WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

February 15, 2023
4:00 p.m.

1. **Minutes: February 1, 2023**
2. **Administrative Items**

2.1 File No.: LVP053122 – Request for final approval of a one-lot subdivision (Pegasus Place Subdivision), located at approximately 631 N 5900 West, Ogden, UT, 84404, in the A-2 zone. This request includes road dedication along 5900 West St. **Planner: Tammy Aydelotte**

2.2 File No.: UVO122322 – Request for final approval of a two-lot subdivision (Overlook East at Powder Mountain Subdivision), located at approximately 8620 E Meridian Ave, Eden, UT, 84310 in the DRR-1 zone. This request includes continuation of private roadways (Overlook Drive, and Meridian Avenue). **Planner: Tammy Aydelotte**

2.3 File No.: LVS010322 – Request for final approval of Snow Flake Subdivision Phase 3, 1st Amended, combining 2 lots to create a one-lot subdivision located in the FV-3 zone, at approximately 4382 N Snowflake Cir., Eden, UT, 84310. **Planner: Tammy Aydelotte**

2.4 LVC042022 - Consideration and action on a request for final approval of Cameron Pointe Subdivision (6 lots). **Planner: Felix Lleverino**

2.5 LVD011723, Consideration and action on a request for approval of the Daisy Estates subdivision (three lots) and the dedication of an extension to 4550 West Street. **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 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 fort these meetings should call the Weber County Planning Commission at 801-399-8374

February 1, 2023

Minutes of February 1, 2023, 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; June Nelson, Secretary

1. **Minutes: January 18, 2023 -**Minutes approved as presented

2. **Administrative Items**

2.1 File No.: LVR122022 – Request for final approval of Ropelato Estates Subdivision, a one-lot subdivision located in the A-1 zone, at approximately 4204 W 1400 South, Ogden UT, 84401. This proposed subdivision includes road dedication along 1400 South Street**. Planner: Tammy Aydelotte.**

The Planning Division is recommending approval of the request for Ropelato Estates Subdivision, a one-lot subdivision located in the A-1 zone.
The proposed subdivision is in the Agricultural A-1 Zone located at approximately 4204 W. 1400 S., Ogden, UT, 84401 and is 1.24 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).

Director Grover noticed that there are some buildings that cross lot boundries. Tammy Aydelotte stated: Per direction of County Commissioners, Planning will not require removal of buildings prior to recording. Removal will have to occure prior to change of ownership.

Staff recommends approval of the Ropelato Estates Subdivision, a one-lot subdivision consisting of 1.24 acres, located at approximately 4204 W 1400 S, Ogden, UT, 84401. This recommendation is subject to all review agency requirements, and 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 all previous approvals and the applicable County ordinances.**

Administrative final approval of Ropelato Estates Subdivision, a one-lot subdivision located in the A-1 zone, at approximately 4204 W 1400 S, Ogden UT, 84401 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: Wednesday, February 1, 2023

Approved by Rick Grover

Rick Grover
Weber County Principal Planner

This item stands approved.

Adjourned – 4:09

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 one-lot subdivision, Pegasus Place Subdivision, located at approximately 631 N 5900 W, Ogden, UT, 84401, in the A-2 zone. This request for subdivision approval includes road dedication (40 feet) along 5900 West St.

Agenda Date: Wednesday, February 15, 2023

Applicant: Gary Nielsen

File Number: LVP053122

Property Information

Approximate Address: 631 N 5900 W, Ogden, UT, 84401

Project Area: 1.00 Acres (proposed lot), 149.159 (remainder Parcel)

Zoning: Agricultural Zone (A-2)

Existing Land Use: Agricultural

Proposed Land Use: Agricultural/Residential

Parcel ID: 10-034-0008

Township, Range, Section: T6N, R3W, Section 12 SE

Adjacent Land Use

North: Remainder parcel (agricultural use)

South: Remainder parcel (agricultural use)

East: Warren Irrigation Canal

West: 5900 West St.

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones)
- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable

Background

The Planning Division is recommending approval of the request for Pegasus Place Subdivision, a one-lot subdivision located in the A-2 zone.
The proposed subdivision is in the Agricultural A-2 Zone located at approximately 631 N 5900 W, Ogden, UT, 84401 and is 1.00 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).

Analysis

General Plan: The General Plan for Western Weber is intended to preserve private property rights while also preserving the rural characteristics of the area. This proposal conforms to the Western Weber General Plan.

Zoning: The subject property is located in the Agricultural Zone more particularly described as the A-2 zone. The purpose and intent of the A-2 zone is identified in the LUC §104-2-1 as:

"The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible."

The application has been forwarded to the applicable review agencies and after a thorough review of the applicant's proposal, staff feels that the applicant has meet the minimum requirements for a one-lot subdivision in the A-2 zone. This determination is based on the review and analysis of the information provided by the applicant.

Connectivity: The applicant is dedicating 40' road width along the frontage of lot 1 (150' wide) that sits on 5900 West St.

Culinary Water, Sanitary Sewer: West Warren-Warren Water Improvement District will service the proposed subdivision with culinary water. WWWW Improvement District is satisfied with the applicant's proof of secondary water.

Review Agencies: To date, the proposed subdivision has been approved by the Weber County Engineer, Weber-Morgan Health Department, and the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: The 2022 property taxes have been paid in full. The 2023 taxes are will be due in full November 30, 2023.

Staff Recommendation

Staff recommends approval of the Pegasus Place Subdivision, a one-lot subdivision consisting of 1.00 acres, located at approximately 631 N 5900 W, Ogden, UT, 84401. This recommendation is subject to all review agency requirements, and 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 all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Pegasus Place Subdivision, a one-lot subdivision located in the A-2 zone, at approximately 631 N 5900 W, Ogden UT, 84401 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: Wednesday, February 15, 2023

_____

Rick Grover
Weber County Principal Planner

Exhibits

A. Application
B. Proposed Plat
C. Water & Septic Feasibility

Location map



Exhibit A-Application

Pegasus Place Subdivisions

+ Add Follower | Change Status | Edit Project

Address:	631 N 5900 W, WEST WARREN, UT, 84404	**Project Status:**	Accepted
Maps:	County Map, Google Maps	**Status Date:**	5/31/2022
Project Type:	Subdivisions	**File Number:**	LVP053122
Sub Type:	Subdivisions	**Project Manager**	Tammy Aydelotte
Created By:	Gary Nielsen		
Created On:	3/8/2022		

Application | Documents 23 | Comments 0 | Reviews 0 | Followers 15 | History | Reminder 0 | Payments 1 | Area Fees

Application

+ Add Building | + Add Parcel | + Add a Contractor | Edit Application | Print

Project Description	2 LOT SUBDIVISION 1 ACRE EACH LOT , FRONTAGE ON 5900 WEST
Property Address	631 N 5900 W WEST WARREN, UT, 84404
Property Owner	Gary Nielsen 801-391-0932 GLNPN@AOL.COM
Representative	Gary Nielsen 801-391-0932 glnpn@aol.com
Accessory Dwelling Unit	False
Current Zoning	RE-20
Subdivision Name	Pegasus Place
Number of Lots	
Lot Number	1
Lot Size	1 acre
Frontage	150 ft
Culinary Water Authority	West Warren-Warren Water and Sewer
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Health Department (Septic)
Nearest Hydrant Address	667 N 5900 W and 455 N 5900 W
Signed By	Owner, Gary Nielsen

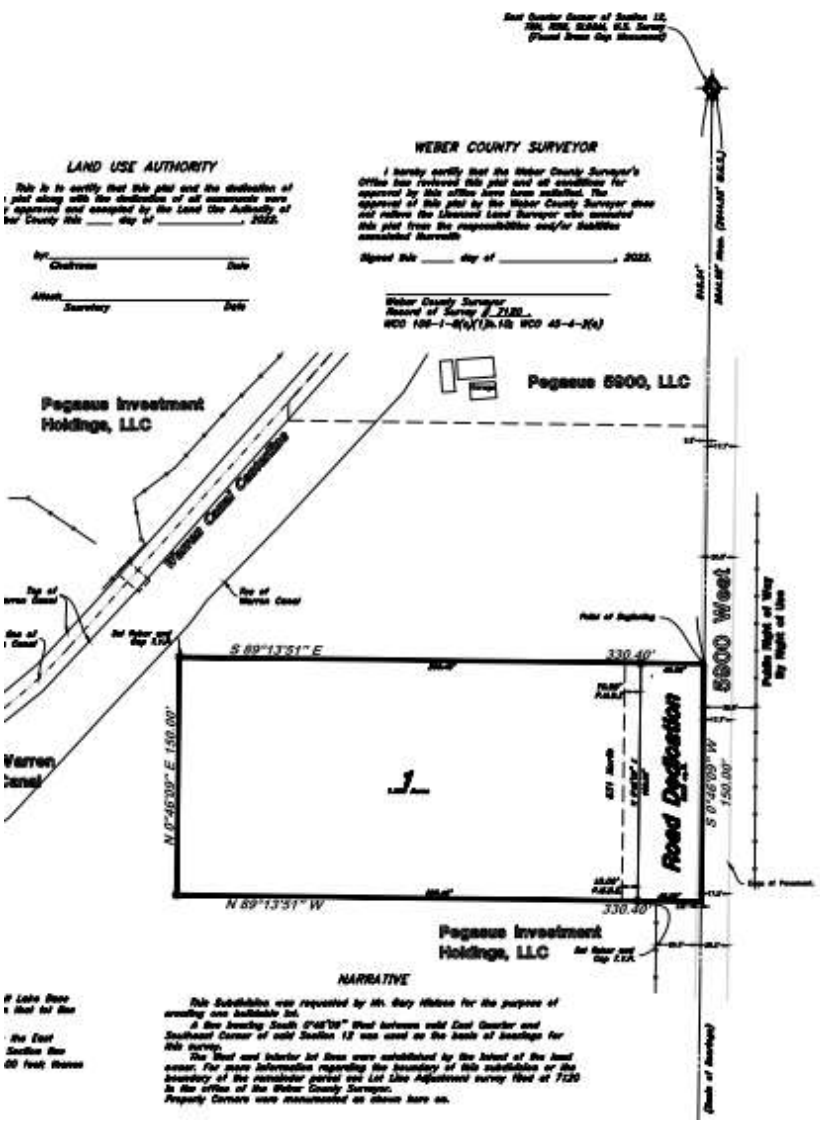
Parcel Number

Remove 100340028 - County Map

Remove 100340031 - County Map

Pegasus Subdivision

A part of the Southeast Quarter of Section 12, T6N, R3W, SLB&M, U.S. Survey
Weber County, Utah
December 2022





SURVEYOR'S CERTIFICATE

OWNERS DEDICATION

Pegasus Investment Holdings LLC

Gary L Hidson – Registered Agent

ACKNOWLEDGMENT

State of Utah
County of) ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2022 by Gary L Hidson – Agent.

Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah

Print Name

WEBER COUNTY ATTORNEY

Weber County Attorney

WEBER COUNTY PLANNING COMMISSION APPROVAL

Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

Sheet 1 of 2

Exhibit C-Water & Septic Feasibility

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

7/6/22

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Gary Nielsen

This proposed residence is located at 609 N. 5900 W. Warren-West Warren, UT. Parcel #10-034-0030 and consists of 1 lot for a future residence. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed building/residence.

Gary Nielsen has presented the board with proof of secondary water and has paid all impact fees. 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

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

WEBER-MORGAN
HEALTH DEPARTMENT

June 6, 2022

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 8

RE: Preliminary Subdivision **Determination**
Pegasus Subdivision, 2 lots
Parcel #10-034-0032 & portion of 10-034-0031
Soil log #14162 & 15348

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

DESIGN REQUIREMENTS
Lot 1 & 2: 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 0.22 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.45 gal/sq. ft./day for the Packed Bed Media absorption area as required for the silty clay loam, massive structure soil horizon with a documented percolation rate of 60 minutes per inch.

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

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

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

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

Sincerely,

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

Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for final approval of The Overlook East at Powder Mountain, a two-lot subdivision located in the DRR-1 zone at approximately 8620 E Meridian Ave, Eden, UT, 84310.
Type of Decision:	Administrative
Agenda Date:	Wednesday, February 15, 2023
Applicant:	**Rick Everson**
File Number:	UVO122322

Property Information

Approximate Address:	8620 E Meridian Ave, Eden, UT, 84310
Project Area:	0.299 acres
Zoning:	Destination and Recreation Resort (DRR-1) Zone
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	23-012-0173, 23-012-0181
Township, Range, Section:	T7N, R2E, Section 08 NE & Section 08 NE

Adjacent Land Use

North:	Remainder parcel - vacant	**South:**	Meridian Ave.
East:	Remainder parcel - vacant	**West:**	Residential

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us
Report Reviewer:	RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 29 (DRR-1 Zone)

Background and Summary

The applicant is requesting final approval of The Overlook East at Powder Mountain Subdivision. This proposal is located at approximately 8620 E Meridian Ave, Eden, UT, 84310 in the DRR-1 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the DRR-1 zone. Single-family dwellings are a permitted use in the DRR-1 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-2-5, the DRR-1 zone does not have a minimum lot area, nor a minimum lot width for single family dwellings.

The following are setbacks for single-family dwellings in the DRR-1 zone:

Front: 0’

Side: 5’

Rear: 10’

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the DRR-1 zone standards in LUC § 104-29. The proposed subdivision

Culinary water and sanitary sewage disposal: Powder Mountain Water & Sewer has issued a capacity assessment letter that has been submitted with this application. The letter is dated 1/19/2023 and is good for two years from the date of the letter.

Review Agencies: To date, the proposed subdivision has been reviewed and approved by Weber County Engineering, Weber County Surveying, and Weber Fire District. Weber County Planning is recommending approval based upon all review agency requirements being met prior to recording the final plat. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2023 property taxes are not considered due at this time, but will become due in full on November 30, 2023.

Staff Recommendation

Staff recommends final approval of Overlook East Subdivision consisting of two lots, located at approximately 8620 E Meridian Ave, Eden, Ut, 84310. This recommendation is subject to all review agency requirements prior to recording of the subdivision and 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 final approval of Overlook East Subdivision 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 based on the findings listed in this staff report.

Date of Administrative Approval: _____

_____
Weber County Planning Director

Exhibits

A. Application
B. Narrative and Proposed Subdivision Plat
C. Capacity Assessment letter (water & sewer)

Area Map



Exhibit A – Application

Overlook East at Powder Mountain Subdivisions

+ Add Follower | Change Status | Edit Project

Address:	8620 E Meridian Avenue, Eden, UT, 84310	**Project Status:**	Accepted
Maps:	County Map, Google Maps	**Status Date:**	12/23/2022
Project Type:	Subdivisions	**File Number:**	UVO122322
Sub Type:	Subdivisions	**Project Manager**	Tammy Aydelotte
Created By:	Rick Everson		
Created On:	12/12/2022		

Application | Documents 10 | Comments 1 | Reviews 3 | Followers 15 | History | Reminder 0 | Payments 1

Area Fees

Application

+ Add Building | + Add Parcel | + Add a Contractor | Edit Application | Print

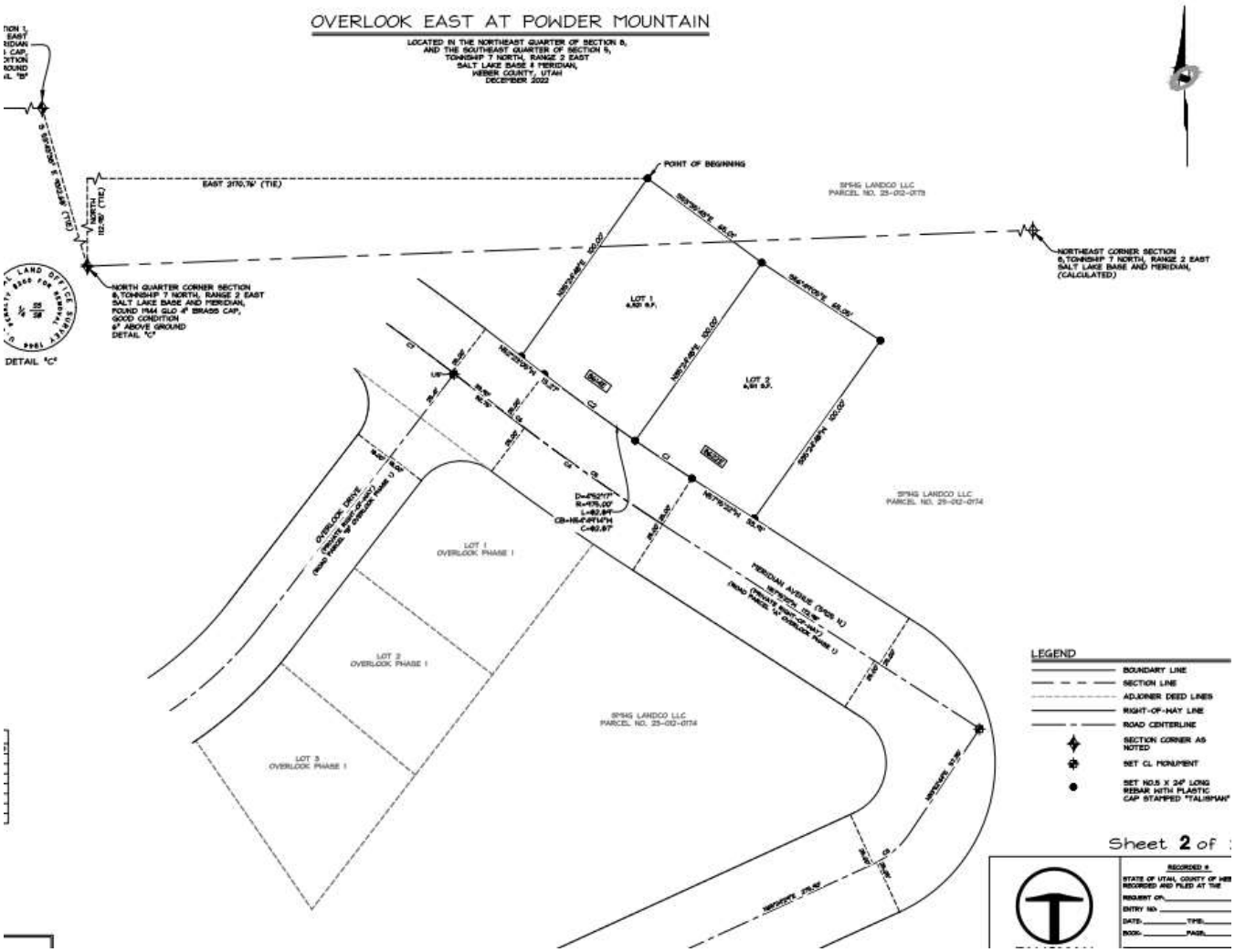
Project Description	Overlook East 2-Lot Subdivision
Property Address	8620 E Meridian Avenue Eden, UT, 84310
Property Owner	Rick Everson 801-897-4880 reverson@powdermountain.com
Representative	--
Accessory Dwelling Unit	False
Current Zoning	DRR-1
Subdivision Name	Overlook East at Powder Mountain
Number of Lots	
Lot Number	N/A
Lot Size	N/A
Frontage	130 feet
Culinary Water Authority	Powder Mountain Water and Sewer District
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Powder Mountain Water and Sewer Improvement District
Nearest Hydrant Address	8650 E Meridian Ave (approx 150 feet southeast of proposed lots)
Signed By	Owner, Rick Everson

Parcel Number

Remove 230120173 - County Map

Remove 230120181 - County Map

Exhibit B – Proposed Subdivision Plat



POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT

January 19, 2023

Rick Everson
Summit Mountain Holding Group LLC
SMHG Landco LLC
3923 N. Wolf Creek Drive
Eden, Utah 84310

Ogden Valley Township Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: Commitment to provide culinary water and sanitary sewer services for the Overlook at Powder Mountain East.

CAPACITY ASSESSMENT LETTER

This capacity assessment letter is issued by the Powder Mountain Water and Sewer Improvement District (the "District"), in connection to a certain real estate projects proposed to be developed by SMHG Landco LLC, a Delaware limited liability company (the "Developer").

(The "Project") is currently known as Overlook at Powder Mountain East, however the name of the Project could change prior to platting. Subject lots are anticipated to be approximately located as shown on Page 2 of this letter.

The District confirms that it is has adequate capacity to provide water and sewer services to serve 2 Equivalent Residential Units ("ERUs") in connection with the Project, for a total requirement of 2 ERUs as requested by the Developer.

Building permits shall not be issued without final approval by the District. Final approval is subject to the Developer meeting all applicable requirements of the District and payment of all applicable fees.

The district's commitment set forth in this letter is effective and good for two years as of the date of this letter.

POWDER MOUNTAIN WATER AND
SEWER IMPROVEMENT DISTRICT

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT

By: _____
Robert Behrendt
Board Chair

PROJECT LOCATION



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for final approval of Snow Flake Subdivision Phase 3 1st Amendment, a one-lot subdivision located in the FV-3 zone at approximately 4382 Snowflake Circle, Eden, UT, 84310.
Type of Decision:	Administrative
Agenda Date:	Wednesday, February 15, 2023
Applicant:	**Charlies Kofoed**
File Number:	LVS010322

Property Information

Approximate Address:	4382 Snowflake Circle, Eden, UT, 84310
Project Area:	2.49 acres
Zoning:	Destination and Recreation Resort (DRR-1) Zone
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	22-186-0002, 22-186-0003
Township, Range, Section:	T7N, R1E, Section 15 SW

Adjacent Land Use

North:	Snowflake Drive	**South:**	Meridian Ave.
East:	Residential/Powder Mountain Rd	**West:**	Snowflake Circle

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us
Report Reviewer:	RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 108 (Noncomplying Structures, Nonconforming Uses, and Nonconforming Lots) Chapter 12 (Reconfiguring Nonconforming Lots)

Background and Summary

The applicant is requesting final approval of Snow Flake Subdivision Phase 3 1st Amendment. This proposal is located at approximately 4382 Snowflake Circle, Eden, UT, 84310 in the FV-3 Zone, and seeks to combine two existing legal lots into a single lot. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the FV-3 zone. Single-family dwellings are a permitted use in the FV-3 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-14-5, the FV-3 zone has minimum lot area and width standards for single family dwellings.

The following are setbacks for single-family dwellings in the FV-3 zone:

Front: 30’

Side: 20 feet, except 30 feet on side facing street on corner lot

Rear: 30’

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the FV-3 zone standards in LUC § 104-29.

LUC § 108-12-12 states, "Nonconforming lots may be reconfigured in a manner that complies with the standards of the zone in effect at the time of the lot's creation if the reconfiguration does not create any more lots than currently exist. The reconfiguration shall not cause any other lot to become nonconforming or more nonconforming. If the nonconforming lot is part of a platted subdivision an amended subdivision plat is required." This proposed one-lot subdivision contains two legally platted lots, and is not creating additional lots, nor does it propose to cause any lot to become more nonconforming.

Culinary water and sanitary sewage disposal: Powder Mountain Water & Sewer has issued a capacity assessment letter that has been submitted with this application. The letter is dated 1/19/2023 and is good for two years from the date of the letter.

Review Agencies: To date, the proposed subdivision has been reviewed and approved by Weber County Engineering, Weber County Surveying, and Weber Fire District. Weber County Planning is recommending approval based upon all review agency requirements being met prior to recording the final plat. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2023 property taxes are not considered due at this time, but will become due in full on November 30, 2023.

Staff Recommendation

Staff recommends final approval of Snow Flake Subdivision Phase 3 1st Amendment consisting of one lot, located at approximately 4382 Snowflake Circle, Eden, UT, 84310. This recommendation is subject to all review agency requirements and the following requirement prior to recording of the subdivision:

1. A will-serve letter for water and sewer/septic is required with the building permit application.

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 final approval of Snow Flake Subdivision Phase 3 1st Amendment 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 based on the findings listed in this staff report.

Date of Administrative Approval: _____

_____
Weber County Planning Director

Exhibits

A. Application
B. Narrative and Proposed Subdivision Plat
C. Capacity Assessment letter (water & sewer)

Area Map



Exhibit A – Application

Snow Flake Subdivision Ph3 1st Amendment

+ Add Follower | Change Status | Edit Project

Address:	4382 and 4398 Snowflake Circle, Eden, UT, 84310	**Project Status:**	Accepted
Maps:	County Map, Google Maps	**Status Date:**	1/3/2023
Project Type:	Subdivisions	**File Number:**	LVS010322
Sub Type:	Subdivisions	**Project Manager**	Tammy Aydelotte
Created By:	Charles Kofoed		
Created On:	12/9/2022		

Application | Documents 10 | Comments 14 | Reviews 0 | Followers 12 | History | Reminder 0 | Payments 1

Area Fees

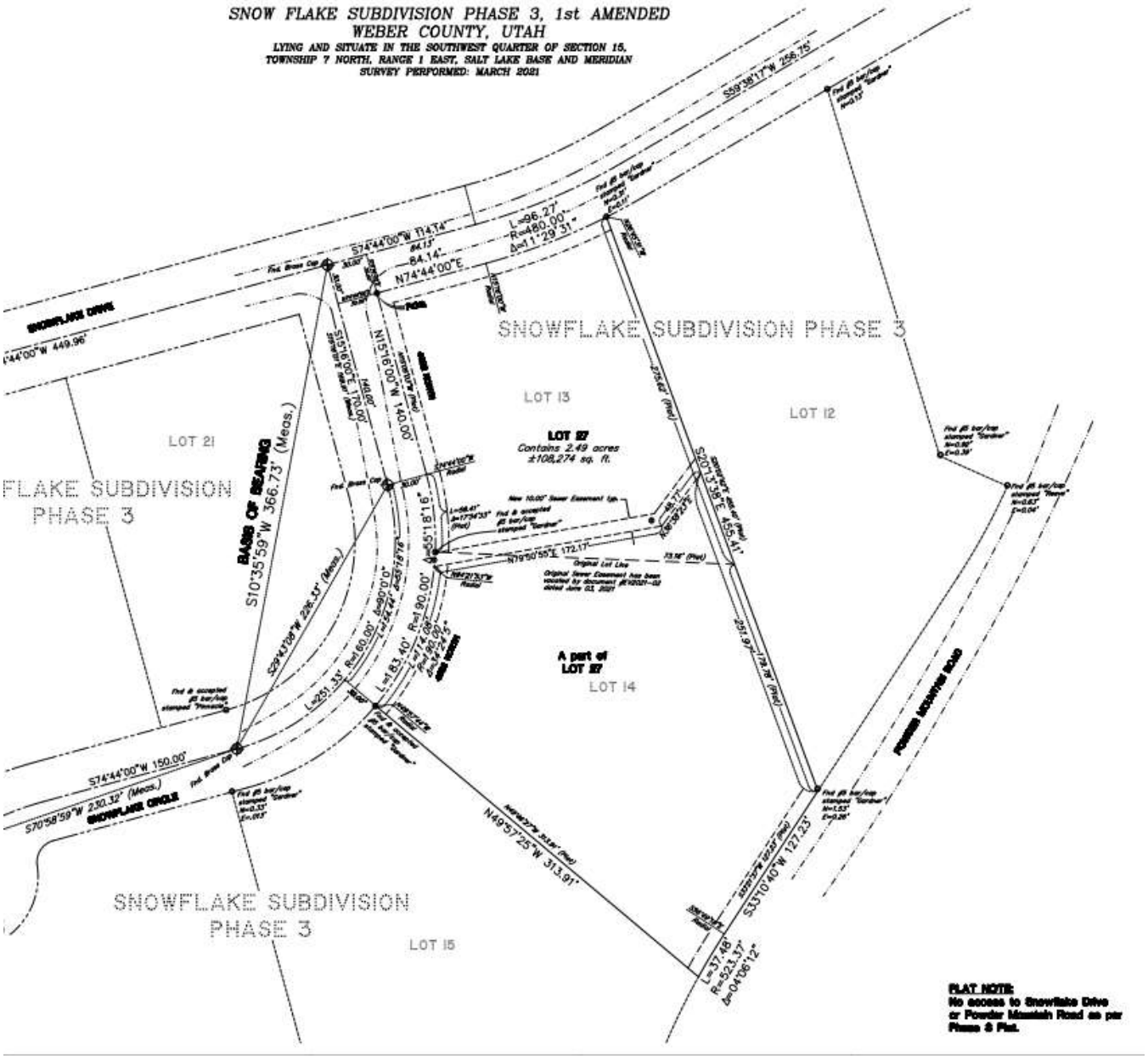
Application

+ Add Building | + Add Parcel | + Add a Contractor | Edit Application | Print

Project Description	Combine lots 13 and 14 in Snowflake Subdivision Phase 3 so I can build a single residence with detached garage in the desired location... currently straddling the property line of our two properties. Note - we recently put the property in trust... spy trail trust but I am the trustee and thus the owner
Property Address	4382 and 4398 Snowflake Circle Eden, UT, 84310
Property Owner	Charles Kofoed 801-560-3784 cjkofoed@msn.com
Representative	–
Accessory Dwelling Unit	False
Current Zoning	FV-3
Subdivision Name	Snowflake Subdivision, Phase 3
Number of Lots	
Lot Number	Lots 13 and 14
Lot Size	Lot 13=1.029 acres Lot 14= 1.457
Frontage	Lot 13=198.41' Lot 14= 124.99'
Culinary Water Authority	Wolfcreek Water Company
Secondary Water Provider	Wolf Creek Irrigation Company
Sanitary Sewer Authority	Powder Mountain Water and Sewer Improvement District
Nearest Hydrant Address	Corner snowflake drive and snowflake circle
Signed By	Owner, Charles J. Kofoed

Parcel Number
Remove 221860002 - County Map
Remove 221860003 - County Map

Exhibit B – Proposed Subdivision Plat



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	LVC042022 - Consideration and action on a request for final approval of Cameron Pointe Subdivision (6 lots).
Agenda Date:	Wednesday, February 15, 2023
Applicant:	Jason Hamblin

Property Information

Approximate Address:	2375 S 3925 W
Project Area:	6.94 acres
Zoning:	A-1
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-078-0155, 15-078-0160
Township, Range, Section:	6N 2W Sec 28

Adjacent Land Use

North: Residential

South: Residential

East: Residential

West: Residential

Staff Information

Report Presenter:	Felix Lleverino flleverino@webercountyutah.gov 801-399-8767
Report Reviewer:	SB

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones)

Background and Summary

The applicant is requesting final approval for Cameron Pointe Subdivision (6 lots). This proposal would divide a vacant 6.94-acre parcel and create six new building lots. The Planning Division has reviewed Cameron Pointe for conformity to the lot area and width of the A-1 zoning standards and connectivity options for the continuation of future neighborhoods. The single road within Cameron Pointe is designed with a temporary turn-around until the time when the parcel to the south is developed, at which time, the county will require connectivity over the Wilson Irrigation Canal. Curb, gutter, and sidewalk are required within the Cameron Pointe Development and on 4000 West Street and 2375 South Street.

Analysis

General Plan: The proposal conforms to the West Central Weber County General Plan by implementing zoning standards that preserve the rights of landowners to develop large lots in which agricultural and residential uses are pursued.

Zoning: The subject property is located in the Agricultural A-1 Zone.

The purpose and intent of the A-1 zone are identified in the LUC §104-2 as:

The AV-3 Zone and A-1 Zone are both agricultural zone and 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.*

Lot area, frontage/width and yard regulations: The Site Development Standards from Section 104-2-5 require a minimum of 40,000 sq. ft. and 150' wide. Each lot within comply with these standards.

Culinary water: Taylor West Weber Water provided a final will-serve letter stating that the district has the capacity to provide only culinary water to the Cameron Pointe 6-lot subdivision. It is required that the plat include a signature block for the Taylor West Weber Water Improvement District. The district will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Pressurized Irrigation water: The final will-serve letter from Hooper Irrigation states the fees are paid and a sufficient number of water shares are transferred. All secondary water line extensions shall be inspected and approved by Hooper Irrigation. Subdivision improvements related to secondary water infrastructure shall be installed or guaranteed financially before the subdivision plat can record.

Water supply delivery system: 106-4-2.1 (d) (1) (a) "**Main delivery line extents.** Culinary and secondary water main delivery lines shall be provided to the furthest extent of the subdivision boundary within a public street right-of-way or a public utility easement, and laterals shall be stubbed to each lot."

Sanitary Sewage Services: Central Weber Sewer District will serve the sanitary sewer needs of this development (see Exhibit C).

Review Agencies: The subdivision application will be required to comply with all review agency requirements. Planning has posted preliminary comments that will be addressed by a revised plat. The County Surveyor's office has submitted a final review. The Weber Fire District review states standards for the temporary turnaround cul-de-sac design. The County Engineering Department will post comments on the final plat and final civil drawings.

Staff Recommendation

Staff recommends final approval of Cameron Pointe Subdivision consisting of 6 lots. This recommendation is based on the review agency requirements and the following conditions:

1. A Subdivision Improvement Agreement shall accompany the final recorded plat.
2. A Monument Improvement Agreement is completed, under the direction of the County Surveyor's office.
3. The developer shall provide a letter from the Cameron Village Cluster Subdivision HOA stating that all parties agree upon the new landscape plan for Cameron Village.

The following findings are the basis for the staff recommendation:

1. Cameron Pointe conforms to the West Central Weber County General Plan.
2. The lot area and width regulations are acceptable as shown on the submitted plat.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Exhibits

A. Cameron Pointe Subdivision plat (final)
B. Final culinary will-serve letter
C. Final secondary water will-serve
D. Subdivision Improvement Drawings

Area Map


2375 S ST
2340 S ST
W 2400 S
W 2475 S
S 4000 W
S 3850 W
Clarke Allan T
Buck, Romney Trucking
Nacey Investments, LLC

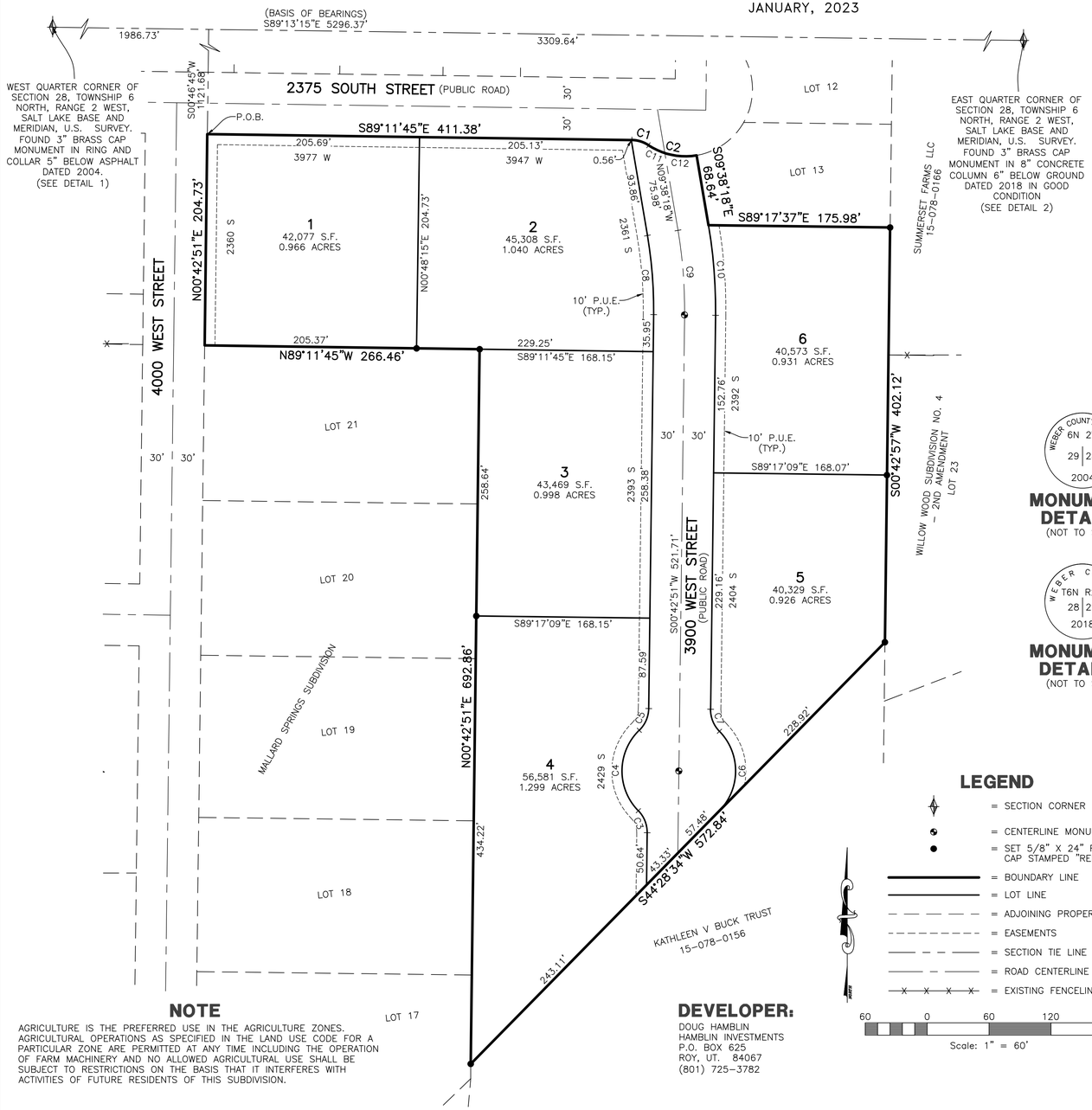
Reeve & Associates, Inc. - Solutions You Can Build On

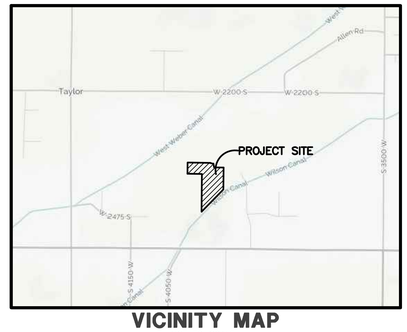
SHEET 1 OF 1

CAMERON POINTE SUBDIVISION

Exhibit A

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2023





VICINITY MAP
NOT TO SCALE

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 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°13'15"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT TEH EXTENSION OF THE SIDE LOT LINES. THE BOUNDARY WAS DETERMINED BY DEED AND EXISTING SUBDIVISIONS BY RETRACING FOUND SECTION CORNERS AS SHOWN HEREON.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 2375 SOUTH STREET, SAID POINT BEING S89°13'15"E 1986.73 FEET AND S00°46'45"W 1121.68 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28 (WEST QUARTER CORNER BEING N89°13'15"W 5296.37 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S89°11'45"E 411.38 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 17.09 FEET, A DELTA ANGLE OF 32°38'16", A CHORD BEARING OF S72°52'37"E, AND A CHORD LENGTH OF 16.86 FEET; AND (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 48.87 FEET, A DELTA ANGLE OF 43°04'50", A CHORD BEARING OF S78°05'55"E, AND A CHORD LENGTH OF 47.73 FEET TO THE WESTERLY LINE OF LOT 13 OF CAMERON VILLAGE CLUSTER; THENCE S09°38'18"E 68.64 FEET TO THE SOUTHERLY LINE OF SAID LOT 13; THENCE S89°17'37"E ALONG SAID SOUTHERLY LINE, 175.98 FEET; THENCE S00°42'57"W 402.12 FEET; THENCE S44°28'34"W 572.84 FEET TO THE EASTERLY LINE OF MALLARD SPRINGS SUBDIVISION; THENCE N00°42'51"E ALONG SAID EASTERLY LINE, 692.86 FEET TO THE NORTHERLY LINE OF LOT 21 OF SAID SUBDIVISION; THENCE N89°11'45"W ALONG SAID NORTHERLY LINE, 266.46 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET; THENCE N00°42'51"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 204.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 312,614 SQUARE FEET OR 7.177 ACRES MORE OR LESS.

MONUMENT DETAIL 1
(NOT TO SCALE)

MONUMENT DETAIL 2
(NOT TO SCALE)

LEGEND

- = SECTION CORNER
- = CENTERLINE MONUMENT
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE

60 0 60 120 180
Scale: 1" = 60'

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.

DEVELOPER:

DOUG HAMBLIN
HAMBLIN INVESTMENTS
P.O. BOX 625
ROY, UT. 84067
(801) 725-3782

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 **CAMERON POINTE 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___.

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
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 **CAMERON POINTE 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 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

HAMBLIN INVESTMENTS INC

NAME/TITLE

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 _____ AND _____ 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

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	30.00'	17.09'	16.86'	8.78'	S72°52'37"E	32°38'16"
C2	65.00'	48.87'	47.73'	25.66'	S78°05'55"E	43°04'50"
C3	30.00'	23.61'	23.01'	12.46'	N21°50'07"W	45°05'57"
C4	55.00'	86.58'	77.92'	55.19'	N00°42'51"E	90°11'54"
C5	30.00'	23.61'	23.01'	12.46'	N23°15'49"E	45°05'57"
C6	55.00'	85.30'	77.00'	53.92'	N00°02'44"E	88°51'40"
C7	30.00'	23.61'	23.01'	12.46'	N21°50'07"W	45°05'57"
C8	425.62'	76.90'	76.80'	38.56'	N04°27'44"W	10°21'09"
C9	455.62'	82.32'	82.21'	41.27'	N04°27'44"W	10°21'09"
C10	485.62'	87.74'	87.63'	43.99'	N04°27'44"W	10°21'09"
C11	65.00'	17.69'	17.64'	8.90'	S64°21'19"E	15°35'39"
C12	65.00'	31.18'	30.88'	15.90'	S85°53'44"E	27°29'11"

TAYLOR WEST WEBER WATER DISTRICT

APPROVED THIS _____ DAY OF _____, 20___, BY THE TAYLOR WEST WEBER WATER DISTRICT.

TAYLOR WEST WEBER WATER DISTRICT

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

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 12-11-18
Name: CAMERON POINTE SUBDIVISION
Number: 3442-A48
Revision:
Scale: 1"=60'
Checked:

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

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 _____, 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.

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Exhibit B

TAYLOR WEST WEBER WATER DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

6/17/2022

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Cameron Pointe Subdivision, a 6-lot subdivision. The address is approx. 2375 South 3900 West Taylor UT. Plan review fees have been paid the water right fees have been paid. Plans have been reviewed for both culinary and secondary water lines. A **signature block** in Taylor West Weber Water Improvement District's name must be added to the mylar plat for recording and must be signed by an authorized representative of the district. Either an escrow for culinary and pressurized secondary must be set up, or all culinary and secondary water infrastructure must installed and Taylor West Weber Water must grant final approval before recording. Taylor West Weber Water will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Requirements met:

- Plan review fee= $100 per lot ($600) **Paid**
- Culinary and pressurized secondary water plans reviewed and approved.
- Water rights impact fees= **Paid.** $1,078.00 per lot x 6=$6,468.00 Total

Requirements for final approval for building lots:

- Secondary water= Must install a pressurized secondary water system according to the agreement and plans. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. No occupancy to any home will be permitted without a pressurized system in operation.
- Impact fees=$6,250.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested.
- Taylor West Weber Water reserves the right to make or revise changes as need or as advised by the district engineer of the district attorney

FINAL SUBDIVISION AND WARRANTY APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.

Sincerely,

Ryan Rogers-Manager
Taylor West Weber Water District

Exhibit C

Hooper Irrigation Co.

PO Box 184
5375 S 5500 W
Hooper, Utah 84315

Phone: (801)985-8429
Fax: (801)985-3556
hooperirrigationco@msn.com

September 13, 2022

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – Cameron Pointe Subdivision

Phase 3 of the development is located at approximately 2375 South and 3925 W and consists of 6 lots.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address. Hooper Irrigation will provide secondary pressurized water at the time occupancy begins for the lots.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid. There were an adequate number of water shares surrendered for the development water use and the access fees to the Secondary System have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,

Michelle Pinkston

Michelle Pinkston
Office Manager
Board Secretary

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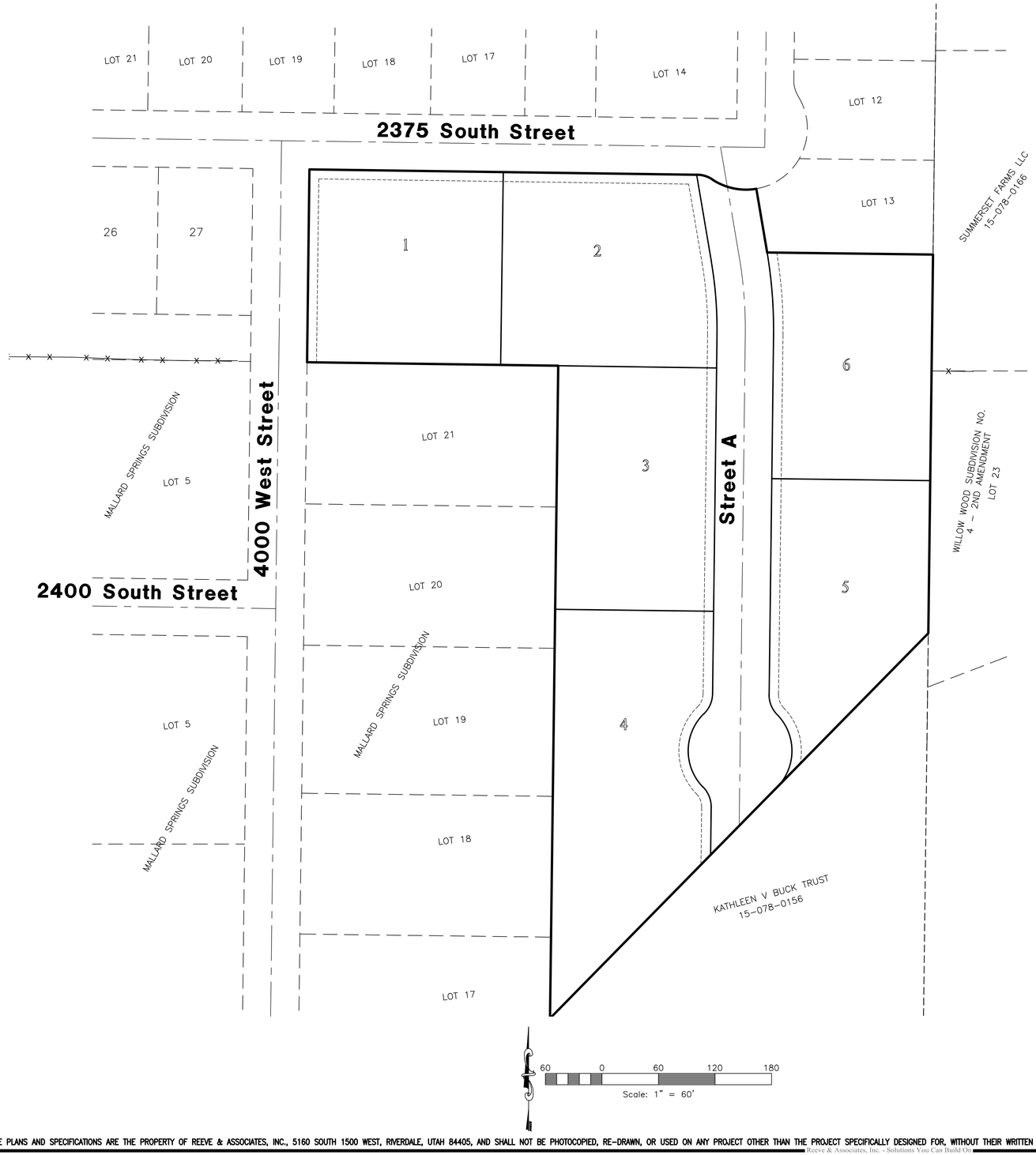
Project Narrative/Notes/Revisions

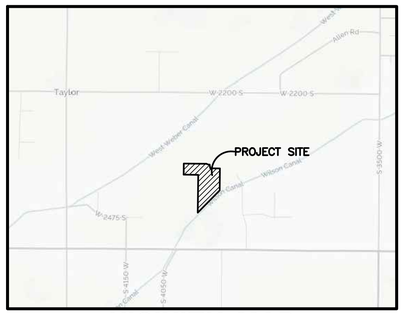
1. 2022/05/26 CK – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Cameron Pointe Subdivision
Improvement Plans

WEBER COUNTY, UTAH
JUNE 2022

Exhibit D





VICINITY MAP
SCALE: NONE

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - Street A - 0+00.00 - 7+50.00
Sheet 4 - Grading, Drainage, & Utility Plan
Sheet 5 - Storm Water Pollution Prevention Plan Exhibit
Sheet 6 - Storm Water Pollution Prevention Plan Details

Engineer's Notice To Contractors:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Surveyor:
Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

811 Know what's **below.** **Call** before you dig.

Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

Developer Contact:
Doug Hamblin
Hamblin Investments
P.O. Box 625
Roy, Utah, 84067
PH: (801) 725-3782

Project Contact:
Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Cameron Pointe Subdivision
WEBER COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/07/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: JUNE 2022
Name: CAMERON POINT SUBDIVISION
Number: 3442-A48

1
6 Total Sheets

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General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Flood Information Data:

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 49057C0425E DATED DECEMBER 16, 2005.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

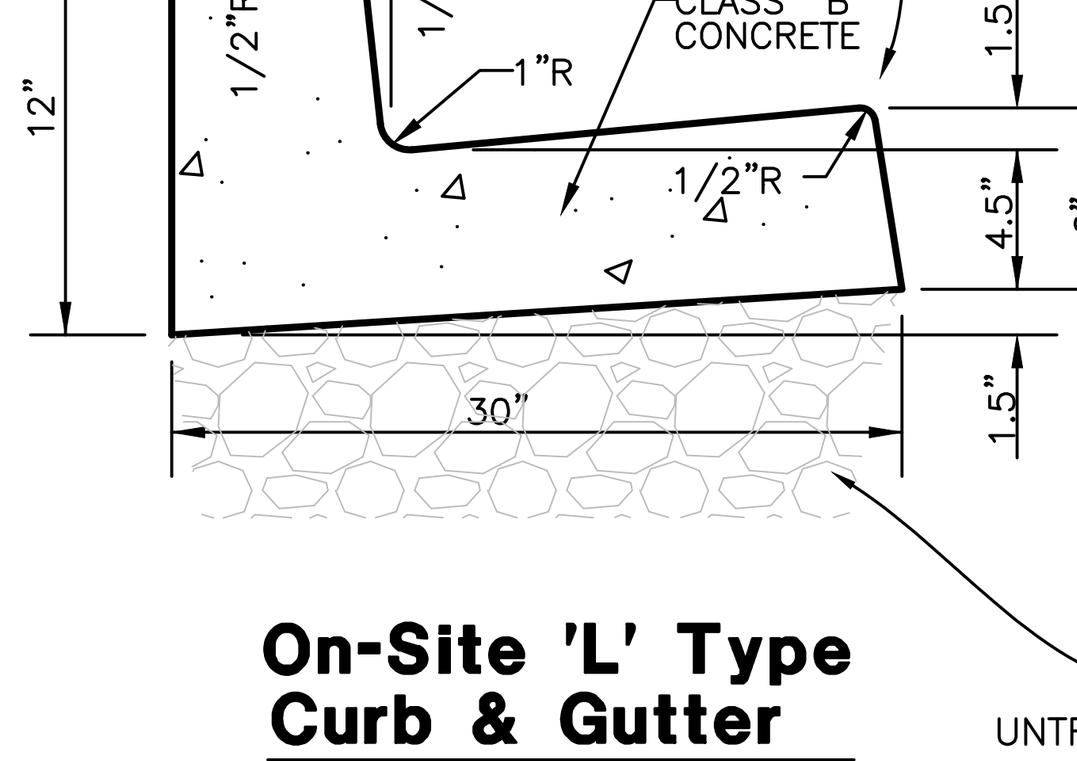
(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

Legend

SW LAT = PROPOSED SECONDARY WATER LATERAL
LD LAT = PROPOSED LAND DRAIN LATERAL
W LAT = PROPOSED WATER LATERAL
SS LAT = PROPOSED SEWER LATERAL
W/8 = PROPOSED CULINARY WATER LINE
EX.W = EXISTING CULINARY WATER LINE
SW/8 = PROPOSED SECONDARY WATER LINE
EX.SW = EXISTING SECONDARY WATER LINE
SS/8 = PROPOSED SANITARY SEWER LINE
EX.SS = EXISTING SANITARY SEWER LINE
SD/15 = PROPOSED STORM DRAIN LINE
EX.SD = EXISTING STORM DRAIN LINE
LD/8 = PROPOSED LAND DRAIN LINE
EX.LD = EXISTING LAND DRAIN LINE
IRR/18 = PROPOSED IRRIGATION LINE
EX.IRR = EXISTING IRRIGATION LINE
= EXISTING FENCE LINE
= PROPOSED FENCE LINE
= DRAINAGE SWALE
OHP = OVERHEAD POWER LINE
= PROPOSED FIRE HYDRANT
= EXISTING FIRE HYDRANT
= PROPOSED MANHOLE
= EXISTING MANHOLE
= PROPOSED SEWER CLEAN-OUT
= PROPOSED GATE VALVE
= EXISTING GATE VALVE
= PLUG & BLOCK
= AIR VAC ASSEMBLY
= DUAL SECONDARY METER

= PROPOSED WATER METER
= EXISTING WATER METER
= PROPOSED REDUCER
= EXISTING REDUCER
= PROPOSED CATCH BASIN
= EXISTING CATCH BASIN
= PLUG W/ 2" BLOW-OFF
= STREET LIGHT
= SIGN
= POWER POLE
BFE = BASEMENT FLOOR ELEVATION
BLDG = BUILDING
BOS = BOTTOM OF STAIRS
BOW = BOTTOM OF WALL
BP = BEGINNING POINT
C&G = CURB & GUTTER
CB = CATCH BASIN
CF = CUBIC FEET
CFS = CUBIC FEET PER SECOND
EP = ENDING POINT
FF = FINISH FLOOR
FFE = FINISH FLOOR ELEVATION
FG = FINISHED GRADE
FH = FIRE HYDRANT
FL = FLOW LINE
GB = GRADE BREAK
INV = INVERT
LF = LINEAR FEET
NG = NATURAL GRADE
OHP = OVERHEAD POWER
PC = POINT OF CURVATURE
PP = POWER/UTILITY POLE
PRC = POINT OF RETURN CURVATURE
PT = POINT OF TANGENCY
PUE = PUBLIC UTILITY EASEMENT
RCP = REINFORCED CONCRETE PIPE
RIM = RIM OF MANHOLE

ROW = RIGHT-OF-WAY
SD = STORM DRAIN
SS = SANITARY SEWER
TBC = TOP BACK OF CURB
TOA = TOP OF ASPHALT
TOC = TOP OF CONCRETE
TOFF = TOP OF FINISHED FLOOR
TOS = TOP OF STAIRS
TOW = TOP OF WALL
TSW = TOP OF SIDEWALK
UGP = UNDERGROUND POWER
W = CULINARY WATER
WM = WATER METER
= EXISTING ASPHALT PAVEMENT
= PROPOSED ASPHALT PAVEMENT
= PROPOSED CONCRETE
= PROPOSED GRAVEL
4800 = EXISTING CONTOUR GRADE
4800 = PROPOSED CONTOUR GRADE



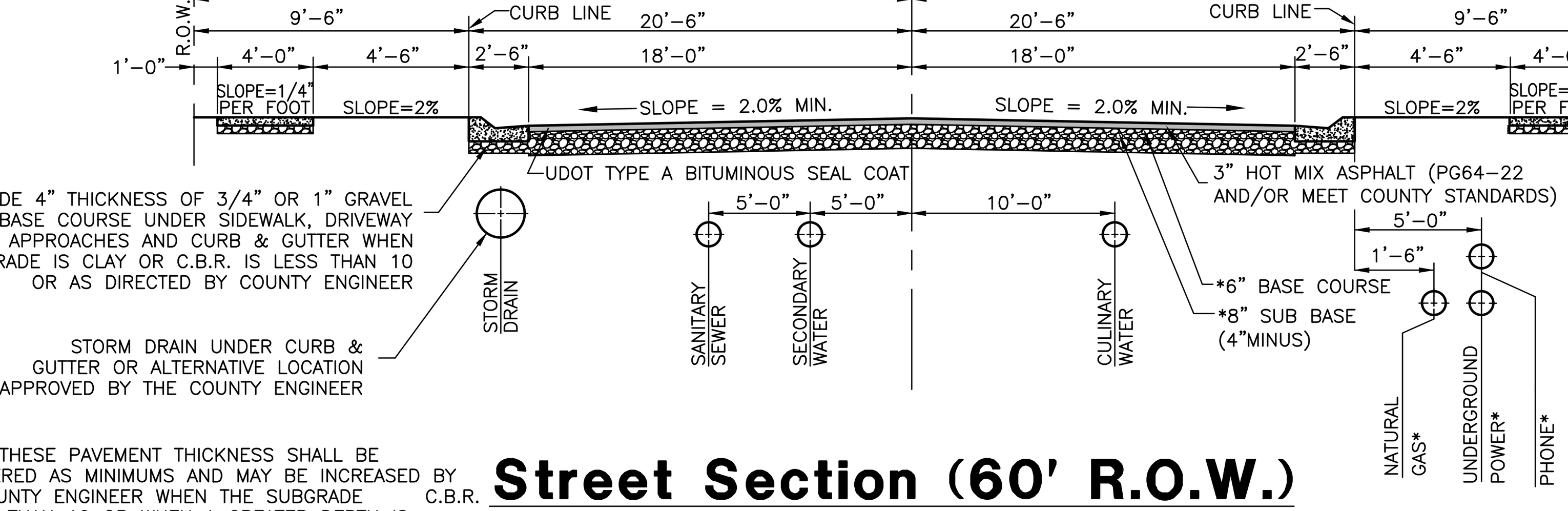
On-Site 'L' Type Curb & Gutter
SCALE: NONE

PROVIDE 6" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER CURB & GUTTER



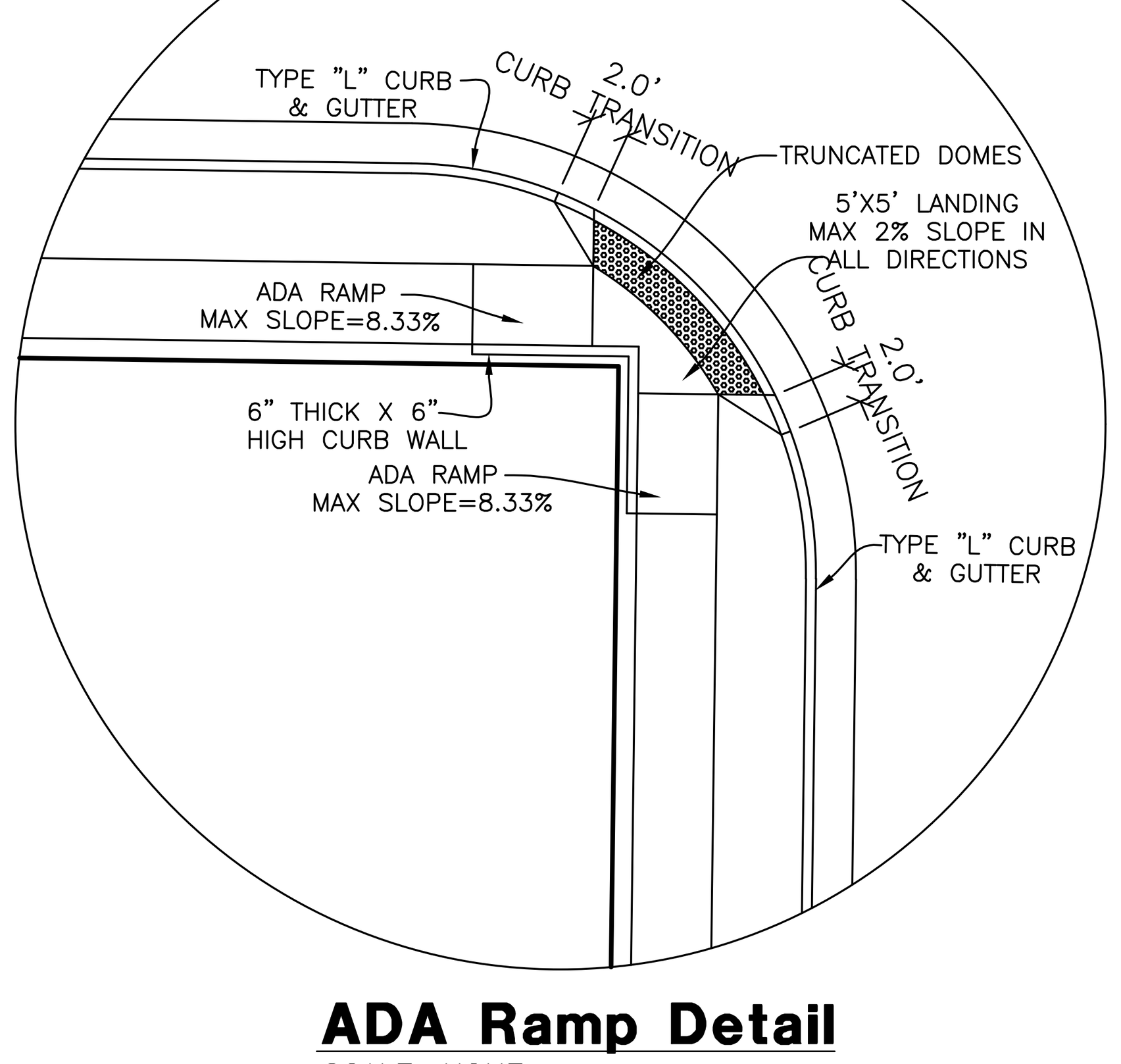
Sidewalk Section
SCALE: NONE

NOTE:
PER APWA, SIDEWALK SECTION TO BE INCREASED TO 6" CLASS 4000 CONCRETE WITH 6" UNTREATED BASE COURSE AT DRIVEWAYS. VERIFY DRIVEWAY LOCATIONS WITH HOME BUILDER.



NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

Street Section (60' R.O.W.)
SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



ADA Ramp Detail
SCALE: NONE

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

Cameron Pointe Subdivision
WEBER COUNTY, UTAH

Notes/Legend/ Street Cross-Section

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/07/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: JUNE 2022
Name: CAMERON POINT SUBDIVISION
Number: 3442-A48

2
6 Total Sheets

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Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF WEBER COUNTY.

CULINARY WATER

W/10 – 10" PVC C-900 CLASS 200 WATER

STORM DRAIN

SD/15 – 15" RCP STORM DRAIN

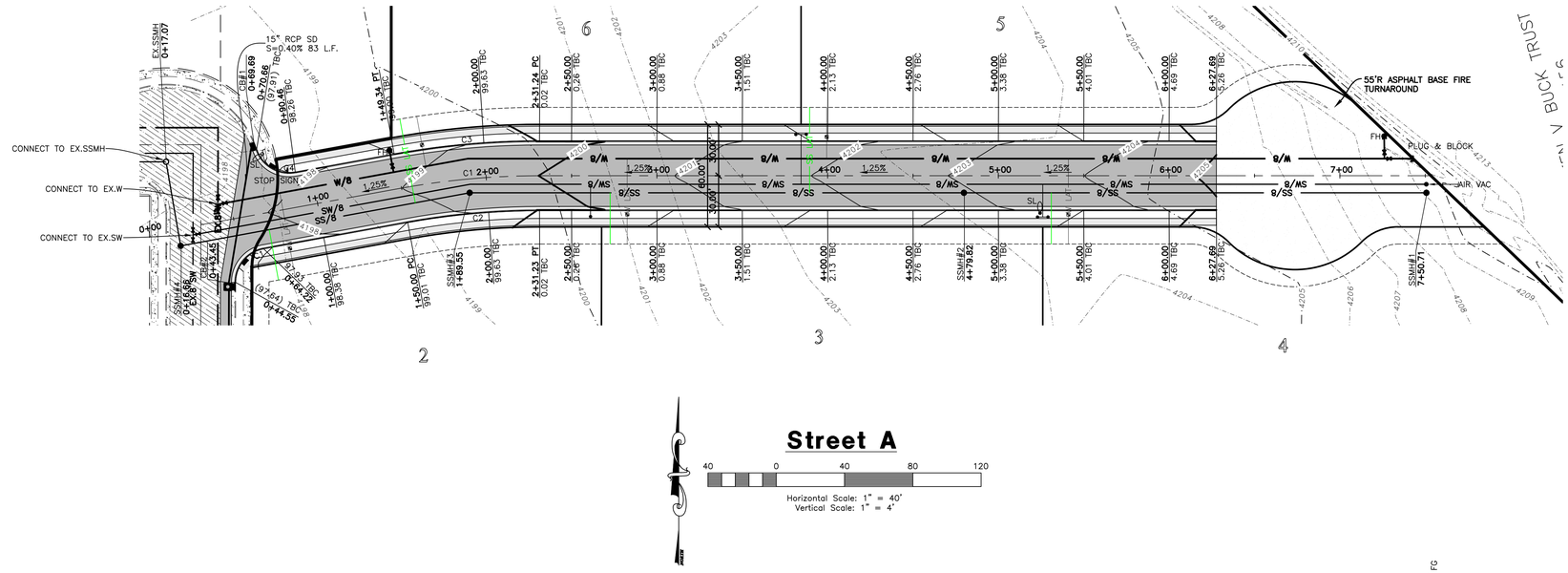
SANITARY SEWER

SS/8 – 8" PVC C-900 SEWER LINE

SECONDARY WATER

SW/8 – 8" PVC C-900 SECONDARY WATER LINE

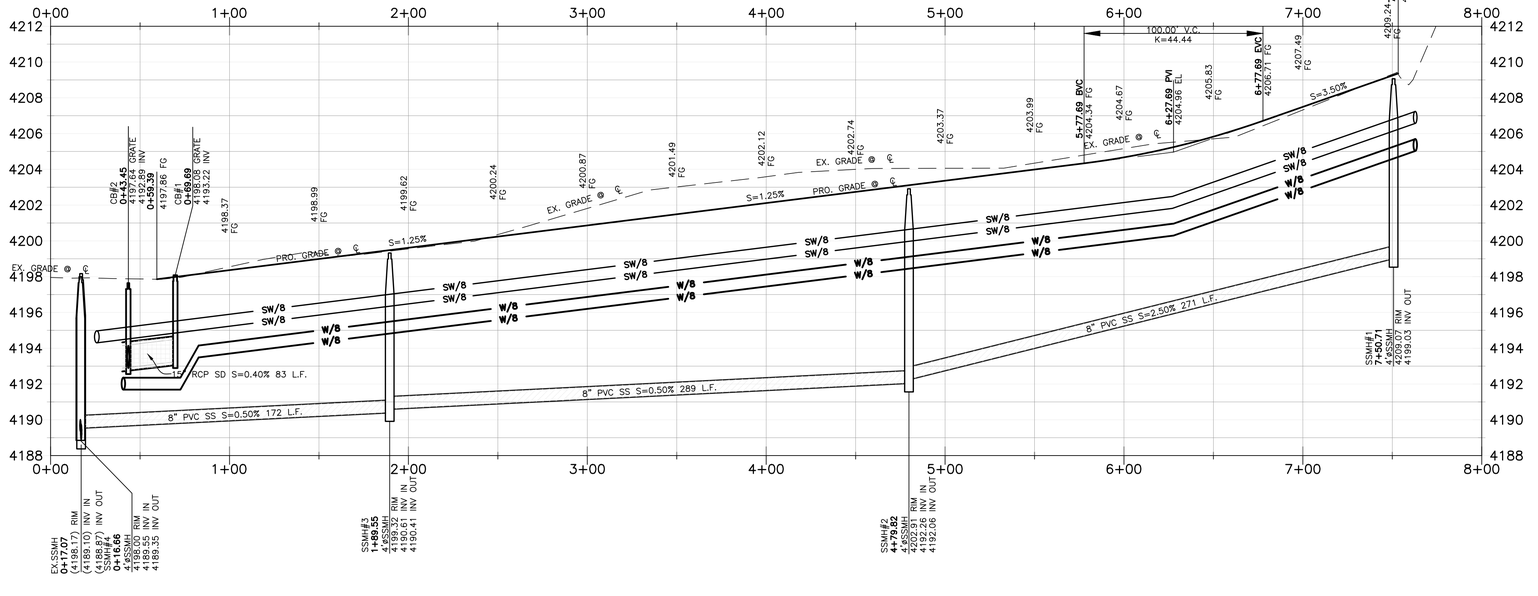
SW – 2" PVC C-900 SECONDARY WATER LATERAL



Street A

40 0 40 80 120

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	79°33'27"	20.00'	27.77'	16.65'	N49°25'01"W	25.59'
C2	10°21'09"	432.76'	78.19'	39.20'	N4°27'43"W	78.09'
C3	10°21'09"	473.76'	85.60'	42.92'	N4°27'43"W	85.48'
C4	82°00'21"	20.00'	28.63'	17.39'	S31°21'53"W	26.25'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	10°21'02"	453.26'	81.88'	41.05'	S4°27'47"E	81.77'

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REVISIONS

DESCRIPTION	DATE

Cameron Pointe Subdivision

WEBER COUNTY, UTAH

Street A
0+50.00 - 6+50.00

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/07/2022
STATE OF UTAH

Project Info.

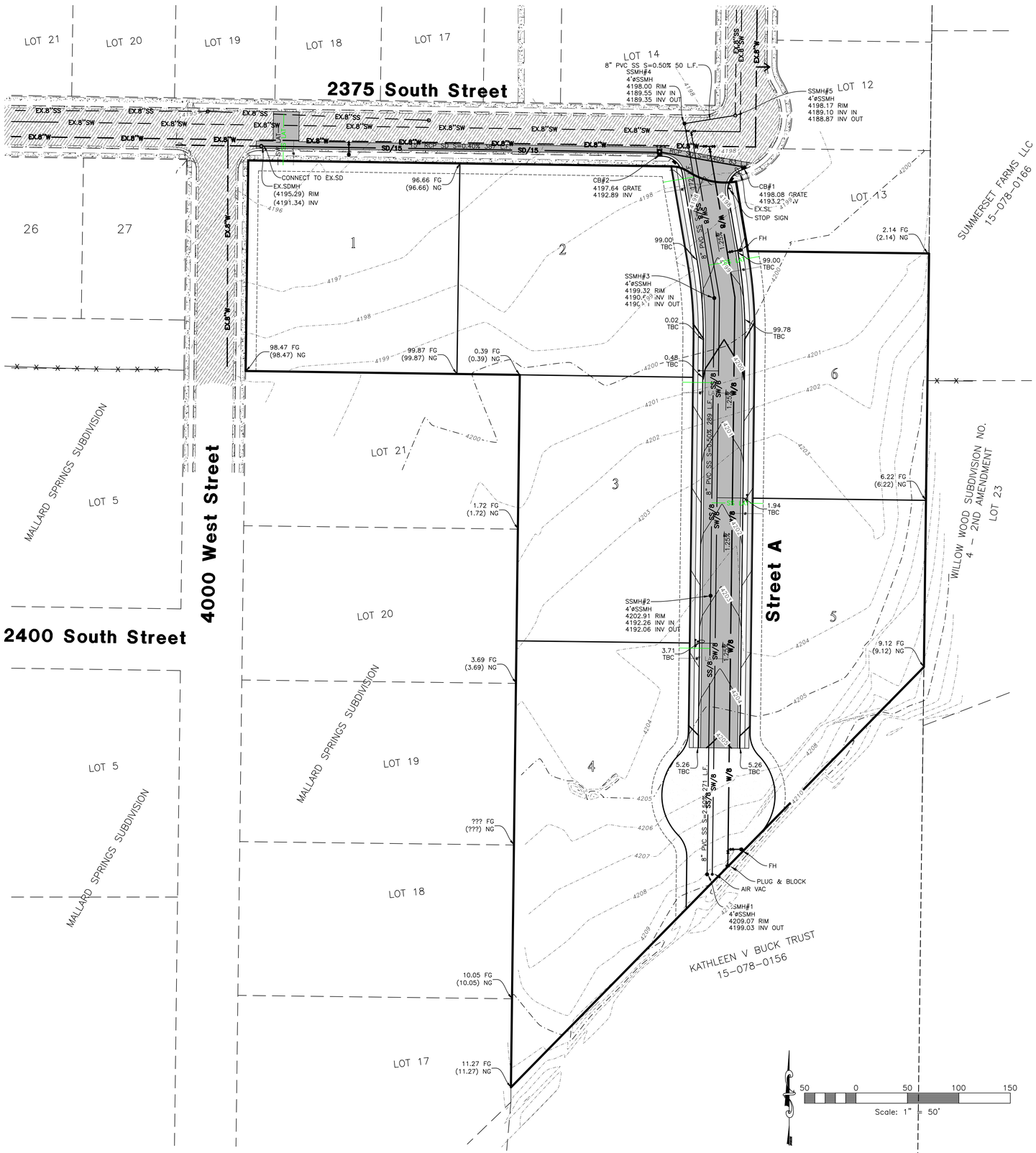
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: JUNE 2022
Name: CAMERON POINT SUBDIVISION
Number: 3442-A48

3
6 Total Sheets

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REVISIONS

DATE	DESCRIPTION

Cameron Pointe Subdivision

WEBER COUNTY, UTAH

Grading, Drainage, & Utility Plan

REGISTERED PROFESSIONAL ENGINEER
5538480
JEREMY A. DRAPER
06/07/2022
STATE OF UTAH

Project Info.

Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: JUNE 2022
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4
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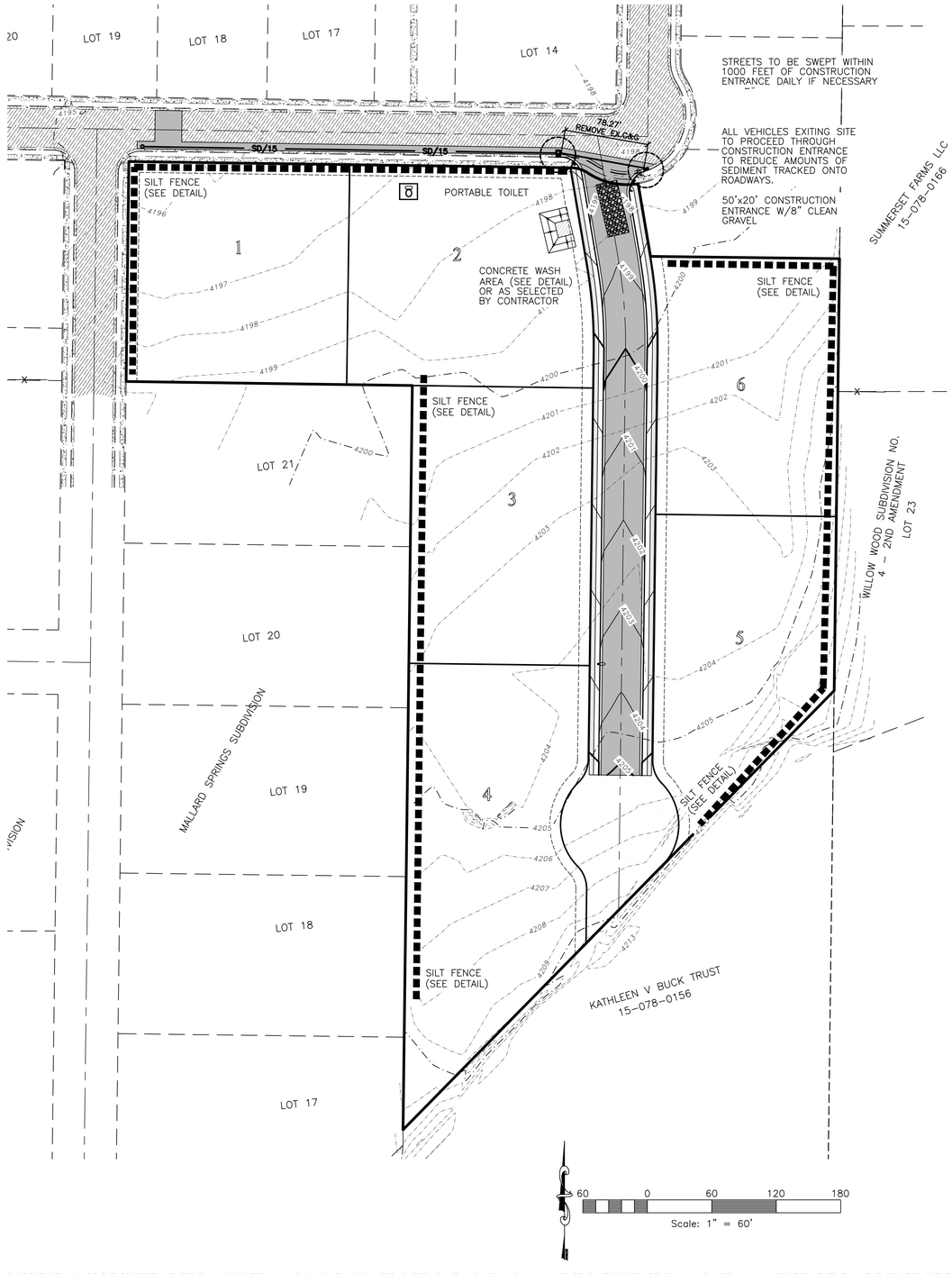
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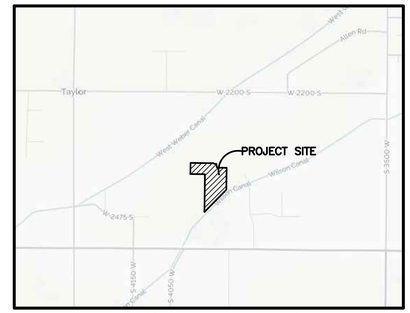
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Cameron Pointe Subdivision
Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH
JUNE 2022





VICINITY MAP
SCALE: NONE

PORTABLE TOILET

INLET PROTECTION TYP. (SEE DETAIL)

SILT FENCE (SEE DETAIL)

Construction Activity Schedule

- PROJECT LOCATION.....WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....MAY 2022
- BMP'S DEPLOYMENT DATE.....MAY 2022
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....DOUG HAMBLIN (801) 725-3782
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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REVISIONS
DESCRIPTION | DATE

Cameron Pointe Subdivision
WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/07/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: JUNE 2022
Name: CAMERON POINT SUBDIVISION
Number: 3442-A48

5
6 Total Sheets

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Notes:

1. Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

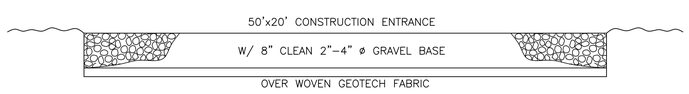
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on–site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      – Use phosphate–free, biodegradable soaps.
      – Do not permit steam cleaning on–site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on–site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      – Contain the spread of the spill.
      – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      – If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      – If the spill occurs during rain, cover the impacted area to avoid runoff.
      – Record all steps taken to report and contain spill.
   b. Major Spills:
      On–site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424–8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

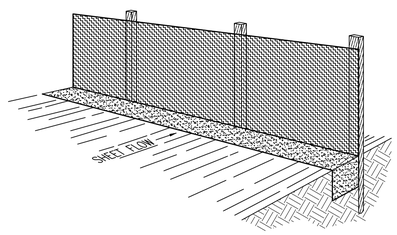
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on–site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
   h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand–by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

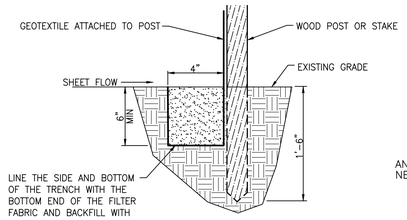


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally–recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2–5%	22.9m (75ft)
5–10%	15.2m (50ft)
10–20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one–third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

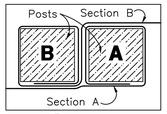
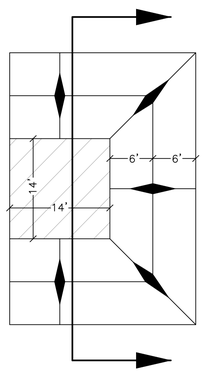
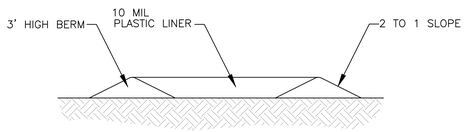


Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

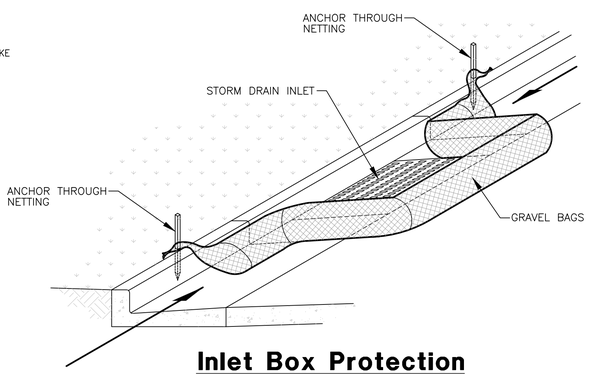
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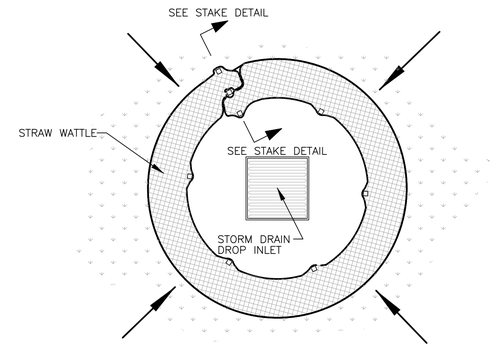


Concrete Washout Area w/ 10 mil Plastic Liner

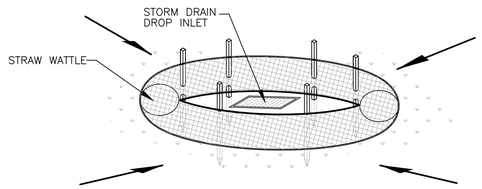
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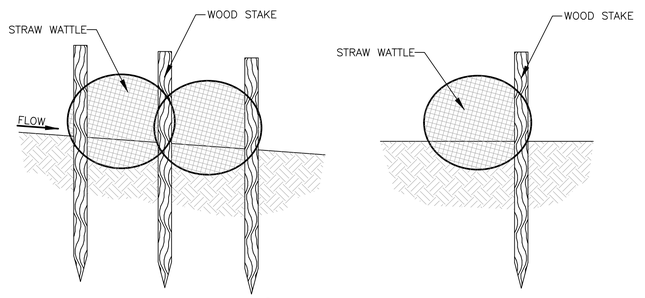
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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Cameron Pointe Subdivision
WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/07/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: JUNE 2022
Name: CAMERON POINT SUBDIVISION
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Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: LVD011723, Consideration and action on a request for approval of the Daisy Estates subdivision (three lots) and the dedication of an extension to 4550 West Street.
Agenda Date: Wednesday, February 15, 2023
Applicant: Jonathan Armstrong (Authorized Rep.)

Property Information

Approximate Address: 2952 S 4550 W
Project Area: 10 acres
Zoning: A-1
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 15-084-0032
Township, Range, Section: 6N 2W Section 32

Adjacent Land use

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

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2
- Title 106, Subdivisions

Summary

The Daisy Estates subdivision would separate three one-acre lots from a 10-acre farm parcel. This development also extends 4550 West Street southward by 300 feet to accommodate the three residential lots. Dedication and construction of the public street are required.

The area of the remaining agricultural parcel amounts to 6.91 acres.

The following section is the staff's analysis of the proposal.

Analysis

General Plan: This proposal conforms to page 51 of the Western Weber General Plan by placing large-lot residential development within areas that are in the general periphery of sewer services.

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

> *"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."*

Site Development Standards:

A-1 Zone:

Minimum lot width: 150 feet
Minimum lot area: 40,000 square feet

Connectivity Incentivized Subdivision:

Minimum lot width: 75 feet
Minimum lot area: 20,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code.

Road Dedication: Developments that include road dedication require that the County Commission Chair signs the subdivision plat and that the roadway improvements are constructed or that the cost of all improvements plus a 10% contingency fund is deposited with the County Engineering Department.

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

Culinary Water: Taylor West Weber Water District has provided a preliminary will-serve letter containing final requirements and that an escrow account is created for both culinary and secondary water infrastructure.

Pressurized Irrigation Water: Hooper Irrigation Company has provided a prelimianary will-serve letter stating that the owner has sufficient shares to connect the property to the pressurized system. Daisy Estates is guaranteed service conditioned upon obtaining final subidivision approval from the county, fees are paid, and that water shares are turned in to Hooper Irrigation.

Septic Systems: The percolation test is complete for all three lots. The Weber-Morgan Health Department has provided septic feasibility for the placement of at-grade systems. The expiration of the septic feasibility letter is set for August 2024.

Review Agencies: The Weber County Planning Division has posted final review comments that will be addressed by a revised plat and a revised street profile. The Engineering Department will post final review comments to the plat and the construction plans. The Weber Fire Department requires that the subdivision plat show the turn-around easement where the road stubbs to the south.

Staff Recommendations

Staff recommends approval of the Daisy Estates subdivision (three lots) and the dedication of an extension to 4550 West Street. This recommendation is based on the following conditions:

1. Final subdivision approval is conditioned upon the developer providing a final will-serve letter from Taylor West Weber Water District and Wilson Irrigation Company.
2. The subdivision improvements are complete or guaranteed financially before the plat is recorded.
3. The developer enters into a Monument Improvement Agreement with the County Surveyor's Office.
4. A signature block for Taylor West Weber Water District is added to the dedication plat.
5. The developer obtain and submit final will-serve letters from Hooper Irrigation and Taylor West Weber Water District before recording the plat.

This recommendation is based on the following findings:

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

Exhibits

A. Daisy Estates plat
B. Street profile
C. Culinary will-serve
D. Irrigation water letter
E. Septic Feasibility Letter

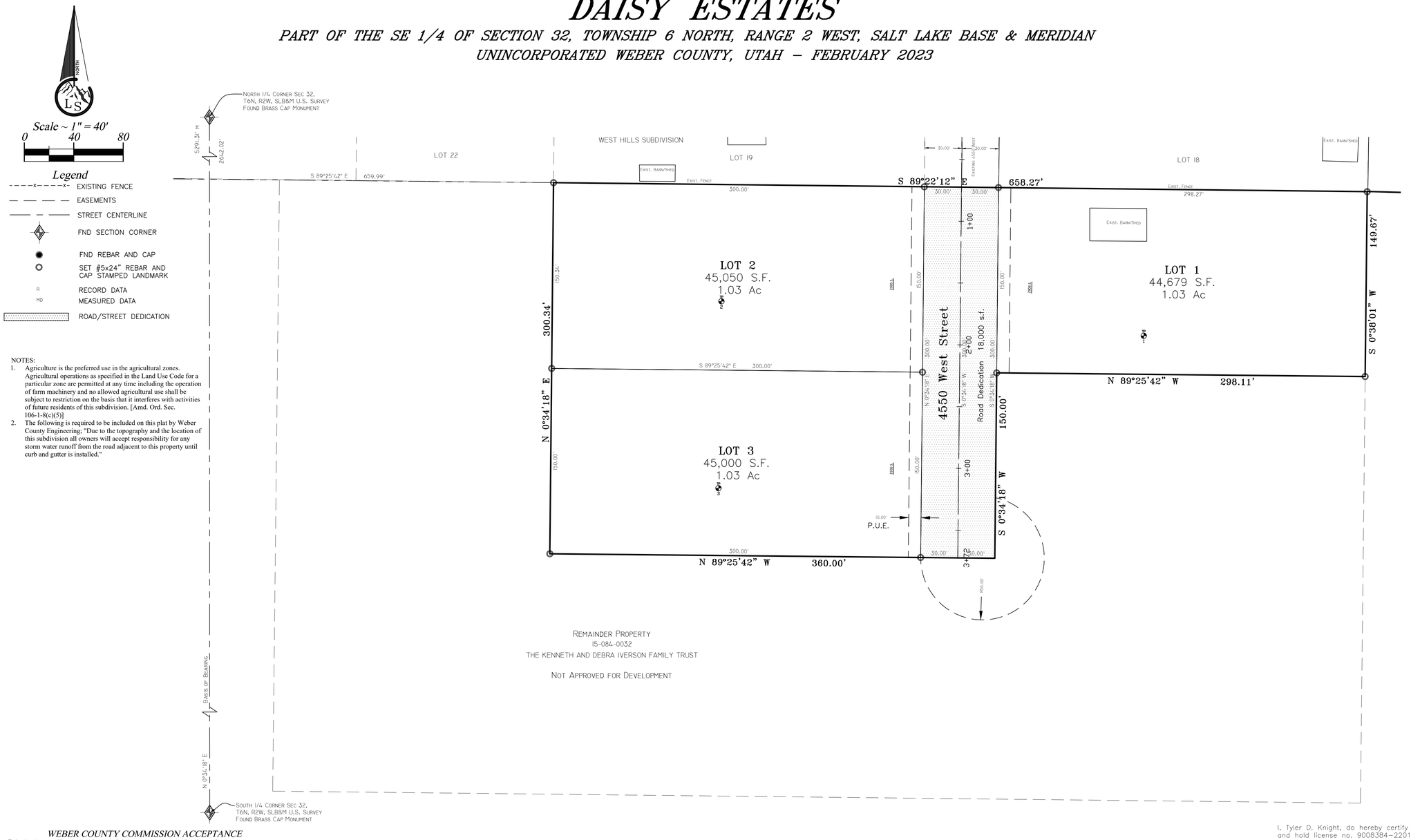
Area Map



Exhibit A

DAISY ESTATES

PART OF THE SE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – FEBRUARY 2023



NOTES:

1. Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
2. The following is required to be included on this plat by Weber County Engineering; "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."

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 DAISY ESTATES:
(As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the Local Entity.

We hereby 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, and drainage 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 Local Entity, designee(s), successor(s), or assign(s) and other uses as may be authorized by recorded document by the Local Entity, with no buildings or structures being erected within such easements without written authorization of the Local Entity.

We hereby grant and dedicate unto ourselves, grantee(s), successor(s), and assign(s) of each lot upon which **private land drains (PLDE)** 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 of said private land drains. We also hereby reserve unto ourselves, grantee(s), successor(s) and assign(s) said land drain easement across the public street dedication as shown and noted hereon.

Trust Acknowledgement

IN WITNESS WHEREOF, said THE KENNETH AND DEBRA IVERSON FAMILY TRUST, dated the 2nd day of October 2012, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20___.

KENNETH R. IVERSON: Trustee

DEBRA M. IVERSON: Trustee

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.
As a Notary Public commissioned in Utah, having commission number _____, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature:
(print name below signature):

My Commission Expires:

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian; Beginning at a point on the South line of West Hills Subdivision, a subdivision in Weber County, Utah, being 2642.02 feet South 00°34'18" West and 659.99 feet South 89°25'42" East from the North Quarter of said Section 32; and running thence South 89°22'12" East 658.27 feet to the Southeast corner of said West Hills subdivision, said point being on a North-South fence line; thence along said fence line South 00°38'01" West 149.67 feet; thence North 89°25'42" West 298.11 feet; thence South 00°34'18" West 150.00 feet; thence North 89°25'42" West 360.00 feet; thence North 00°34'18" East 300.34 feet to the point of beginning.

Contains 3.51 acres

NARRATIVE

The purpose of this survey is to create a three (3) lot subdivision from an existing parcel.

Documents used to aide in this survey:

1. Weber County Tax Plat 15-084 & 15-113.
2. Deeds of record as found in the Weber County Recorders Office for subject and adjacent parcels.
3. Plats of Record: #17-016 West Hills Subdivision, #35-001 Lassen Subdivision.
4. Record of Survey's: #5575, #6008, #6694.

The basis of bearing is state plane grid from monuments as shown.

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___.

Chairman, Weber County Commission

Attest: _____
Title: Weber County Clerk

Taylor West Weber Water District

Approved as to form this ___ day of _____, 20 __.

Signature

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 SURVEYOR'S CERTIFICATE

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 associated therewith.
Signed this_____day of _____, 20___.

Weber County Surveyor

Record of Survey#

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 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

PERC TABLE

HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #15456
1	0-21"	Sandy Loam, Granular Structure
	21-40"	Sandy Loam, Blocky Structure
		Groundwater Encountered at 40"
2	0-27"	Sandy Loam, Granular Structure
	27-50"	Sandy Loam, Blocky Structure
3	0-23"	Sandy Loam, Granular Structure
	23-46"	Sandy Loam, Blocky Structure

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 may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, 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 as indicated by their approval hereon.

PROFESSIONAL LAND SURVEYOR
TYLER D. KNIGHT
Review - Signature
Not Final
9008384
STATE OF UTAH

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: Ken Iverson
Address: 2832 S. 4550 W Taylor UT 84401

1

SW 1/4 of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Subdivision

Revisions	DRAWN BY: TK
	CHECKED BY: ...
	DATE: 10/17/2022
	PROJ: 4346

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 Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) 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.

Weber County Recorder

Entry no. _____

Filed for record and recorded _____day of _____ 20___.
at _____
in book _____ of official records, on page_____

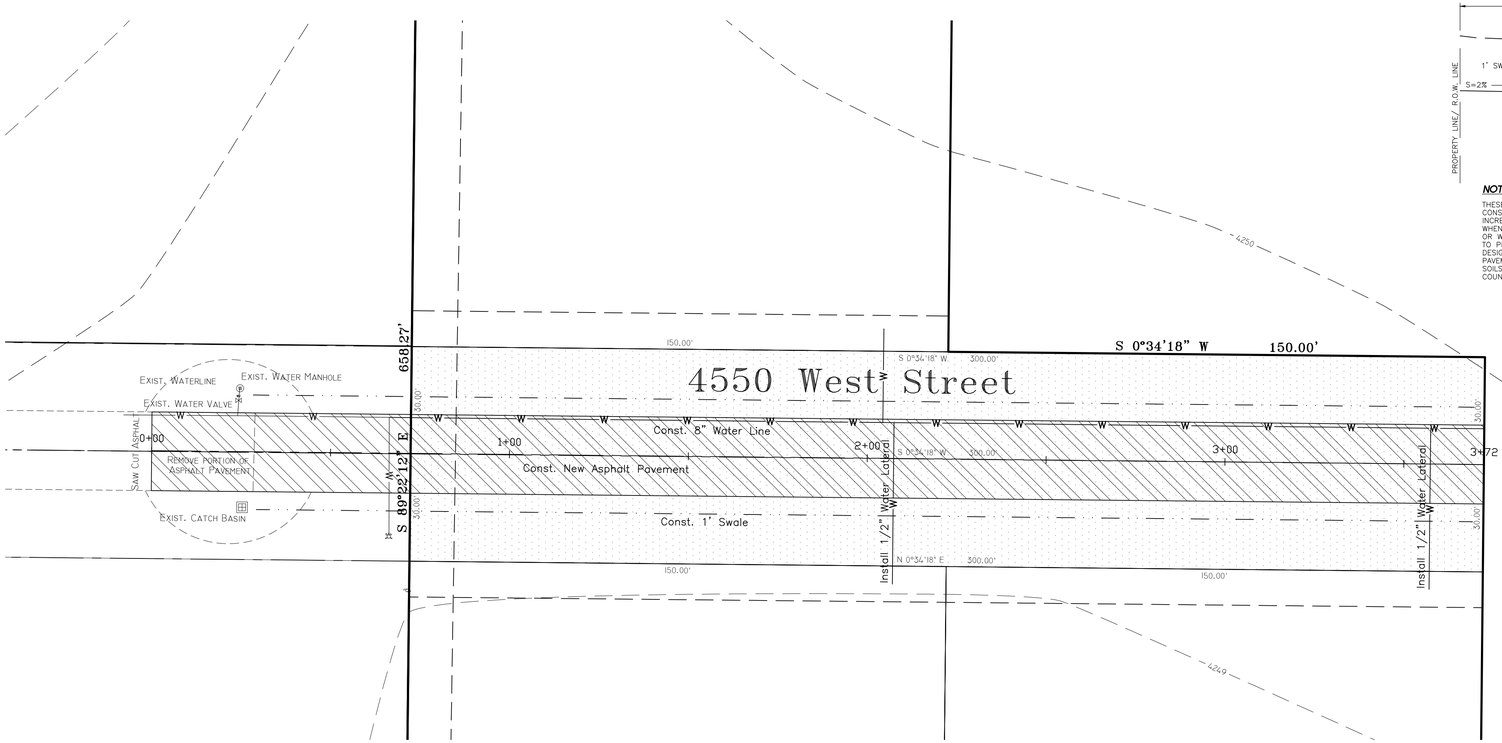
County Recorder: Leann H Kilts

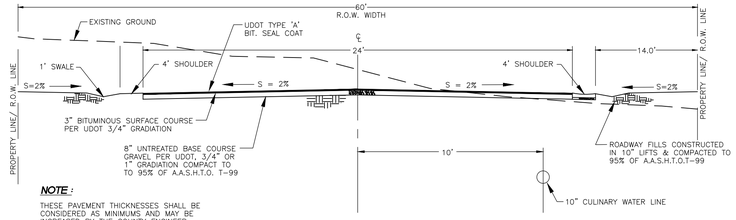
By Deputy: _____
Fee paid _____

Project Name: 4346 v2.dwg Save Date: February 3, 2023 11:16 AM Sheet: ###

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.

Exhibit B



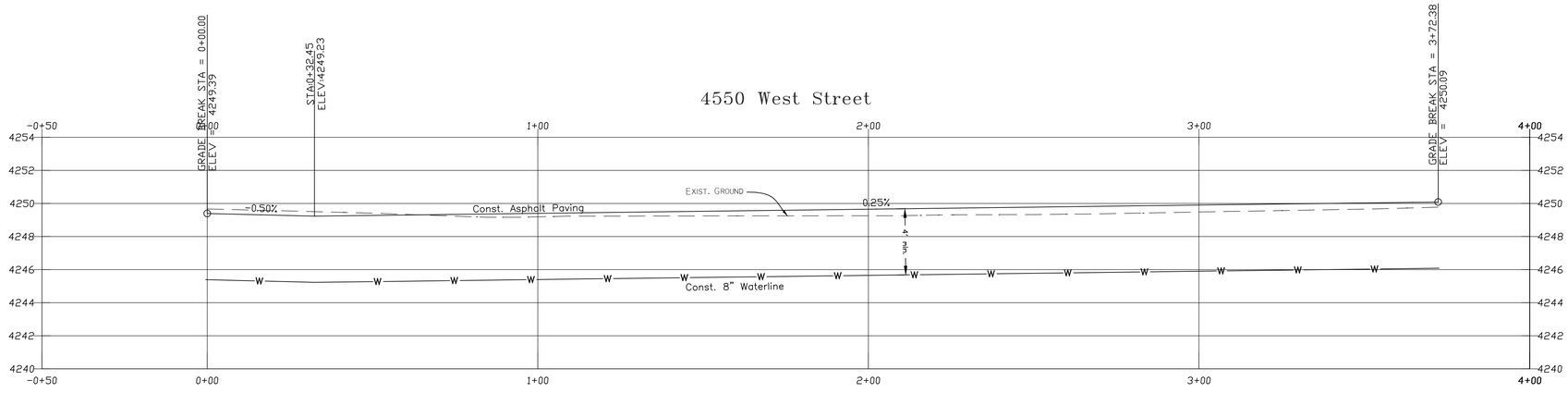


NOTE:

THESE PAVEMENT THICKNESSES SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER MAY SUBMIT AN ALTERNATE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER.

TYPICAL ROAD SECTION

NOT TO SCALE



Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

CLIENT: Ken Iverson
Address: 2832 S. 4550 W Taylor UT 84401

DAISY ESTATES
SW 1/4 of Section 32, Township 6 North,
Township 7 North, Range 1 East, Salt Lake Base and Meridian.

DRAWN BY: TDK
CHECKED BY: TDK
DATE: 12/1/2022
FILE: 4346

Revisions:

SHEET 1 of 1

Road Plan & Profile

File Name

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.

Exhibit C

TAYLOR WEST WEBER WATER DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

11/3/2022

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **PRELIMINARY** approval has been given and the Taylor West Weber Water District (the "District") has the capacity to provide **only** culinary water for Daisy Estates subdivision consisting of 3 lots. By means of an 8" water line on 4550 W. The property is located near 2832 S 4550 W. Taylor UT

A pressurized secondary water system must be working and homes in this subdivision must use Hooper Irrigation for pressurized secondary water for outdoor watering. An escrow must be set up for both the culinary and secondary water infrastructure and escrow should only be released upon approval from the District. A **signature block** must be included on the final mylar plat and must be signed by a certified representative of the District prior to recording with the Weber County Recorder. The District's specifications and standards must be followed in all installation procedures.

Requirements:

- Plan review fee= $100 per lot ($300.00)
- Water rights impact fee= $1,078.00 Per lot. ($3,234.00) Must be paid before construction is started.
- Secondary Water= Must use Hooper Irrigation for a pressurized secondary water system and it must be operational before building permits are issued.
- Impact fee=$6,350.00 per lot this fee will be collected at the time building permits are requested. This fee includes the cost of the meter.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Water right and plan review fees must be paid before approval for construction of the water infrastructure is given. This letter expires six months from the date it is issued.

Sincerely,

Expires 5/3/2022

Ryan Rogers – Manager

Taylor West Weber Water District

Exhibit D

Hooper Irrigation Co.

PO Box 184
5375 S 5500 W
Hooper, Utah 84315

Phone: (801)985-8429
Fax: (801)985-3556
hooperirrigationco@msn.com

November 16, 2022

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Daisy Estates Subdivision

The Daisy Estates subdivision is located at approximately 2900 South and 4500 West and consists of 3 building lots. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots and the shares are in good standing.

There do not appear to be any private ditches, tailwater, drain, and/or waste ditches, on the property that would need to be piped. Only this project is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston

Michelle Pinkston
Office Manager
Board Secretary

Exhibit E

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

WEBER-MORGAN
HEALTH DEPARTMENT

December 20, 2022

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

RE: Preliminary Subdivision **Determination**
Daisy Estates, 3 Lots
Parcel #: 15-084-0032
Soil Log #15456

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

DESIGN REQUIREMENTS

Lots 1-3: Anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Treatment 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 0.65 gal/ft²/day as required for the sandy loam, granular/blocky structure soil horizons.

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,

Ryan Klinge
Environmental Health Division
801-399-7160