" E 2.83'
C2	3°30'54"	32.00	1.96'	N 27°22'09" E 1.96'	C9	128°35'22"	78.00	172.33'	S 89°00'54" E 139.36'
C3	15°46'14"	133.00	36.61'	N 31°18'12" E 36.49'	C10	40°29'53"	78.00	55.13'	N 67°56'21" E 53.99'
C4	12°55'00"	43.00	9.69'	N 56°05'27" E 9.67'	C11	72°51'56"	78.00	99.20'	S 55°22'44" E 92.65'
C5	45°46'44"	88.00	70.31'	N 26°44'35" E 68.46'	C12	13°13'33"	78.00	18.04'	S 12°19'59" E 17.97'
C6	29°59'11"	129.01	67.52'	N 18°50'48" E 66.75'	C13	24°59'27"	129.01	56.27'	N 21°20'10" E 55.83'
C7	50°26'23"	22.00	19.37'	N 59°03'35" E 18.75'	C14	29°59'11"	129.01	67.52'	N 18°50'48" E 66.75'

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.

9008384

TYLER D. KNIGHT
STATE OF UTAH

Review Set/ Not Final

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Michael Moyal
Address: 7482 E. Summit Pass
Eden UT 84310

A part of Section 6, Township 7 North,
Range 2 East, Salt Lake Base and Meridian.

Subdivision

Revisions: DRAWN BY: TDK
CHECKED BY: TDK
DATE: _____
FILE: 3731amd2

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Professional Licensing. If this document is unsigned it is a Preliminary document and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

OWNER'S DEDICATION

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 hereon and name said tract ASPEN RIDGE AT POWDER MOUNTAIN 2ND AMENDMENT:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets as access to the individual lot(s), parcel(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by Aspen Ridge Home Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

We hereby grant and convey to Aspen Ridge Home Owners Association, all those parts or portions of said tract of land designated as Parcel C and Parcel D to be used as common area for the benefit of said Aspen Ridge Home Owners Association. We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this _____ day of _____, 20____.

ASPEN RIDGE AT POWDER MOUNTAIN L.L.C., a Utah Limited Liability Company

MICHAEL MOYAL: MANAGER

By: _____
STATE OF UTAH) SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____ Residing in: _____

My Commission Expires: _____

Trust Acknowledgement

IN WITNESS WHEREOF, said Michael Moyal Living Trust, dated, July 14, 2016 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this _____ day of _____, 20____.

Limited Partnership Acknowledgement

IN WITNESS WHEREOF, said Limited Partnership hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this _____ day of _____, 20____.

CPLT LP, a Texas Limited Partnership

Print Name: _____
STATE OF _____) SS
COUNTY OF _____)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Partnership, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____ Residing in: _____

My Commission Expires: _____

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this _____ day of _____, 20____.

TINY POND INVESTMENTS L.L.C., an Oregon Limited Liability Company

Print Name: _____
STATE OF _____) SS
COUNTY OF _____)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____ Residing in: _____

My Commission Expires: _____

Print Name: _____
STATE OF _____) SS
COUNTY OF _____)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____ Residing in: _____

My Commission Expires: _____

Notary Public _____ Residing in: _____

My Commission Expires: _____

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded _____
day of _____, 20____
at _____
in book _____ of official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Barnett Subdivision, consisting of one lot.
Type of Decision:	Administrative
Agenda Date:	July 20, 2022
Applicant:	Jonathan Barnett
File Number:	LVB061522

Property Information

Approximate Address:	6301 W 700 N, West Warren
Project Area:	2.5 acres
Zoning:	A-3
Existing Land Use:	Vacant/Agricultural
Proposed Land Use:	Residential
Parcel ID:	10-034-0020

Adjacent Land Use

North:	Agriculture	South:	Agriculture
East:	Agriculture	West:	Agriculture

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Title 104, Zones, Chapter 2, Agricultural (A-3) Zone
- Title 106, Subdivisions

Background & Summary

The applicant is requesting final subdivision approval of Barnett Subdivision consisting of one lot. The property is in the A-3 zone. The proposal meets the zoning and subdivision ordinance and is considered a small subdivision, which can be approved by the Planning Director. The following is an analysis of the proposal compared to the land use code.

Analysis

General Plan: The proposal conforms to the West Central Weber County General Plan by maintaining the density allowed by the existing zoning in the area, and preserving agricultural land in the higher intensity agriculture zones.

Zoning: The subject property is located in the Agricultural Valley (A-3) Zone. The purpose of the A-3 zone is identified in the LUC §104-2 as:

The purpose of the A-3 Zone is to designate farming areas where high-intensity agricultural pursuits can be permanently maintained.

The A-3 zoning requires a minimum lot size of two acres and a minimum width of 150 feet. The proposed subdivision lot is 2.5 acres in size and is 150 feet wide along 700 N Street.

Culinary water and sanitary sewage disposal: Culinary water will be provided by West Warren-Warren Water Improvement District. The owner has provided an unconditional will serve letter for the culinary water connection. Secondary water will be

provided by an existing private well. A covenant will be recorded with the subdivision that specifies how much area can be irrigated, based on the water right assigned to that lot.

Sewage disposal will be done through individual septic systems. The Weber-Morgan Health Department has issued a feasibility letter for lot 1.

Public Right of Way opportunities: The proposal includes 33 feet of public street dedication along 700 N street. The county master plan for roads shows the UDOT West Davis Corridor running through this lot. Because of this, staff reached out to UDOT who responded in writing, stating that they have no concerns with the lot being platted in this location (see exhibit B).

Review Agencies: The proposed subdivision has been reviewed and approved by the Surveyor's Office, Engineering Division, and the Fire District. All review agency requirements must be met before the subdivision records.

Staff Recommendation

Staff recommends final approval of Barnett Subdivision, consisting of 1 lot. The recommendation is based on all review agency requirements and the following conditions:

1. An irrigation covenant will be recorded, specifying the amount of area allowed to be irrigated on each lot.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber County General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Administrative Subdivision Approval

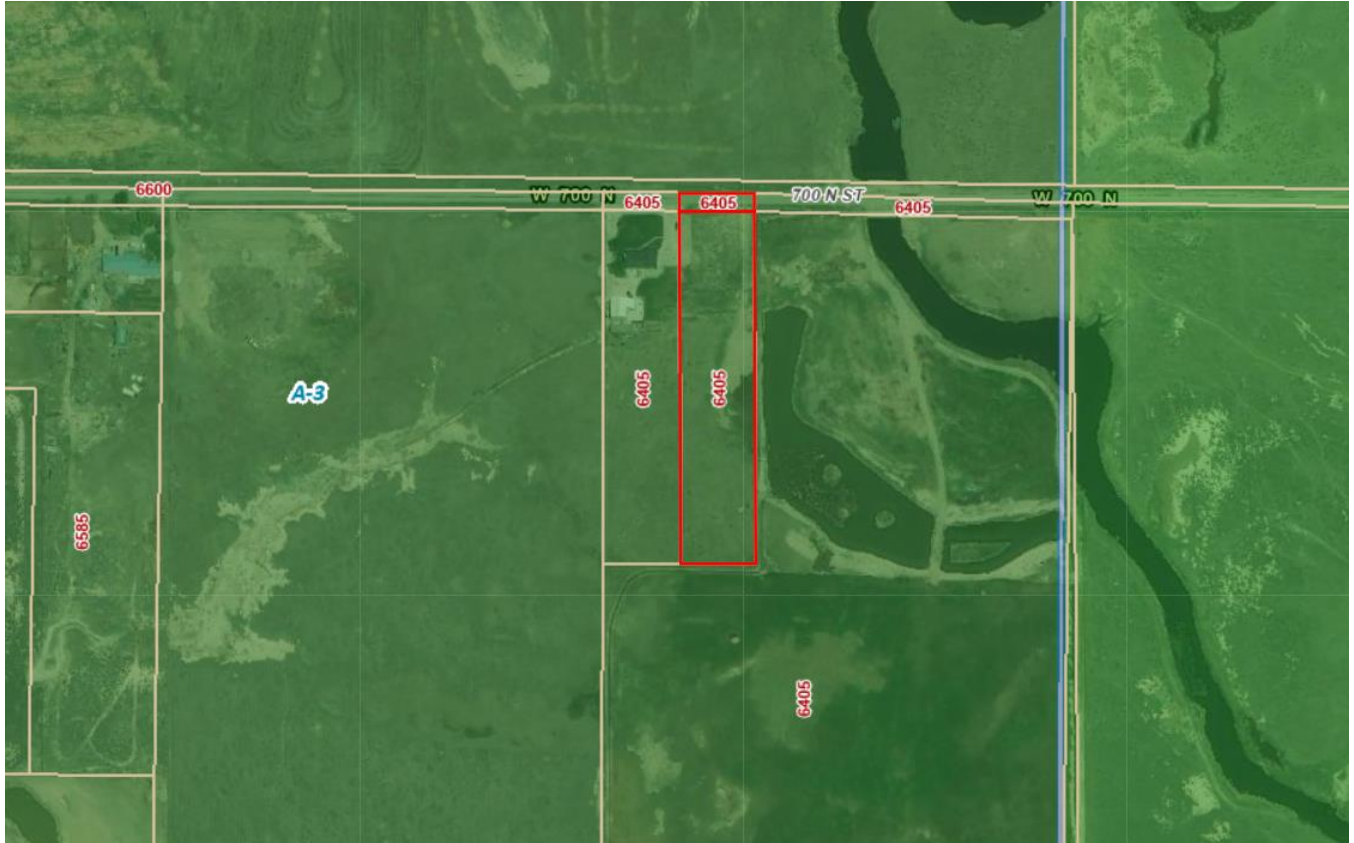
LVB061522 was approved during administrative approval held on July 20, 2022.

Weber County Planning Director

Exhibits

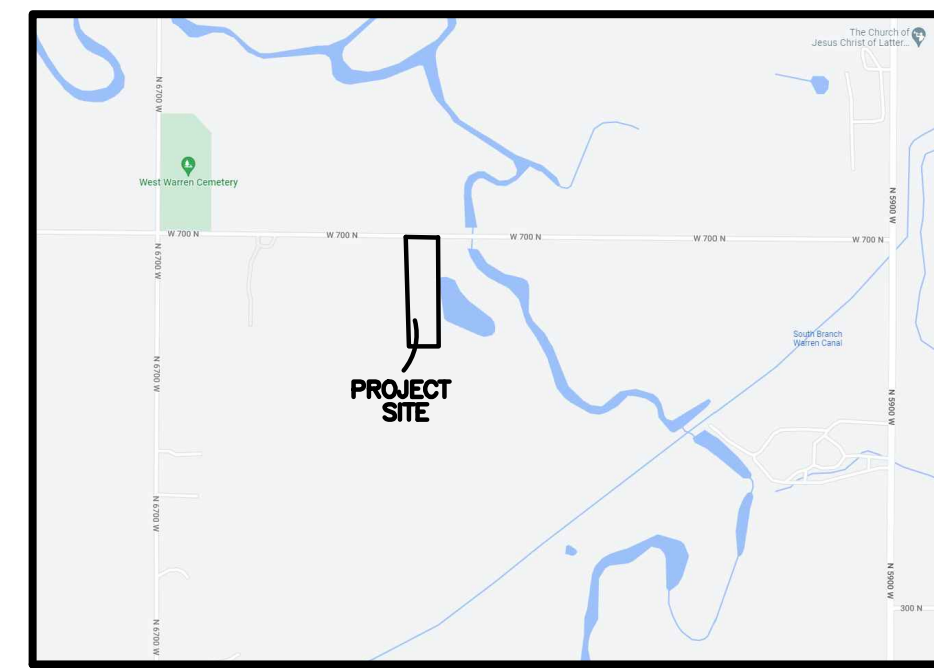
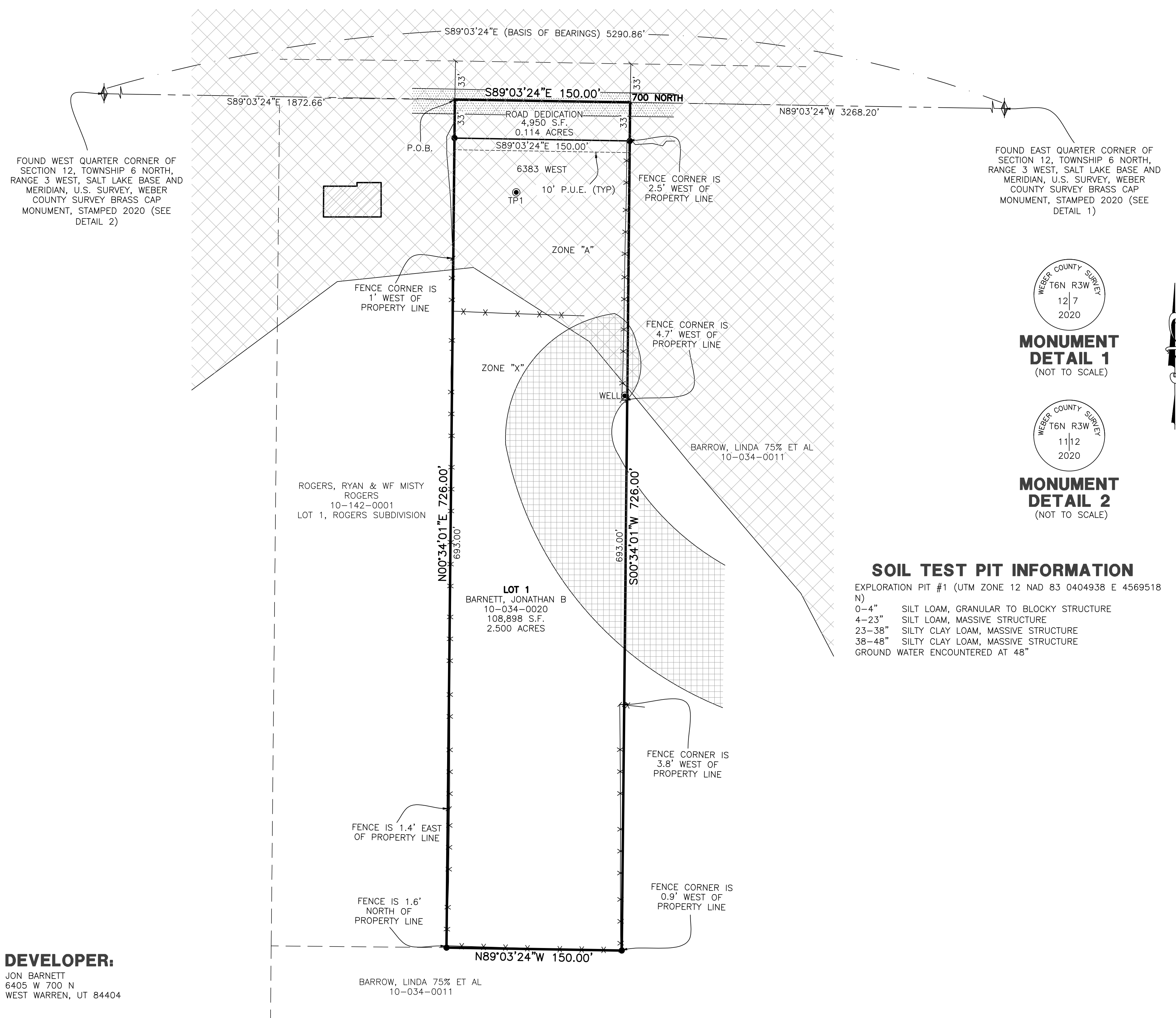
- A. Subdivision Plat
- B. UDOT Letter

Map 1



BARNETT SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JULY, 2022



LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- APPROXIMATE TEST PIT LOCATION
- APPROXIMATE WELL LOCATION
- BOUNDARY LINE
- ADJOINING PROPERTY
- ROAD CENTERLINE
- 10' PUBLIC UTILITY EASEMENT
- EXISTING FENCE LINE
- SECTION TIE LINE
- EXISTING PAVEMENT
- ZONE "A"
- EXISTING BUILDING
- APPROXIMATE LOCATION OF FRESHWATER EMERGENT WETLAND HABITAT PEM5/1C

Scale: 1" = 50'

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°03'24"E.

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO CREATE A ONE LOT SUBDIVISION PLAT ON THE PROPERTY SHOWN HEREON. THE BOUNDARY WAS DETERMINED BY ALLOWING THE DEED WIDTH AND DEPTH OF THE SUBJECT PARCEL AND ROTATING IT TO MATCH ROGERS SUBDIVISION. RECORD BEARINGS AND DISTANCES ARE SHOWN HEREON.

BOUNDARY DESCRIPTION
PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 12, SAID POINT BEING S89°03'24"E 1872.66 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 12 (WEST QUARTER CORNER BEING N89°03'24"W 5290.86 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 12); THENCE S89°03'24"E ALONG SAID LINE 150.00 FEET; THENCE S00°34'01"W 726.00 FEET; THENCE N89°03'24"W 150.00 FEET; THENCE N00°34'01"E 726.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 108,898 SQUARE FEET OR 2.500 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A 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 **BARNETT 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____.

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
PRELIMINARY
STATE OF UTAH

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 **BARNETT SUBDIVISION**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, 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 SAID EASEMENTS AND ALSO 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.

SIGNED THIS _____ DAY OF _____, 20____.

JON BARNETT

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

NOTES

A PORTION OF PARCEL #10-034-0020 LOCATED IN FLOOD ZONE DESIGNATION "A" AND "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0175E DATED 12-16-2005 AS SHOWN ON SURVEY.

REFERENCED LOCATION OF FRESHWATER EMERGENT WETLAND HABITAT PEM5/1C IS APPROXIMATE PER NATIONAL WETLANDS INVENTORY MAP.

DUE TO THE EVER CHANGING TOPOGRAPHY OF LOTS WITHIN A SUBDIVISION DURING VARIOUS PHASES OF CONSTRUCTION FOLLOWED BY PRIVATE LOT OWNERSHIP AND LANDSCAPING, PROPER LOT GRADING IS THE RESPONSIBILITY OF THE DEVELOPER AND FUTURE LOT OWNER. LOTS MUST BE GRADED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN DISCHARGE OF STORM RUNOFF ONTO ADJACENT PRIVATE PROPERTY. HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSEEING LOT DRAINAGE COMPLIANCE ON PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISPUTES BETWEEN PRIVATE PROPERTY OWNERS.

DEVELOPER:
JON BARNETT
6405 W 700 N
WEST WARREN, UT 84404

Project Info.

Surveyor: T. HATCH
Designer: A. MULLINS
Begin Date: 6-3-2022
Name: JON BARNETT
BARNETT SUBDIVISION
Number: 7978-01
Revision: _____
Scale: 1"=50'
Checked: _____

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

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.

WEBER COUNTY ENGINEER

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 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____.

RECORD OF SURVEY # _____

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____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

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

Weber County Recorder

Deputy.

Burton,Steven

From: Randy Jefferies <rjefferies@utah.gov>
Sent: Friday, June 24, 2022 1:36 PM
To: Ewert,Charles
Cc: Ryan Rogers; Burton,Steven; jon.elitefab@gmail.com
Subject: [EXTERNAL] Re: FW: Property at 6405 W. 700 N.
Attachments: 2009 Corridor Study.pdf

CAUTION: This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. **Think Before You Click!**

Charlie,

Ryan contacted me to ask about UDOT's interest in parcel 10-034-0020. I am the designated UDOT project manager for this corridor. My understanding is that Ryan's property is under contract and there is a pending building permit on the property. As you may know, UDOT conducted a corridor study in 2009 (see attached) to define a preliminary alignment for planning and corridor preservation purposes. This was not an environmental or engineering study by any means, but a high level look at a possible corridor. Since then, UDOT has begun purchasing properties along this corridor on a willing seller, willing buyer basis through its corridor preservation program.

This particular property is within an area where we have two options (see Figure 26 on page 59). Typically UDOT would be interested in purchasing properties on both options. However, in this case, where the property is under contract already and significant time and expense has been invested toward the purchase, we do not feel it prudent to step in at this point - unless the property owner or proposed buyer wish us to. There is still open ground available in the vicinity of this lot that would present options for the future corridor. When the environmental study is conducted, UDOT will be required to look at numerous alternatives with the goal to minimize impacts to homes, farms, wetlands, and other resources. Until that study is complete, we do the best we can with what we know.

Please let me know if you need anything further from UDOT on this. If you'd like to give me a call, you can reach me at 801-791-1059. Thanks!

On Thu, Jun 23, 2022 at 12:16 PM Rex Harris <rexharris@utah.gov> wrote:

Ryan,

Thanks for the email. I had turned this issue over to Randy Jefferies (801-791-1059), who is the assigned UDOT PM over this segment of road, to work with you and our right-of-way corridor preservation manager, so I am sorry if there has been miscommunication. I let Randy know about your email and he will be reaching out to discuss this with you.

Rex

On Thu, Jun 23, 2022 at 10:02 AM Ryan Rogers <ryan@taylorwestweberwater.com> wrote:

Rex,

I have forwarded you an email that we have previously talked about. The county is asking for a letter or a response to the email our conversation was by phone. Would you please reply to this email with a response to the States plans around the property of 6405 W. 700 N. in western weber county? Previously you had stated that the state has not delineated a ride of way for legacy in this area yet and was giving the county the option to do so.

Thanks,

Ryan Rogers

Taylor West Weber Water

Manager 801-731-1668



From: Ryan Rogers
Sent: Wednesday, May 4, 2022 11:38 AM
To: rexharris@utah.gov
Subject: FW: Property at 6405 W. 700 N.

Rex,

I spoke to you a few months ago about some property that I am selling. You asked me to reach out to the county about the Legacy Highway I spoke with Charlie Ewert and have forwarded his response with this email. The water monitoring and the feasibility of a septic system came back a feasible. I have the property under contract to a buyer. Would you be able to write a letter as you had stated before?

Thanks,

Ryan Rogers

Taylor West Weber Water

Manager 801-731-1668



From: Ryan Rogers
Sent: Wednesday, May 4, 2022 11:22 AM
To: jon.elitefab@gmail.com
Subject: FW: Property at 6405 W. 700 N.

Ryan Rogers

Taylor West Weber Water

Manager 801-731-1668



From: Ewert, Charles <cewert@co.weber.ut.us>
Sent: Monday, January 31, 2022 9:46 AM
To: Ryan Rogers <ryan@taylorwestweberwater.com>
Cc: Myers, Gary <gmyers@co.weber.ut.us>
Subject: RE: Property at 6405 W. 700 N.

Hi Ryan. We have not created definitive right-of-way for legacy, and I doubt we ever will. We look to UDOT to do that. We will, however, be adopting a minimum right-of-way width for the corridor. Most likely 230 feet wide.

In addition, I just found out last week that we no longer have to require landowners to give UDOT first right of refusal before they develop. That section of the highway is only slated to be a two lane road for the foreseeable future, but we are planning the right-of-way for an eventual freeway.

CHARLIE EWERT, AICP

PRINCIPAL PLANNER

WEBER COUNTY PLANNING DIVISION

2380 WASHINGTON BLVD, SUITE 240
OGDEN, UTAH, 84401-1473

CEWERT@WEBERCOUNTYUTAH.GOV

801-399-8763 (OFFICE)

From: Ryan Rogers <ryan@taylorwestweberwater.com>
Sent: Monday, January 31, 2022 9:13 AM
To: Ewert, Charles <cewert@co.weber.ut.us>
Subject: [EXTERNAL] Property at 6405 W. 700 N.

CAUTION: This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. **Think Before You Click!**

Charlie,

At the meeting for on the 18th of January at the West Weber Elementary School it came to my attention that one of the potential routes for the Legacy Highway is through the property my home is on (6405 W. 700 N.) and the adjacent property which I own to the east of my home. I am in the process of doing water monitoring for the property east of my home with the Weber Morgan Health Department. In a discussion I had with one of the Engineers at the meeting I received a phone number for Rex Harris at the State. I contacted him about either purchasing my property now or issuing me a letter stating that the Legacy highway would not interfere with the property east of me that I am going to sell after the water monitoring is done and it is feasible for a septic system. He told me he is willing to do that as long as Weber County has not made a defining ride of way. The way it stands right now the property is of no value unless a letter is written, because I need to disclose what I have found. Rex Harris said that the law states that they should use the most feasible route by law so if we develop the property it will not be the most feasible because there are open fields in both directions around us. Will you look into this and get back to me?

Thanks,

Ryan Rogers

Taylor West Weber Water

Manager 801-731-1668





Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Davis Farmstead Subdivision, consisting of one lot.

Agenda Date: Wednesday, July 20, 2022

Applicant: Bill and Alice Davis, Owner

File Number: LVD061322

Property Information

Approximate Address: 7598 W 900 S

Project Area: 1 Acres

Zoning: Agricultural (A-1)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 10-037-0037

Township, Range, Section: T7N, R3W, Section 15

Adjacent Land Use

North: Agricultural	South: Residential/Agricultural
East: Residential/Agricultural	West: Manufacturing

Staff Information

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

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 2 (Agricultural A-1)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a subdivision that proposes to divide off one 43,560 square foot lot from a 32.46-acre parcel. The Davis Farmstead Subdivision fronts on an existing public right-of-way and fully built road called 900 South Street. The Weber County Transportation Plan indicates that the 900 South ROW will be widened to 100 feet. The current ROW width conforms to the Weber County Transportation Plan. Thereby, the plat is not required to dedicate additional area to the 900 S ROW.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in the A-1 Zone. The purpose of this zone is stated in the LUC §104-2.

The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment.*

Site Development Standards: Lots created in the A-1 Zone are required to comply with site development standards for the A-1 Zone. The lot within this proposal exceeds the minimum standards concerning lot area and width.

Small Subdivision: "The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director LUC §106-2-5.30 (c)". Area dedication to the public right of way 6700 West Street shall be approved by the County Commission.

Right-of-Way Connectivity: Opportunities for roadway connectivity are explored for all development proposals following LUC 106-1-4 (7) and 106-2-3. The Davis Farmstead Subdivision does not propose to build new roads and the Weber County Transportation Plan does not indicate a future street built through this area.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: West Warren Water District has provided a culinary will-serve letter. The letter states that "Mr. Bill Davis has given proof of secondary water for this property." See Exhibit C for the district's conditions of approval.

Irrigation Water: The owner has provided proof of secondary water shares for this property.

Sewer Services: The owner has provided water table monitoring results stating that the soils within the property fall within the range of acceptability for the placement of a mound or packed bed media system (See Exhibit E).

Review Agencies: The Weber County Fire District has completed their review and have posted approval conditional upon the payment of the \$50.00 review fee. Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and a written response to a series of questions.

Staff Recommendation

Staff recommends the final approval of Davis Farmstead Subdivision. Approval is based on completing all county review agency requirements and completion of the following conditions:

1. West Warren Water District conditions shall be fulfilled before the home construction begins.
2. The owner shall enter into an irrigation water covenant that requires the appropriate shares remain with the subdivided building lot.
3. The owner enters into a Deferral Agreement for the curb, gutter, and sidewalk.

This recommendation is based on the following findings:

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

Administrative Approval

Administrative final approval of the Davis Farmstead Subdivision is hereby granted after displaying conformity with applicable zoning and subdivision standards. This approval is subject to all Weber County review agency requirements and the conditions of approval stated within this planning staff report.

Date of Administrative Approval: _____

Rick Grover

Weber County Planning Director

Exhibits

- A. Davis Farmstead Subdivision plat
- B. Current Recorders Plat
- C. Culinary Final will serve letter
- D. Proof of irrigation water shares
- E. Septic Feasibility

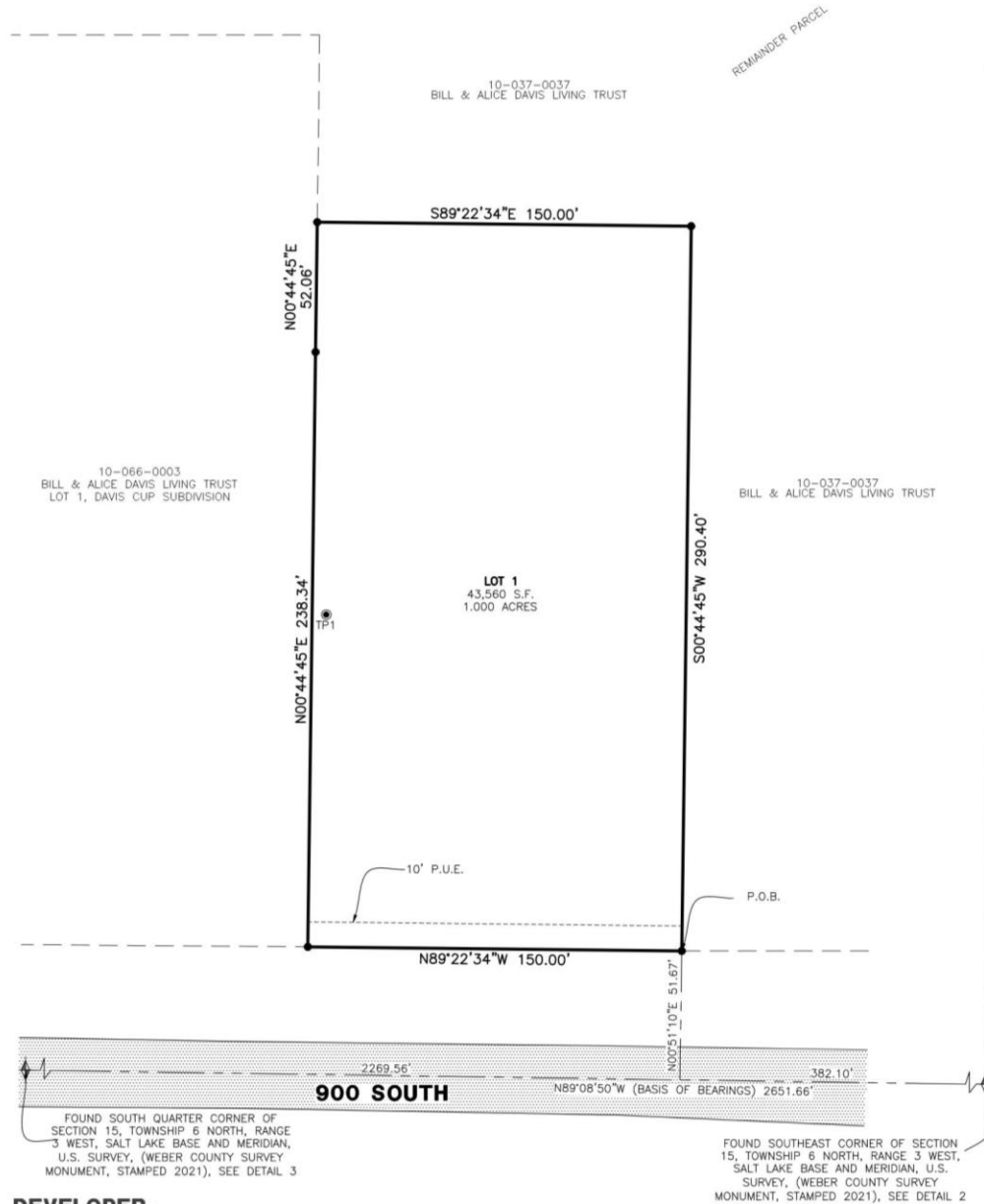
Area Map



SHEET 1 OF 1

DAVIS FARMSTEAD

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2022



DEVELOPER:
WILLIAM R. DAVIS
1141 N 2000 W
CLINTON, UT 84015

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.

WEBER COUNTY ENGINEER

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 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____

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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

Webber County Recorder

Deputy.

FOUND EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, (WEBER COUNTY SURVEY MONUMENT, STAMPED 1975) SEE DETAIL 1

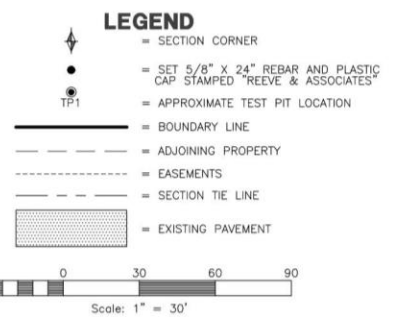
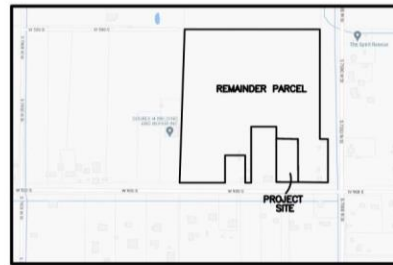


SOIL TEST PIT INFORMATION
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 402552 E 4567213 N)
0-8" SANDY LOAM, GRANULAR STRUCTURE
8-36" SANDY LOAM, BLOCKY STRUCTURE
36-49" SANDY LOAM, MASSIVE STRUCTURE
GROUND WATER ENCOUNTERED AT 49"

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N89°08'50\"/>

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PROPERTY BOUNDARY ON THE GROUND FOR A ONE LOT SUBDIVISION. THE BOUNDARY WAS DETERMINED BY DEED, RECORD OF SURVEY # 76, AND THE FOUND MONUMENTS SHOWN HEREON.

BOUNDARY DESCRIPTION
PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 900 SOUTH, SAID POINT BEING N89°08'50\"/>



SURVEYOR'S CERTIFICATE
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A 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 **DAVIS FARMSTEAD** 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____

TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

9031945
UTAH LICENSE NUMBER

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 **DAVIS FARMSTEAD**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, 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.

SIGNED THIS _____ DAY OF _____, 20____

BILL DAVIS

ALICE DAVIS

ACKNOWLEDGMENT
STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH)ss.
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 CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Project Info.
Surveyor: **T. HATCH**
Designer: **A. MULLINS**
Begin Date: **5-18-22**
Name: **RYAN DAVIS**
DAVIS FARMSTEAD PLAT
Number: **7937-01**
Revision: _____
Scale: **1\"/>**



Reeve & Associates, Inc.
3100 S. HERRING BLVD. SUITE 100
SALT LAKE CITY, UT 84119
TEL: (801) 421-3100 FAX: (801) 421-2666 www.reeve-assoc.com

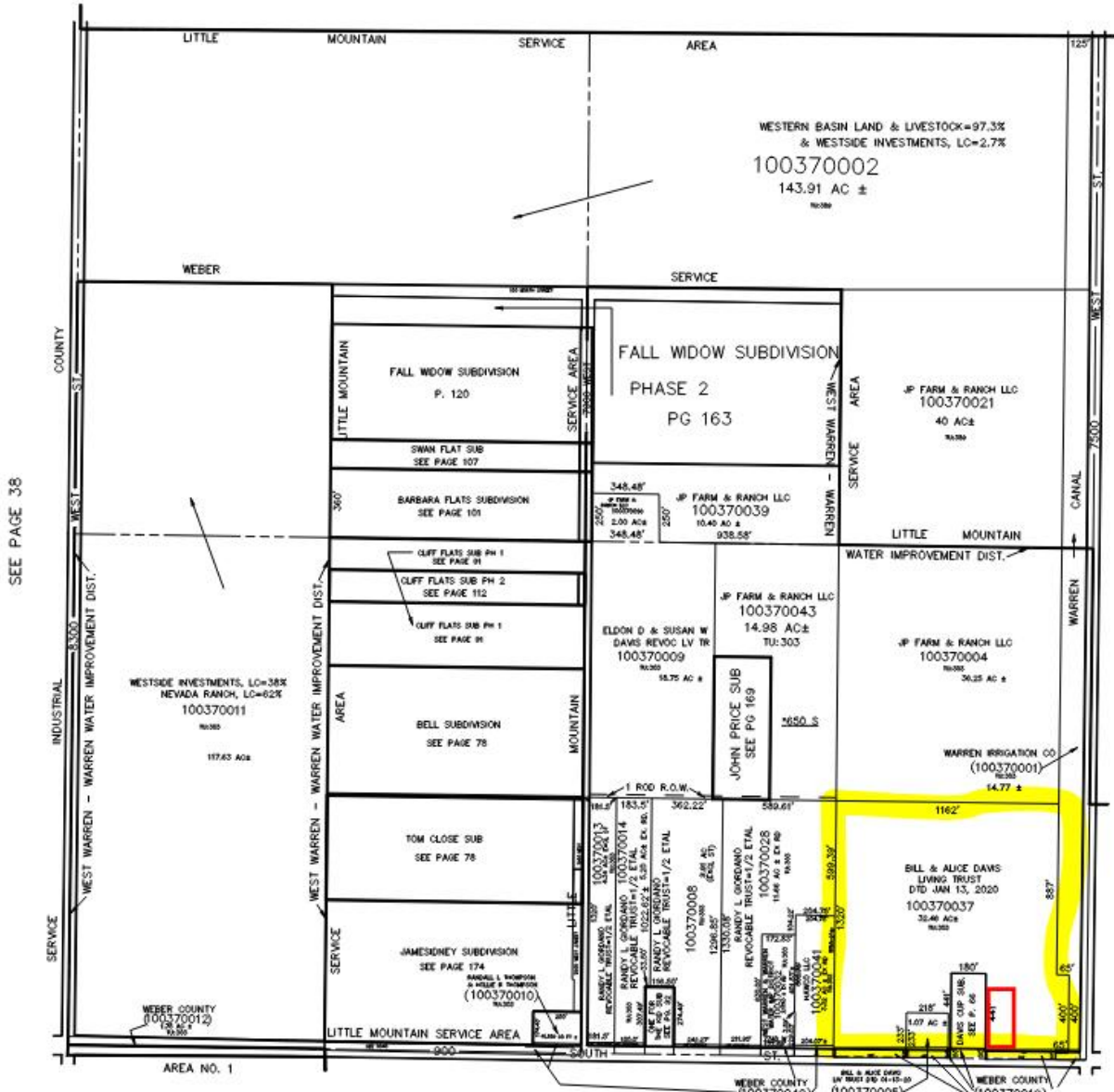
SECTION 15, T.6N., R.3W., S.L.B.& M.

IN WEBER COUNTY

SCALE 1" = 400'

TAXING UNIT: 302,303,389

SEE PAGE 33



SEE PAGE 38

SEE PAGE 36

West Warren-Warren Water Improvement District
1561 S. 7500 W.
Ogden, UT 84404
801-259-7614
westwarrenwtr@gmail.com

July 15, 2022

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Bill and Alice Davis Living Trust/ Davis Farmstead

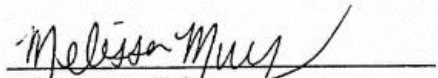
This proposed residence is located at approx. 7590 W. 900 S. and consists of 1 lot, parcel #10-037-0037. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed building/residence.

Bill Davis has presented the board with proof of secondary water. All impact fees have been paid. The board has voted and approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- All water lines, materials and installations must be done to the specification of the WWWID board, and must be inspected by the board chairman, or his designee, along with any necessary bacterial testing required by the state.
- A deposit of \$100.00 for metered water to be used during construction, must be paid prior to the commencement of construction.

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,



Melissa Murray, Clerk
West Warren-Warren Water Improvement District

**2022 Notice of Assessment
Warren Irrigation Company**

Davis, W.R.

The Board of Directors has calculated the tax assessment for the 2022 water year at \$34 per share.

Notice is hereby given that your water assessment will be due upon receipt, and will be late April 1, 2022. The assessment is payable to the Warren Irrigation Company as calculated below.

Total number of shares: 17

Total assessment at \$34/share: \$578

Assessments not paid or postmarked before April 1, 2022 will become delinquent. The penalty is 10% of the assessment with the smallest penalty being \$10.00 and the largest being \$50.00. Delinquent shares will be subject to advertisement. All advertised shares will be sold to cover the assessment and costs at the home of the Secretary/Treasurer on June 10, 2022.

Assessment due April 1, 2022 to avoid penalty.

*Please note that water leases need to be in by April 1, 2022 to be scheduled on the cards. Email jeffwhales@live.com for a water lease.

Please return bottom portion of this notice with payment for proper credit.

2022 Warren Irrigation Company Assessment

Shareholder: Davis, W.R.

Amount Due: \$578

Please make checks payable to Warren Irrigation Company.

Preferred Method

Mail payment to:
Warren Irrigation Company
5355 W. 2150 N.
Ogden, UT 84404

OR

Beginning March 21st

Bring payment to:
Home of Jeff Hales – Sec/Treasurer
Monday's between 5-7pm
5355 W. 2150 N.
Ogden, UT 84404

Ch 1383

02-15-2022

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

May 3, 2022



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

RE: William Ryan Davis Property
7598 W 900 S, Ogden UT
Parcel #10-037-0037
Soil log #15229

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Warren-West Warren Water Improvement District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Documented ground water tables not to exceeding 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System followed by an At-Grade or Drip Irrigation absorption area, as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.32 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.65 gal/sq. ft./day for the At-Grade or Drip Irrigation absorption area as required for the sandy loam, massive structure soil horizon.

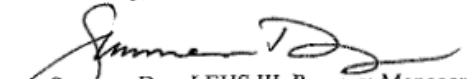
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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.

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

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

Sincerely,


Summer Day, LEHS III, Program Manager
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER