East Well Subdivision Narrative

This 1-lot subdivision is being established to create a lot for the Wolf Creek Water and Sewer Improvement District (District) to acquire, and on which the District intends to construct a well house for their existing East Well. The surrounding property from which this East Well Subdivision is being subdivided will, at some later date, be further subdivided into residential lots known as The Eden View Subdivision. Said Eden View Subdivision cannot, at the time of this East Well Subdivision application, be platted due to the non-issuance of a Will-Serve letter from the District (the District is the provider of culinary, secondary and sewer services to the future Eden View Subdivision).

In conversation with Planners Tammy Aydelotte and Charlie Ewert, as well as Engineer Gary Myers of Weber County, this initial one-lot East Well Subdivision is being made without (and approval will not be withheld due to lack of) a will-serve letter, street connectivity plan or feasibility letters, because the East Well Subdivision is being established for the sole purpose of constructing a utility substation. The waived requirements do not apply to a utility substation.

Please refer to the email uploaded as verification of the preapplication meeting. The pre-application verification email also contains verbiage waiving the above-mentioned documents.

The East Well Subdivision Plat uploaded to Frontier is accompanied by a tentative future plat for Eden View Subdivision. Eden View Subdivision is not being officially considered with this East Well Subdivision application but is included at the request of both the District and Mr. Watts, to provide context for why the East Well Subdivision is referred to as “Lot 4” and how the surrounding property is intended to be platted and developed. Development of the surrounding ground is contingent on, but not limited to, first meeting the requirements of the District to warrant a Will-Serve letter from the District.

In accordance with a coordination conference call held on 3/7/2023 with Gary Myers and Charlie Ewert of Weber County; Miranda Menzies and Rob Thomas of the District, Dan White of Gardner Engineering and Russ Watts of Watts Enterprises, the engineering drawings for the future Eden View Subdivision are also uploaded with this East Well Subdivision application so County Engineering can review the plans and provide preliminary courtesy review comments to assist Mr. Watts at this time. Full approval of the full Eden View Subdivision will be dependent on future formal application.

A conditional use permit for the East Well wellhouse was approved previously as CUP 2023-1, and only requires the countersignature of Mr. Watts to become effective. Said CUP approval, though not typically part of a subdivision application, is uploaded to this subdivision application, because said CUP application is an integral part of the agreements surrounding creation of this East Well Subdivision.