

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**September 10, 2024
4:00 p.m.**

1. Administrative Items

1.1 LVM080624: Consideration and action on an administrative application for final approval of the M and M Ranch Subdivision, a two-lot subdivision

Planner: Felix Lleverino

1.2 LVD030424: Consideration and action on an administrative application for final approval of Dreamwork Subdivision, consisting of two lots.

Planner: 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***

The Planning Division 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



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application for final approval of the M and M Ranch Subdivision, a two-lot subdivision.
Type of Decision:	Administrative
Agenda Date:	Wednesday, September 11, 2024
Applicant:	Alexandria Meyer
File Number:	LVM080624

Property Information

Approximate Address:	3905 N 3175 W, Ogden UT
Project Area:	5.07 acres
Zoning:	Agriculture (A-1) Zone
Existing Land Use:	Agriculture
Proposed Land Use:	Residential, Agriculture
Parcel ID:	19-010-0032
Township, Range, Section:	T7N, R2W, Section 22

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the M and M Ranch Subdivision, a two-lot subdivision located at approximately 3905 N 3175 W in the A-1 Zone. It is at the request of the applicant to subdivide the 5.07 acre parcel into two residential lots. Lot one is configured as one-acre and 153' wide, while lot two is 4.075 acres and 172' wide. Both lots will have frontage on 3175 West Street, a private gravel road.

Culinary water will be provided by Bona Vista Water Improvement District and the land will be irrigated with the irrigation water allotment from the Weber Basin Water Conservancy District. Wastewater will be controlled by individual septic systems. Electrical and gas utility lines are already in place to serve this subdivision.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agriculture and livestock uses.

Zoning: The subject property is located in an Agricultural Zone A-1 zone. That land use requirements for this zone are stated in the LUC§ 104-5 as follows:

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone LUC 104-5-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

Lot area, frontage/width and yard regulations: In the LUC §104-7-6, the A-1 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150’.

There is a structure that looks to be encroaching inside the 10 foot PUE of lot 3, but it is minimal. All other existing structures will conform to the minimum yard setback regulations of the A-1 zone as found in LUC §104-5-7.

Culinary, irrigation water and sanitary sewage disposal: Will serve and feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water for the proposed subdivision will be provided by Bona Vista Water Improvement District with no outside irrigation allowed. Irrigation watering will be done with water allotments from the Weber Basin Water Conservancy District. The Weber-Morgan Health Department has performed a percolation test and provided water-table monitoring indicating that an at-grade waste-water disposal system would be suitable for the property. A Septic Feasibility letter from the Health Department is included as an exhibit.

Review Agencies: The M and M Ranch Subdivision has reviews from applicable county review agencies with the following items needed before the subdivision plat is recorded:

- Planning will require an irrigation water covenant and an onsite wastewater agreement.
- Engineering will require a deferral agreement for curb, gutter, and sidewalk, minor plat revisions, and a fire hydrant.
- The Fire Department will assess whether a fire hydrant is needed.
- The Weber-Morgan Health Department is ready to approve the final subdivision plat.

Staff Recommendations

Staff recommends final approval of the two-lot M and M Ranch Subdivision with the following conditions:

1. All county review agency requirements are satisfied before recording the subdivision plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. M and M Ranch Subdivision plat
- B. Culinary water will-serve letter
- C. Weber Basin Water allotments
- D. Septic Feasibility

Area Map

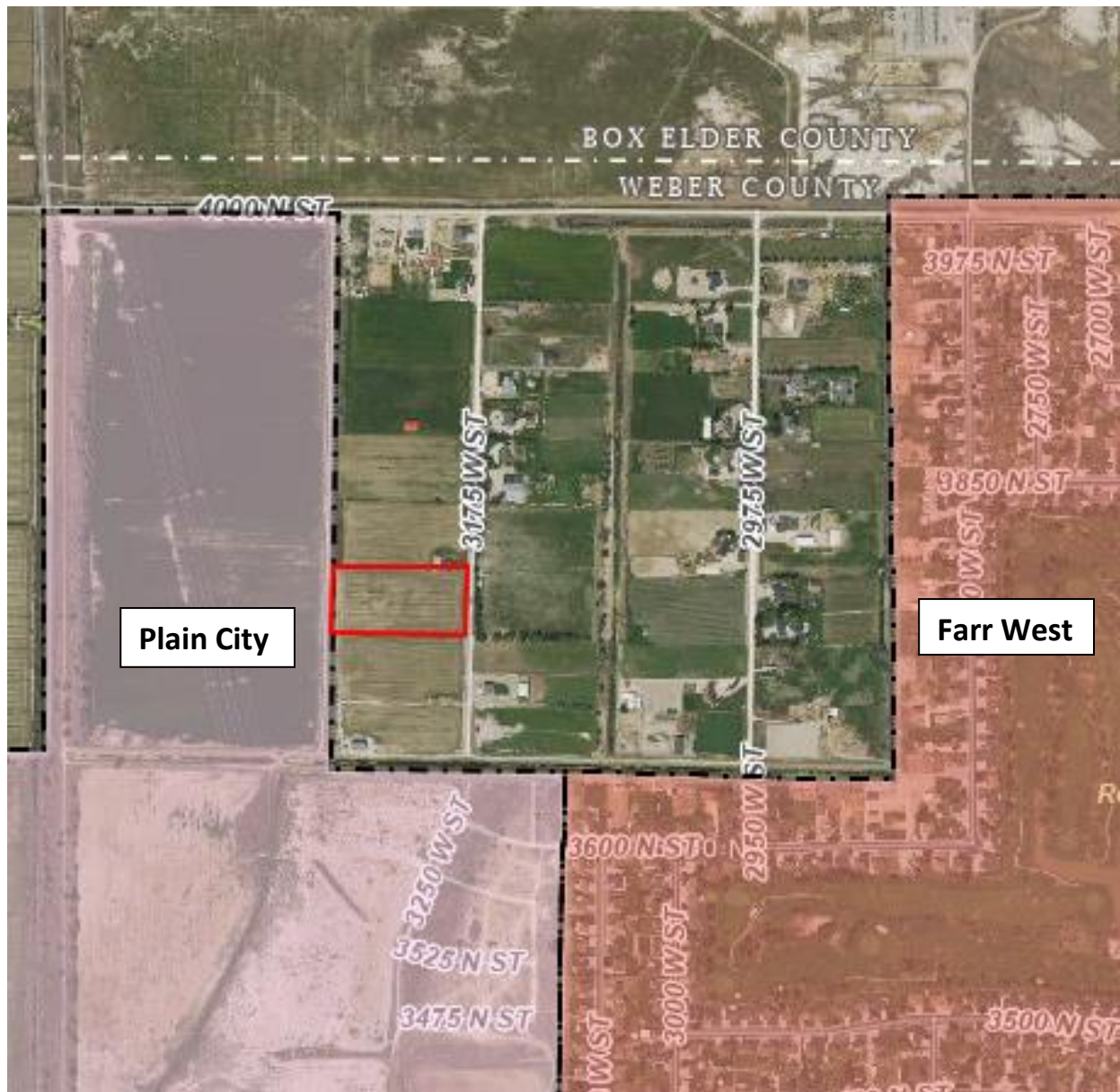
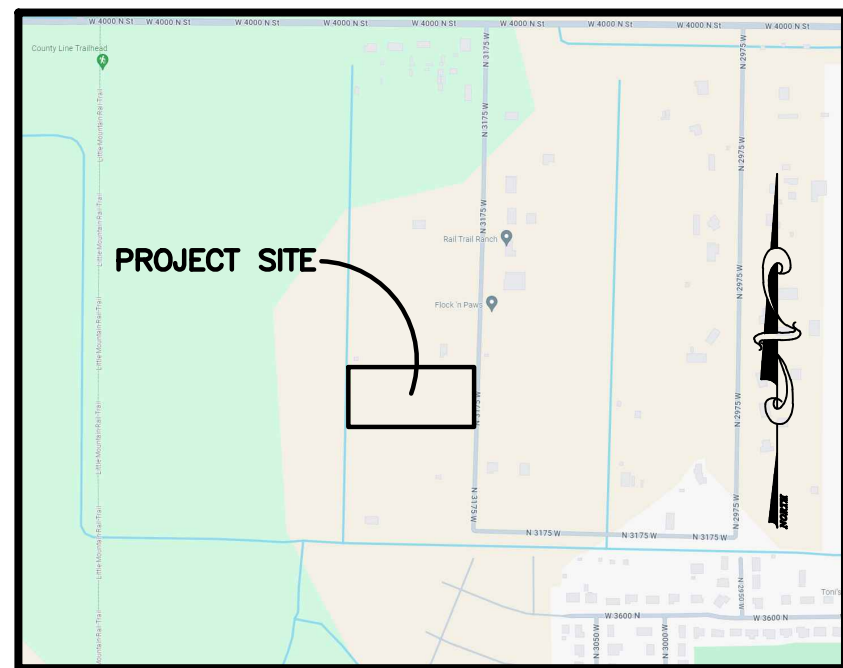


Exhibit A

M AND M RANCH SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
AUGUST, 2024



VICINITY MAP
NOT TO SCALE

TEST PIT INFORMATION

TEST PIT / EXPLORATION PIT #1
0"-12" LOAM-SILT LOAM, GRANULAR STRUCTURE
12"-38" SILT LOAM, BLOCKY STRUCTURE
38"-50" SILTY CLAY LOAM, BLOCKY STRUCTURE, MANY RED MOTTLES

PERCOLATION RATE (MPI) 46.4 AT 48"

TEST PIT / EXPLORATION PIT #2
0"-12" LOAM-SILT LOAM, GRANULAR STRUCTURE
12"-27" SILT LOAM, BLOCKY STRUCTURE
27"-38" SILTY CLAY LOAM, BLOCKY STRUCTURE, MANY RED MOTTLES
38"-50" FINE SANDY LOAM, SINGLE GRAINED STRUCTURE

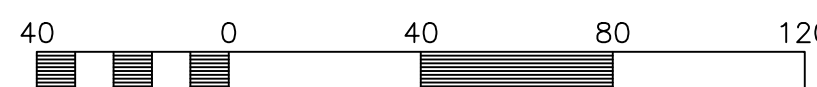
PERCOLATION RATE (MPI) 10.0 AT 35"

NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = PERCOLATION / TEST PIT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = DITCH CENTERLINE
- = FENCE LINE
- = PUBLIC UTILITY EASEMENT
- = EXISTING ROADWAY EASEMENT



Scale: 1" = 40'

NARRATIVE

THIS SURVEY WAS REQUESTED BY KRISTINA MILLER FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO ONE LOT AND A REMAINDER PARCEL.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°37'51" EAST 5186.96 FEET BETWEEN SAID NORTHWEST AND NORTHEAST CORNERS OF SECTION 22 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A RECORD OF SURVEY PREPARED BY REEVE & ASSOCIATES, INC., FOR THE ELWOOD POWELL PROPERTY, DATED APRIL 10, 2017, AND RECORDED NOVEMBER 2021, AS ENTRY #7041 WAS USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE RIGHT-OF-WAY LINE OF 3175 WEST STREET, BEING 2060.05 FEET SOUTH 89°37'51" EAST AND 1801.69 FEET SOUTH 00°22'09" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 22 (SAID NORTHWEST CORNER BEING 5186.96 FEET NORTH 89°37'51" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 22); THENCE SOUTH 01°55'56" WEST 325.00 FEET; THENCE NORTH 88°04'04" WEST 678.92 FEET TO THE CENTER OF A DRAIN; THENCE NORTH 01°29'14" EAST 325.00 FEET ALONG THE CENTER OF SAID DRAIN; THENCE SOUTH 88°04'04" EAST 681.44 FEET TO AND ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 221,055 SQUARE FEET OR 5.075 ACRES.

DEVELOPER

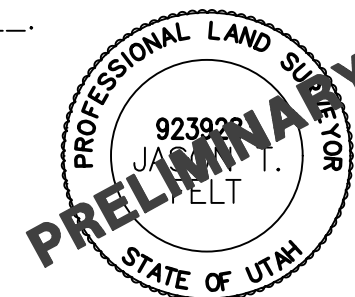
KRISTINA MILLER
3905 N 3175 W
OGDEN, UT 84404

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, 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 M AND M RANCH 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____.

9239283
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 (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT M AND M RANCH SUBDIVISION, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A 26-FOOT RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS; 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 AND CANAL MAINTENANCE EASEMENT, 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

BRADLEY DAVID MILLER _____ DATE _____

KRISTINA L MILLER _____ DATE _____

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) _____ 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 _____

Project Info.

Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 6-20-2024
Name: MILLER SUBDIVISION
Number: 8371-01
Revision: 8-26-2024
Scale: 1"=40'
Checked: _____



5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

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

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.



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

June 27, 2024

To whom it may concern:

RE: WILL-SERVE: 3905 North 3175 West Lot 1 and Lot 2

There is an existing culinary water connection on the above listed property, and we will continue to supply culinary water through that connection. No out side irrigation

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 207, Monday through Friday, 9am – 5pm.

Regards,

Matt Fox
Assistant Manager

Board of Directors

Ronald Stratford, Chairman – Unincorporated Area
Scott VanLeeuwen, Co-Chairman – Marriott/Slaterville
Z. Lee Dickemore – Farr West
Michelle Tait – Harrisville
Jon Beesley – Plain City

Management

Blake Carlin, Manager
Matt Fox, Assistant Manager
Marci Doolan, Office Manager

Erwin Higley petition

WEBER BASIN WATER CONSERVANCY DISTRICT
APPLICATION FOR REALLOCATION OF CLASS D ALLOTMENT

The following first described lands have been allotted 440.0 acre-feet of water by Petition and Order recorded in Book _____, Page _____, Reallocation and Order Recorded in Book 1408, Page 767-69-70, Transfer and Order recorded in Book _____, Page _____, records of _____ Weber County, Utah. Such lands have since the reallocation and order been divided into additional separate ownerships by reason whereof the 440.0 acre-feet of water now allotted thereto and the lien created thereby should be reallocated to the lands more particularly described under "Descriptions of Lands with Quantities as Reallocated". The undersigned, Secretary of Weber Basin Water Conservancy District, accordingly hereby applies to the Board of Directors of such District for such reallocation and requests that a time and place for hearing upon this application be fixed, and notice thereof be given to all interested parties in the manner provided by the Rules and Regulations of the District.

FIRST DESCRIBED LANDS

19-010-0019 - Harvey W. & Joan Higley, DBA Higley Farms - 257.50 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt W 1100.6 ft & S 307.05 ft fr the NE cor of sd Sec 22, run th W 701.51 ft; th S 0D39'16"W 878.70 ft; th N 89D20'44"W 658.40 ft; th S 1D29'45"W 650 ft; th S 89D20'44"E 668.05 ft; th S 0D39'16"W 325 ft; th N 89D20'44"W 672.82 ft; th N 88D28'30"W 691.17 ft; th S 1D31'30"W 650 ft to 1/4 Sec 1n; th S 88D53'26"E 2114.95 ft; th N 0D15'W 2517.93 ft to pob. Cont 71.82 acres ± Subj to row (1394-816, 1395-619)

19-010-0024 - James E. Davis et al - 16.4 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 541.61 ft & S 2125.20 ft fr the N 1/4 cor of sd Sec 22, run th S 1D31'30"W 325.0 ft, th N 88D28'30"W 676.40 ft to the c/l of drain; th N 1D04'48"E 325.0 ft alg sd C/L; th S 88D28'30"E 678.92 ft to p.o.b. Together with & Subj to the foll. desc. row, being 30 ft each side & parallel to the foll. desc row c/l; pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt wh is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec, run N 1D31'30"E 2673 ft to the S r/w ln of 4000 N. St.

19-010-0025 - Sherman D. & Norma Coleman - 16.4 acre-feet ✓

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt wh is W 550.26 ft & S 2450.08 ft fr the N 1/4 cor of sd Sec 22, run th S 1D31'30"W 325.0 ft; th N 88D53'26"W 673.86 ft to the c/l of drain th N 1D04'48"E 329.90 ft alg sd c/l th S 88D28'30"E 676.40 ft to the pob. Together with & subj to the fol. desc. row. Being 30 ft each side and par to the fol desc row c/l: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec, run th N 1D31'30"E 2673 ft to the S row line of 4000 North Street.

19-010-0026 - Omar Co - 5.0 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 512.79 ft & S 1043.13 ft fr the N 1/4 cor of sd Sec 22; run th S 1D31'30"W 107.45 ft; th N 88D28'30"W 686.48 ft to the c/l of drain; th N 1D04'48"E 89.03 ft alg sd c/l; th S 88D28'30"E 687.42 ft to the pob. Together with & subj. to the fol. desc. row, being 30 ft each side & par to the fol. desc row c/l; pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 North Street.

19-010-0027 - Omar Company - 16.6 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 515.66 ft & S 1150.54 ft fr the N 1/4 cor of sd Sec 22, run th S 1D31'30"W 325.00 ft; th N 88D28'30"W 683.96 ft to the c/l of drain; th N 1D04'48"E 325.0 ft alg sd c/l; th S 88D28'30"E 686.48 ft to the pob. Together with & subj to the fol. desc. row being 30 ft Each side & par to the fol. desc. row c/l; pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec & run th N 1D31'30"E 2673.0 ft to the S row ln of 4000 North Street.

19-010-0028 - Omar Company - 16.5 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 524.31 ft & S 1475.43 ft fr the N 1/4 cor of sd Sec 22, run th S 1D31'30"W 325.0 ft; th N 88D28'30"W 681.44 ft to the c/l of drain; th N 1D04'48"E 325 ft alg sd c/l; th S 88D28'30"E 683.96 ft to the pob. Together with & subj to the fol. desc. row being 30 ft each side & par to the fol. desc. row c/l; pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673.0 ft to the S r/w ln of 4000 N. Street

(OVER)

Higley - Reallocation - continued (Page 3)

FIRST DESCRIBED LANDS:

19-010-0030 - Omar Company - 11.6 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 507.01 ft & S 825.66 ft fr the N 1/4 cor of sd Sec 22; run th S 1D31'30"W 217.55 ft; th W 687.42 ft; th N 1D04'48"E 235.97 ft alg sd c/l th S 88D28'30"E 689.00 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea. side & par to the fol. desc. row c/l: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 N. Street. (Being part of Lots 6, 11, 23, 24 & all of Lots 7, 8, 9 & 10, Bayside Subdiv. Unit 1, Weber County, Utah)

19-010-0031 - Kenneth R. & Ann W. Rigby - 16.7 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 498.36 ft & S 500.77 ft fr the N 1/4 cor of sd Sec 22; run th S 1D31'30"W 325 ft th N 88D28'30"W 689.0 ft to the c/l of drain; th N 1D04'48"E 325.0 ft alg sd c/l; th S 88D28'30"E 691.52 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea side & par to the fol. desc row c/l; Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 North Street; Being Pt of Lots 4, 6, 11, 13, 20, 21, 22 & all of Lots 5 & 12, Bayside Subdiv, Unit 1, Weber County, Utah

19-010-0032 - Devon W. Foote et al - 16.5 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 532.96 ft & S 1800.31 ft fr the N 1/4 cor of sd Sec 22 & run th S 1D31'30" W 325.0 ft; th N 88D28'30"W 678.92 ft to the c/l of drain; th N 1D04'48"E 325.0 ft alg sd c/l; th S 88D28'30"E 681.44 ft to the pob. Together with & subj to the fol. desc. row being 30 ft ea. side & par to the fol. desc row c/l: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec, run th N 1D31'30"E 2673 ft to the S row ln of 4000 N. Street.

19-010-0033 - Elden Welchman, et al - 16.7 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 532.96 ft & S 1800.31 ft fr the N 1/4 cor of sd Sec 22, run th S 88D28'30" E 691.0 ft to the c/l of drain; th S 1D29'45"W 325.0 ft alg sd c/l; th N 88D28'30"W 691.17 ft; th N 1D31'30"E 325.0 ft to the pob. Together with & subj to the fol. desc. r/w, being 30 ft ea. side & par to the fol. desc. row c/l: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec & run th N 1D31'30"E 2673 ft to the S row ln of 4000 North Street.

19-010-0034 - R. James & Mickey M. Adams - 16.2 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is E 825.60 ft & S 1835.60 ft fr the N 1/4 cor of sd Sec 22; run th S 0D39'16" W 325 ft; th N 89D20'44"W 672.82 ft to the c/l of drain; th N 1D29'45"E 325.0 ft alg sd c/l; th S 89D20'44"E 668.05 ft to the pob. Subj to & together with the fol. desc. row: A strip of land 60 ft wide, 30 ft Ea. side of & parallel to the fol. desc. c/l: Pt of the N 1/4 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt E 814.52 ft & S 2805.54 ft fr the N 1/4 cor of sd Sec 22; run th N 0D39'16"E 2689 ft to the S row ln of 4000 North Street. Containing 4.98 acres ±.

19-010-0035 - Dennis V. & Linda Spencer, et al - 17.2 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 515.66 ft & S 1150.54 ft fr the N 1/4 cor of sd Sec 22; run th S 88D28'30"E 690.67 ft to the c/l of drain; th S 1D29'45"W 325 ft alg sd c/l; th N 88D28'30"W 690.84 ft; th N 1D31'30"E 325.0 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea. side & par to the fol. desc row c/l: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.90 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 N. Street.

(CONTINUED)

Higley - Reallocation - continued (Page 5)

FIRST DESCRIBED LANDS:

19-010-0030 ~~X~~ Omar Company - 9.3 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 507.01 ft & S 825.66 ft fr the N 1/4 cor of sd Sec 22; run th S 1D31'30"W 217.55 ft; th W 687.42 ft; th N 1D04'48"E 235.97 ft alg sd c/l th S 88D28'30"E 689.00 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea. side & par to the fol. desc. row c/l: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 N. Street. (Being part of Lots 6, 11, 23, 24 & all of Lots 7, 8, 9 & 10, Bayside Subdiv. Unit 1, Weber County, Utah

19-010-0031 ~~X~~ Kenneth R. & Ann W. Rigby - 13.4 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 498.36 ft & S 500.77 ft fr the N 1/4 cor of sd Sec 22; run th S 1D31'30"W 325 ft th N 88D28'30"W 689.0 ft to the c/l of drain; th N 1D04'48"E 325.0 ft alg sd c/l; th S 88D28'30"E 691.52 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea. side & par to the fol. desc. row c/l: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 North Street; Being Pt of Lots 4, 6, 11, 13, 20, 21, 22 & all of Lots 5 & 12, Bayside Subdiv. Unit 1, Weber County, Utah

19-010-0032 ~~X~~ Devon W. Foote et al - 13.2 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 532.96 ft & S 1800.31 ft fr the N 1/4 cor of sd Sec 22 & run th S 1D31'30"W 325.0 ft; th N 88D28'30"W 678.92 ft to the c/l of drain; th N 1D04'48"E 325.0 ft alg sd c/l; th S 88D28'30"E 681.44 ft to the pob. Together with & subj to the fol. desc. row being 30 ft ea. side & par to the fol. desc. row c/l: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec, run th N 1D31'30"E 2673 ft to the S row ln of 4000 N. Street.

19-010-0033 ~~X~~ Elden Welchman, et al - 13.4 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 532.96 ft & S 1800.31 ft fr the N 1/4 cor of sd Sec 22, run th S 88D28'30"E 691.0 ft to the c/l of drain; th S 1D29'45"W 325.0 ft alg sd c/l; th N 88D28'30"W 691.17 ft; th N 1D31'30"E 325.0 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea. side & par to the fol. desc. row c/l: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.91 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec & run th N 1D31'30"E 2673 ft to the S row ln of 4000 North Street.

19-010-0034 ~~X~~ R. James & Mickey M. Adams - 12.9 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is E 825.60 ft & S 1835.60 ft fr the N 1/4 cor of sd Sec 22; run th S 0D39'16"W 325 ft; th N 89D20'44"W 672.82 ft to the c/l of drain; th N 1D29'45"E 325.0 ft alg sd c/l; th S 89D20'44"E 668.05 ft to the pob. Subj to & together with the fol. desc. row: A strip of land 60 ft wide, 30 ft Ea. side of & parallel to the fol. desc. c/l: Pt of the N 1/4 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt E 814.52 ft & S 2805.54 ft fr the N 1/4 cor of sd Sec 22; run th N 0D39'16"E 2689 ft to the S row ln of 4000 North Street. Containing 4.98 acres ±.

19-010-0035 ~~X~~ Dennis V. & Linda Spencer, et al - 13.7 acre-feet

Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 515.66 ft & S 1150.54 ft fr the N 1/4 cor of sd Sec 22; run th S 88D28'30"E 690.67 ft to the c/l of drain; th S 1D29'45"W 325 ft alg sd c/l; th N 88D28'30"W 690.84 ft; th N 1D31'30"E 325.0 ft to the pob. Together with & subj to the fol. desc. row, being 30 ft ea. side & par to the fol. desc. row c/l: Pt of the N 1/2 of Sec 22, T7N, R2W, SLB&M, US Surv: Beg at a pt which is W 558.90 ft & S 2774.97 ft fr the N 1/4 cor of sd Sec; run th N 1D31'30"E 2673 ft to the S row ln of 4000 N. Street.

(CONTINUED)

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

August 28, 2024



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

RE: Preliminary Subdivision **Determination**
M and M Ranch, 2 lots
Parcel #19-010-0032
Soil log #15633

The soil and percolation information for the above-referenced lot has been reviewed. Culinary water will be provided by Bona Vista 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 exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.40 gal/sq. ft. /day as required for Silty Clay Loam blocky structure soil.

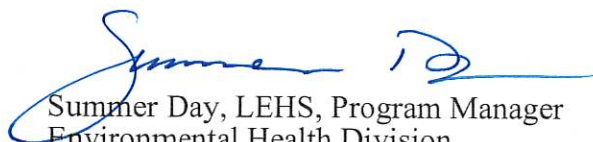
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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, Program Manager
Environmental Health Division
801-399-7160



Staff Report to the Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application for final approval of Dreamwork Subdivision, consisting of two lots.
Type of Decision:	Administrative
Agenda Date:	Wednesday, September 11, 2024
Applicant:	Michael and Alyssa Moran, owner
File Number:	LVD030424

Property Information

Approximate Address:	6554 S Bybee Drive, Uintah, UT
Project Area:	2.0 acres
Zoning:	Residential Estates (RE-20) Zone
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	07-100-0037
Township, Range, Section:	T5N, R1W, Section 25

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 3 (RE- 20 Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant has submitted a proposal for a two lot subdivision. The proposed subdivision is located in the unincorporated areas of Uintah Highlands that is zoned RE-20 that would subdivision a 2 acre parcel in half. Both properties will front on a private ROW called Bybee drive. The County Engineering Department requires Bybee drive to become 60' wide, the subdivision plat dedicates an additional 5' with the remaining 5' obtained from the opposite side of the right-of-way. There is a 35-foot access easement on the north of the lot that will remain undeveloped due to the steep grade.

There are two separate easement encumbering this proposal, a 70' wide Weber Basin Aquaduct Eastment running through the west edge of both lots and a 50' drainage easement on the west edge of lot 1 and the north west corner of lot two. This will restrict the placement of structures including single-family dwellings and accessory buildings within such easements. In this circumstance, the buildable areas within both lots depicted on the site plan indicate that the home sites are upslope from the easements in a location where the grade is conducive for residential development.

Based on the Weber County geologic map, this parcel is located within a Natural Hazards Study Area. This necessitates geologic studies in order to determine the type and severity of hazards that may exist. The site specific study included with the subdivision application is discussed in more detail in the analysis portion of this report.

The proposed subdivision and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC.

Analysis

General Plan: The Dreamwork Subdivision is in harmony with the Western Weber General Plan by conforming to all zoning standards of the RE-20 Zone.

Zoning: The property is located in the RE-20 Zone. The purpose of this zone is stated in the LUC §104-3-1 as follows:

"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, and the applicable standards in the RE-20 Zone (LUC Title 104 Chapter 3) to ensure that the regulations and standards have been adhered to. The LUC §101-1-7 defines a "small subdivision" as "A subdivision consisting of nine or fewer lots." The proposed subdivision, with the recommended conditions listed in this staff report, are in conformance with county code.

Lot Area, Frontage Width and Yard Regulations: The site development standards for a residential lot within the RE-20 zone require a minimum lot area of 20,000 sq. ft. and a minimum lot width of 100'. Both lots within the Dreamwork development exceed this criteria. The yard regulations for a single-family dwelling in the RE-20 zone are as follows:

- Front: 30
- Sides: 10 feet with a total of two side yards less than 24 feet.
- Rear: 30 feet

Natural Hazards Area: This lot is located within a FEMA Flood Zone X, and is in the area determined to be outside of the 500-year flood area.

The Weber County Natural Hazard Map indicated that this property is within a geologic study area classified as Qmc (Mass movement deposits) with the northwest corner of the property within the Qaf1 (Alluvial deposits). A Geologic Hazard Assessment prepared by GeoStrata, Engineering and Geosciences (Dated December 10 2013) for the neighboring development called Daphne Savoy Subdivision and the two-acre parcel that is being developed as the Dreamwork Subdivision is part of the subdivision proposal. The Conclusions and Recommendations portion of the report states that the trench dug within this property indicates higher energy debris flows. Based on the observations, it is likely that trench 2 is located in a more active channel. Pages 17 and 18 of the report make several recommendations to minimize the potential impacts from alluvial fan flooding and debris flow events.

A Geotechnical investigation prepared by GeoStrata was conducted in December of 2013. The investigation provides recommendation that will be incorporated into the design and construction of the project such as compacted structural fill for the placement of footings, site grading to provide proper support for foundations, exterior concrete flatwork, and concrete slab-on grade. "Site grading will also aid in preventing differential settlement of foundations as a result of variations in subgrade moisture conditions." Soft soil stabilization techniques are discussed in more detail in page 11. The design of the homes within the Dreamwork subdivision must comply with all recommendations stated in pages 10 through 16. A design verification letter from the project engineer will be required at the time of building permit. GeoStrata also recommends that the project plans and specifications be reviewed by them to verify compatibility with their conclusions and recommendations.

An updated Surface Fault Rupture Hazard Assessment Report, dated August 16th, 2024 concludes that the geologic hazards assessed should not preclude the proposed development of the subject site, assuming the recommendations provided are followed.

Buildable Area: The subdivision plat shows a buildable area that is reflected by the anticipated buildable area from the Geostrata geologic study that fall within a larger area that is deemed as buildable. The buildable areas selected are observed to be an ideal location for a home with a 10-20 percent slope. A development plan that shows a buildable area is required to conform to section 106-1-8.020 (b) (2) and section 101-2-3 Bu Definitions.

Buildable area. The term "buildable area" means a portion of a lot, parcel or tract of land which is to be utilized as the building site and which complies with the following:

1. The average percent of slope within the buildable area as defined by this section shall be less than 25 percent;
2. The gross land area of the buildable area shall contain at least 3,000 square feet and be configured such that it can contain one 40-foot by 40-foot square;

3. It shall not contain any geologic or other environmental hazards, as determined by the county engineer;
4. It shall not contain any easements or setbacks; and
5. It shall be denoted on a subdivision plat as the only area in which building may take place on a lot or parcel.

Culinary Water: A “Will Serve” letter from Uintah Highlands Improvement District has been submitted stating that culinary water is available for this property. The letter expressly states that the UHID culinary water is not available for outside use.

Secondary Water: The Weber Basin Water Conservancy District does not have facilities in the area and will not serve this property with irrigation needs.

Secondary water exemption. A subdivision lot that is completely covered by pre-existing native wildland vegetation, and will remain so, is exempt from the secondary water requirements of this section as long as the pre-existing native wildland vegetation remains undisturbed in perpetuity, and is well-established in a manner that makes it relatively unlikely for noxious weed propagation. Clearing minimal area needed for buildings, driveways, accessory uses, wildfire defensible space, and similar uses is allowed under this exemption as long as it does not result in the need for outdoor watering. The following shall be provided with the final plat:

1. A restricted-landscape covenant is recorded to the lot. The covenant shall restrict the removal or addition of living vegetation from the lot unless the owner acquires the secondary water required by this section; and
2. A note shall be placed on the final recorded plat as required in [Section 106-1-8.20](#).

Section 106-1-8.20 a Lot that will have landscaping and watering restrictions shall have a note placed on the final recorded plat that generally explains the landscaping and watering restrictions

Septic System: The owner intends to install a septic system for each lot within the Dreamwork Subdivision. The Weber-Morgan Health Department has provided septic feasibility with the requirement for proper onsite grading and that the wastewater system is professionally designed and approved by the Health Department.

Review Agencies: Weber County Fire District has required that a fire hydrant be installed within 400 feet of each home. The County Engineer requires a deferral agreement for curb, gutter, and sidewalk with a cost estimate for the water line. The County Surveyor requires dimensioned easements and other minor plat revisions. The County Planning final requirements are included as conditions of approval.

Staff Recommendations

Staff recommends final plat approval of Dreamwork Subdivision, consisting of one lot. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. The developer shall enter into an outside watering restrictive covenant
2. The owner will enter into a Deferral Agreement for curb, gutter, and sidewalk for future improvement along Bybee Drive.

The following findings are the basis for Staff’s recommendation:

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

Exhibits

- A. Dreamwork Subdivision
- B. Uintah Highlands Improvement District Will Serve Letter
- C. Septic Feasibility Letter

Area Map

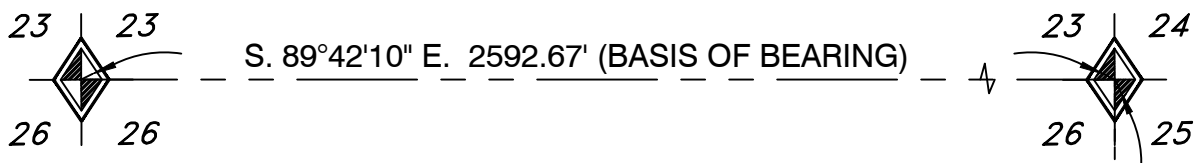


Exhibit A

DREAMWORKS SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH

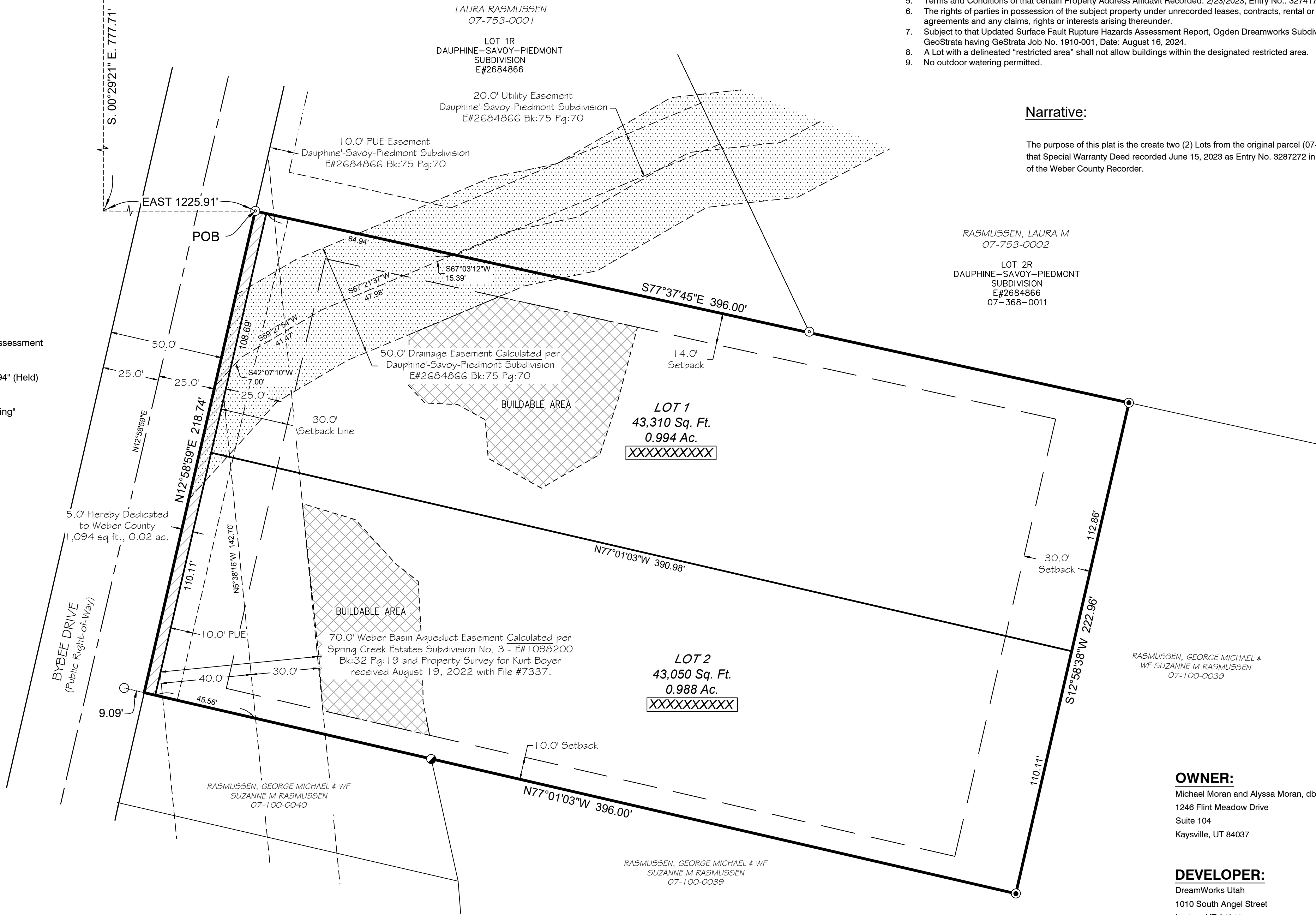
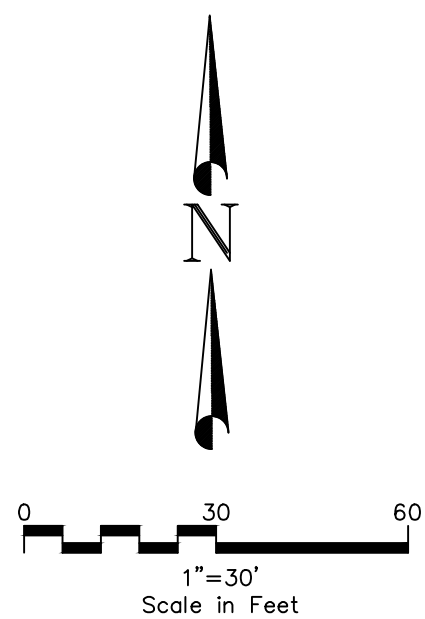
Found North Quarter Corner
Section 26, T.5N., R.1W., SLB&M
Weber County 3" Brass Cap 2004
5N1W26N

Found Northwest Corner
Section 25, T.5N., R.1W., SLB&M
Weber County 3" Brass Cap 1960
5N1W26NE



Legend of Symbols
& Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Adjacent Parcel
- Easement
- Right-of-Way Line
- Lot Line
- Fault Line Per Geotech Geological Hazards assessment
- Set yellow rebar/cap stamped "CIR"
- Found red rebar/cap stamped "Landmark PLS 167594" (Held)
- Found rivet
- Found yellow rebar/cap stamped "Gardner Engineering"
- PUE Public Utility Easement

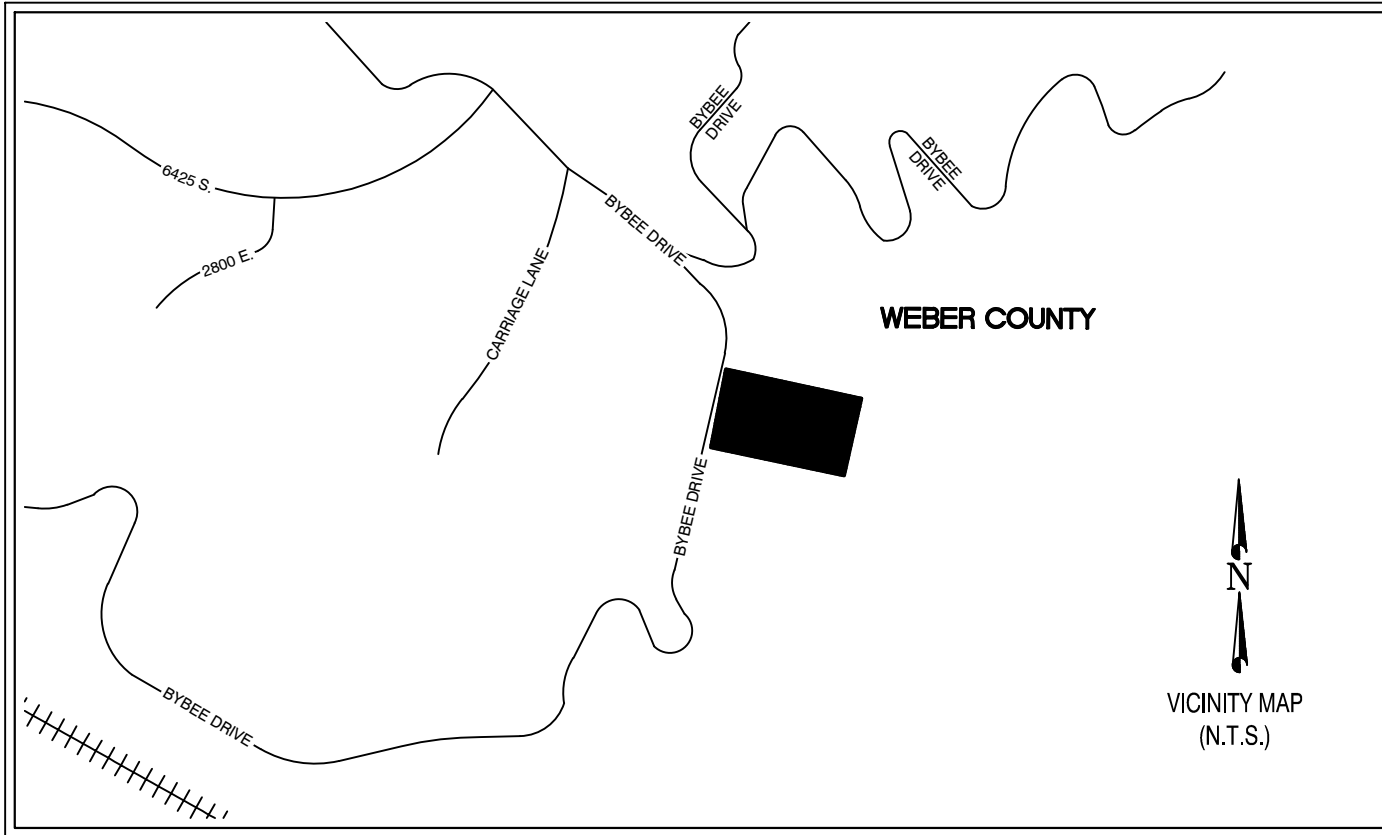


PLAT NOTES:

- Terms and Conditions of that certain Ordinance 12-81 Recorded: 11/22/1981, Entry No.: 849262, Book/Page: 1394/1772
- Terms and Conditions of that certain Agreement Recorded: 5/4/2001, Entry No.: 1768524, Book/Page: 2136/1625
- Terms and Conditions of that certain Certificate of Creation from the Northern Utah Environmental Resource Agency ("NUERA") Recorded: 1/20/2015, Entry No.: 2718461
- Terms and Conditions of that certain Property Address Affidavit Recorded: 2/23/2023, Entry No.: 3274174
- The rights of parties in possession of the subject property under unrecorded leases, contracts, rental or occupancy agreements and any claims, rights or interests arising thereunder.
- Subject to that Updated Surface Fault Rupture Hazards Assessment Report, Ogden Dreamworks Subdivision prepared by GeoStrata having GeStrata Job No. 1910-001, Date: August 16, 2024.
- A Lot with a delineated "restricted area" shall not allow buildings within the designated restricted area.
- No outdoor watering permitted.

Narrative:

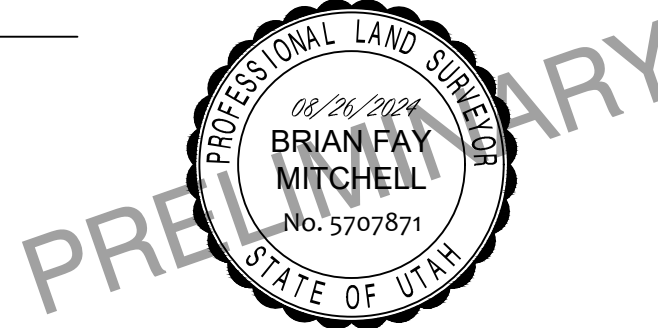
The purpose of this plat is the create two (2) Lots from the original parcel (07-100-0037) described in that Special Warranty Deed recorded June 15, 2023 as Entry No. 3287272 in the Office of the Weber County Recorder.



SURVEYOR'S CERTIFICATE

I, Brian Fay Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **DREAMWORKS SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ____ day of _____, 20__



BOUNDARY DESCRIPTION

An entire tract of land described in that Special Warranty Deed recorded June 15, 2023 as Entry No. 3287272 in the Office of the Weber County Recorder. Said tract is located in the Northwest Quarter of Section 25, Township 5 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at an existing red rebar and cap stamped "Landmark PLS 167594" marking the southwesterly corner of Lot 1-R, Dauphine-Savoy-Piedmont Subdivision recorded May 2, 2014 as Entry No. 2684866 in the Office of said Recorder, which is 777.71 feet S. 00°29'21" E. and 1225.91 feet East from the Northwest Corner of said Section 25; thence S. 77°37'45" E. 396.00 feet along the southerly line of said Dauphine-Savoy-Piedmont Subdivision; thence S. 12°58'38" W. 222.96 feet (R=S. 12°22'15" W. 220 feet); thence N. 77°01'03" W. (R=N. 77°37'45" W.) 396.00 feet to the easterly right-of-way line of Bybee Drive; thence N. 12°58'59" E. (R=N. 12°22'15" E. 276.42 feet) 218.74 feet along said easterly right-of-way to the **Point of Beginning**.

The above-described tract contains 87,454 sq. ft., in area or 2.007 ac. more or less. 2 Lots.

Tax Parcel #: 07-100-0037

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown or noted hereon and name said tract:

DREAMWORKS SUBDIVISION

Also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, drainage easements, the same to be used for the installation, maintenance and operation for public utility service line, storm drainage facilities 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 erected within such easements.

AM Disposal
By: _____
Print Name: _____
Title: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Salt Lake)
On this ____ day of _____ in the year 20__, before me, _____ a Notary Public, personally appeared _____ of AM Disposal proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **DREAMWORKS SUBDIVISION** and was signed by him/her on behalf of said AM Disposal and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____
Signature: _____
Print Name: _____
A Notary Public Commissioned in Utah

DREAMWORKS SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission this ____ day of _____ A.D. 20__.

Chairman, Weber County Planning Commission

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 the 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 _____ A.D. 20__.

Plat Reviewer

Date

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 _____ A.D. 20__.

Director, Weber-Morgan Health Department

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.

City Engineer

Date

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 _____ A.D. 20__.

Weber County Attorney

OWNER:

Michael Moran and Alyssa Moran, dba AM Disposal
1246 Flint Meadow Drive
Suite 104
Kaysville, UT 84037

DEVELOPER:

DreamWorks Utah
1010 South Angel Street
Layton, UT 84041

PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of street 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 _____ A.D., 20__.

Attest:

Chairman, Weber County Commission

WEBER COUNTY RECORDER

Recorded # ____
State of Utah, County of Weber, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$

Deputy, Weber County Recorder

Uintah Highlands Improvement District

2401 East 6175 South
Ogden, UT 84403-5344
Phone: 801-476-0945
Fax: 801-476-2012
office@uintah-highlands.com

November 21, 2023

Subdivision Planner
Weber County Planning and Engineering
2380 Washington Blvd.
Ogden, Utah 84401

Re: Availability of services for Culinary Water and Sanitary Sewer within Uintah Highlands Improvement District for the:

Two Proposed Lots on Parcel 07-100-0037 - 6544 S. Bybee Drive

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed two lot subdivision for parcel # 07-100-0037 at 6544 S. Bybee Drive, which is located within the boundaries of the District. Based upon the information from the phone conversation and under existing conditions, the District hereby states that culinary water service would be available for the proposed two lots. Secondary water is provided by Weber Basin and culinary water is not available for use outside. Sanitary sewer is not currently available for this property and septic tank approval would be required through Weber Morgan Health Department.

The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. Detailed plans must be submitted and approved and all fees must be paid before a commitment to serve is granted and before construction begins.

This commitment is made expressly subject to the condition that the developer of the property shall be required to comply with all applicable development procedures of the District, including, without limitation, the developer shall agree to construct all water system improvements in strict conformance with and subject to the Uintah Highlands Improvement District current '*Public Works Standards*', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 21st day of November, 2023.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: _____


Matt Sorensen, District Manager

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



January 5, 2024

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

RE: Michael Moran Property
6544 S Bybee Dr, Ogden UT
Parcel #07-100-0037
Soil log #13912

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

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 120 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 24-30 inches. The absorption system is to be designed using a maximum loading rate of 0.45 gal/sq. ft. /day as required for the medium to sandy loam-loam, massive structure soil horizon.

ENGINEERING REQUIREMENTS

As required during the feasibility determination for this property proof of 20,000 square feet of contiguous area with a 25% slope or less was required. Documentation was submitted to our office in the form of a "Mass Grading Exhibit". It was created by CIR Civil Engineering Surveying, licensed professional engineer Scott D. Thorsen No. 354291. To meet all requirements of the Weber-Morgan Health Department Onsite Wastewater Treatment System Regulation **grading will be required** as shown on this document.

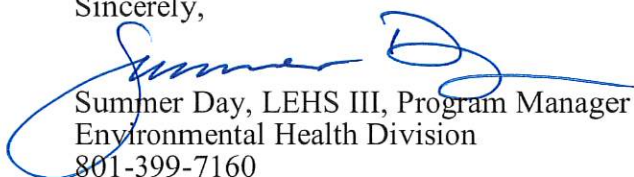
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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