

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 for 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 boundaries. Tammy Aydelotte stated: Per direction of County Commissioners, Planning will not require removal of buildings prior to recording. Removal will have to occur 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 12SE

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 met 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. A deferral agreement for sidewalk/pathway curb and gutter will be recorded with the final plat.

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. West Warren-Warren Water Improvement District will need to sign the final plat prior to recording.

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 the following condition:

1. West Warren-Warren Water Improvement District will need to sign the final plat prior to recording.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.

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
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: [Gary Nielsen](#)
Created On: 3/8/2022

Project Status: Accepted
Status Date: 5/31/2022
File Number: LVP063122
Project Manager: [Tammy Aydelotte](#)

[Application](#) [Documents](#) **23** [Comments](#) **8** [Reviews](#) **8** [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](#)

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

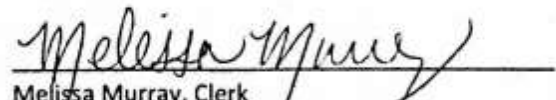
This proposed residence is located at 609 N. 5900 W. Warren-West Warren, UT. Parcel #10-034-0030 and consists of 1 lot for a future residence. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed building/residence.

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

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.

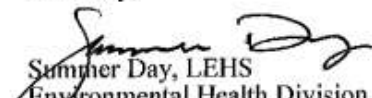
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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 complies with the Master Plan Development Agreement dated 1/14/2015 by not increasing density beyond the allowed 2800 units. Per Exhibit D, this proposed subdivision falls within an area planned for single-family residential use.

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 and the following condition:

1. Powder Mountain Water and Sewer will sign the final plat.

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

Exhibits

- A. Application
- B. Narrative and Proposed Subdivision Plat
- C. Capacity Assessment letter (water & sewer)
- D. Exhibit B, from Recorded Master Plan Development Agreement (showing proposed land uses)

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
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: [Rick Everson](#)
Created On: 12/12/2022

Project Status: Accepted
Status Date: 12/23/2022
File Number: UVO122322
Project Manager: [Tammy Aydelotte](#)

[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

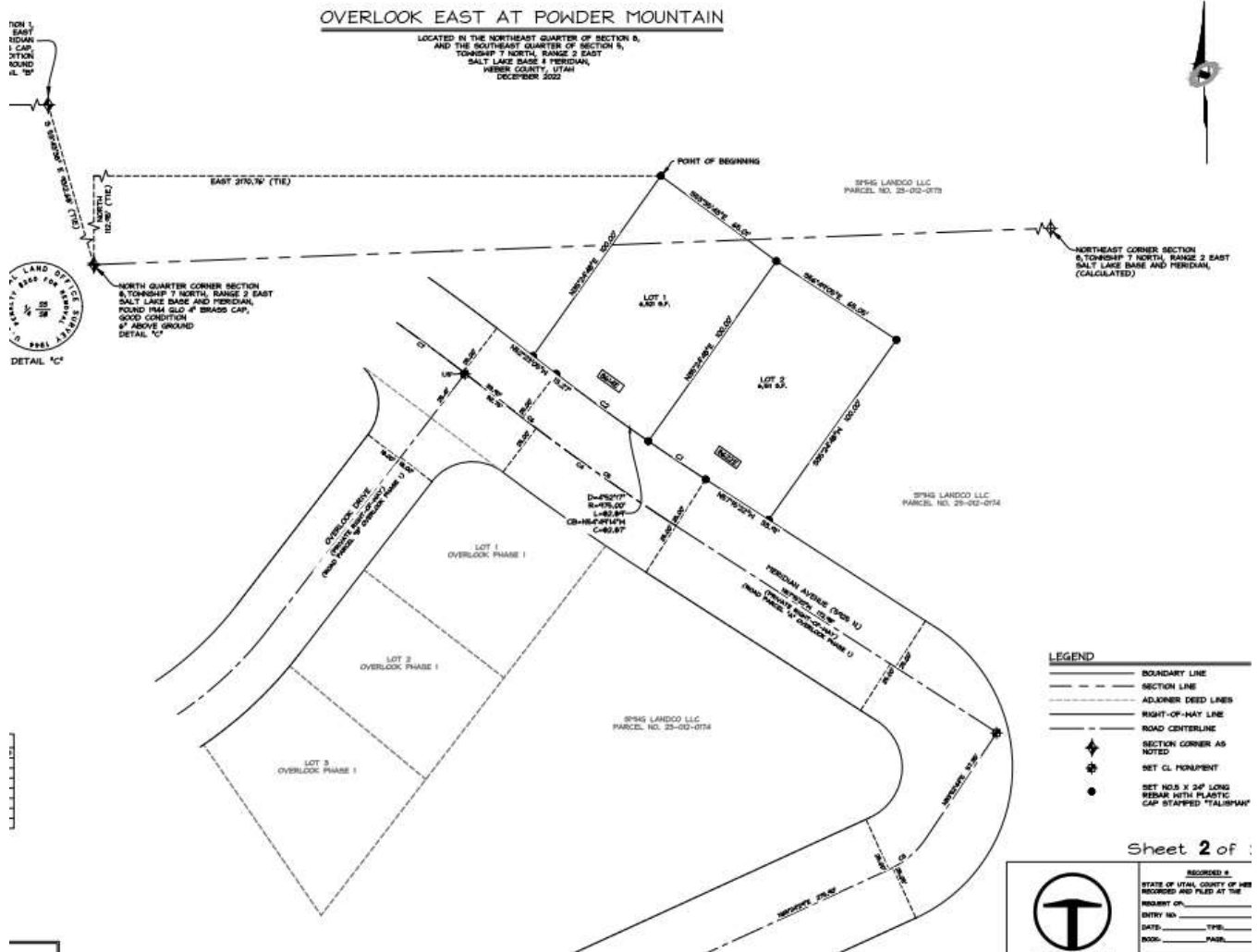


Exhibit C – Capacity Assessment Letter



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 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*
Robert Behrendt
Board Chair

PROJECT LOCATION

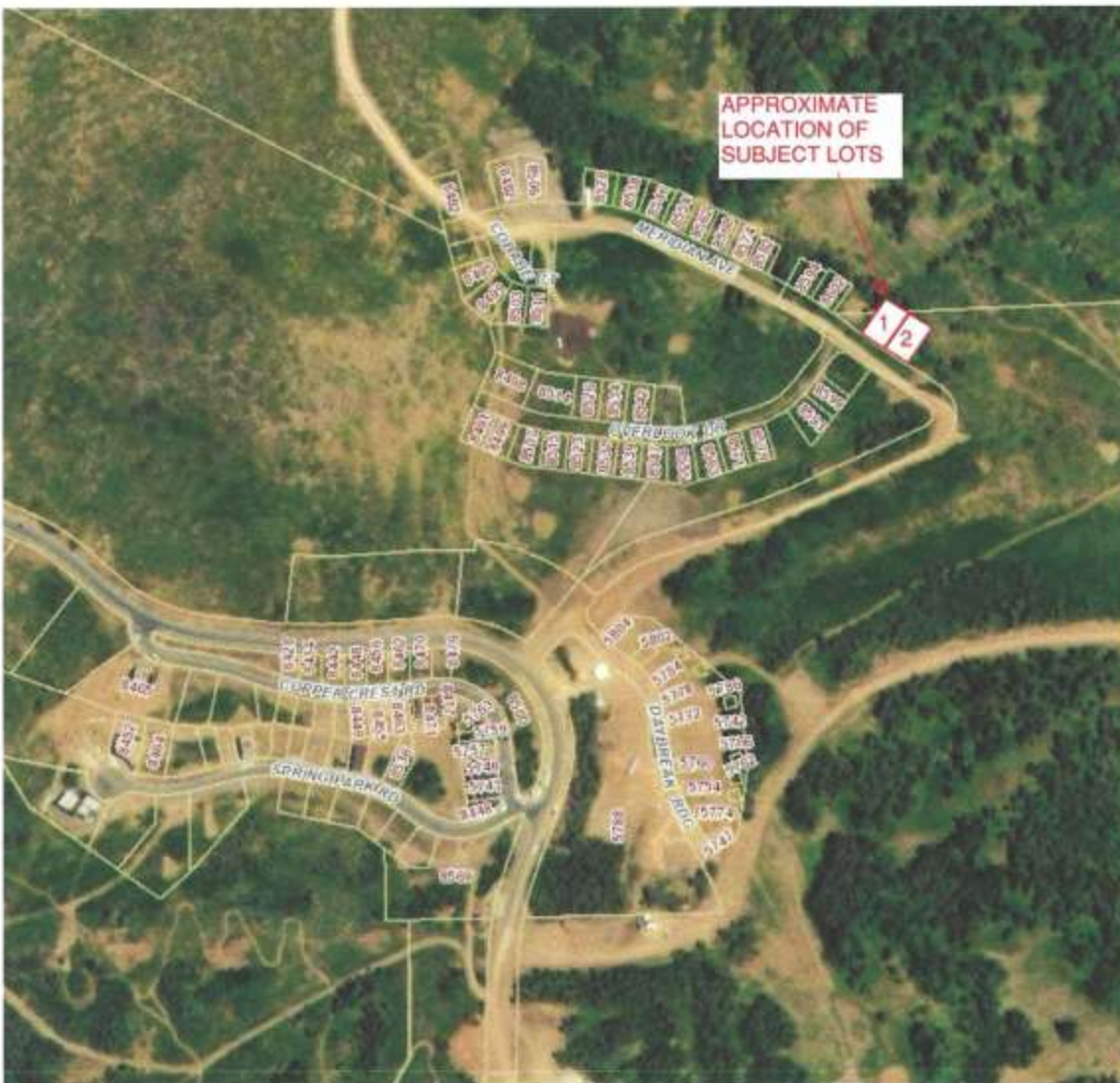
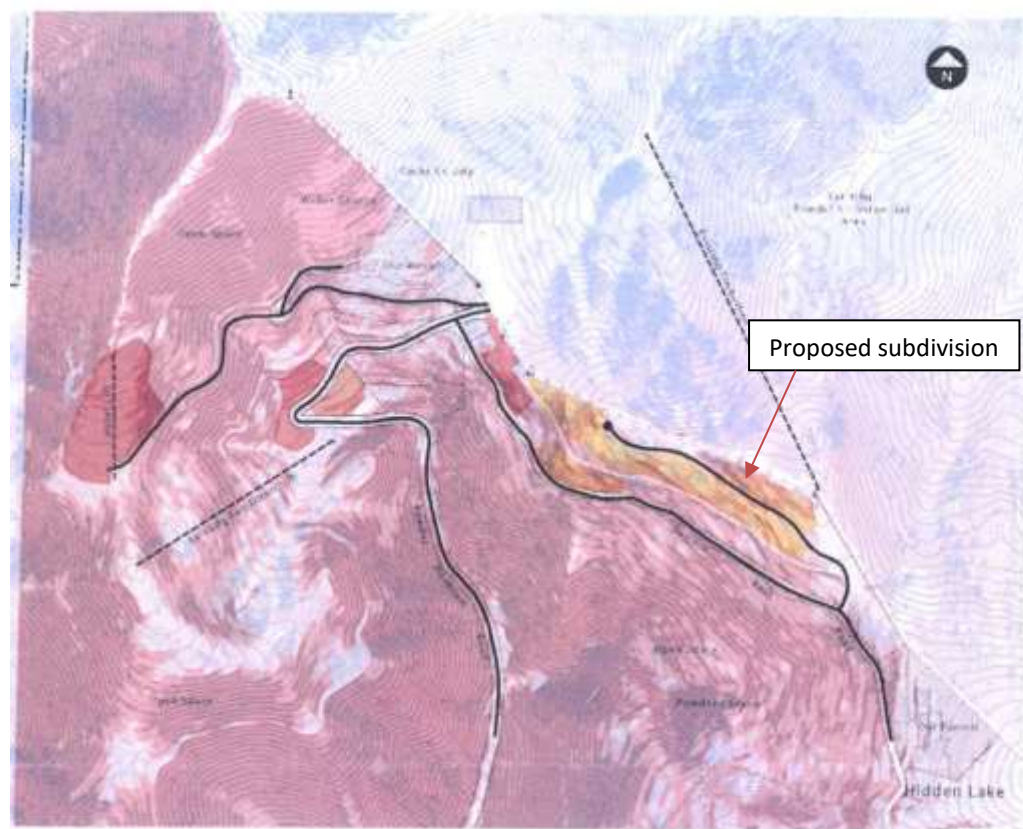


Exhibit D – Exhibit B from Recorded Master Pan Development Agreement



The map exhibit identifies the group areas in relation to existing slopes and vegetation. Development areas have placed on those slopes below 30%.





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, so that a single-family residence and detached garage may be constructed in the applicant's desired location that requires additional area. 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

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
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: Charles Kofoed
Created On: 12/9/2022

Project Status: Accepted
Status Date: 1/3/2023
File Number: LVS010322
Project Manager: [Tammy Aydelotte](#)

[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

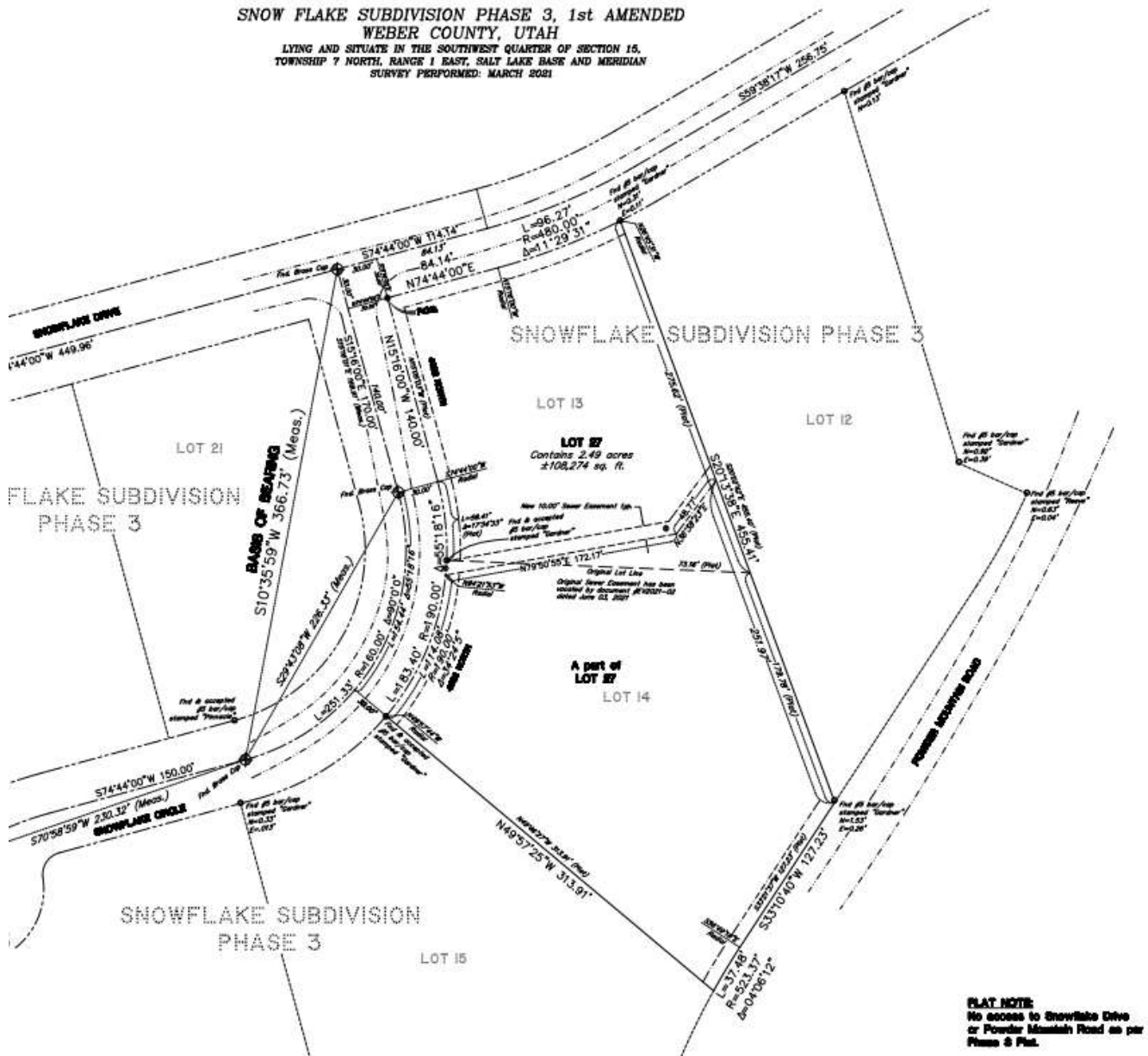
Parcel Number

[✖ Remove](#) 221860002 - [County Map](#)

[✖ Remove](#) 221860003 - [County Map](#)

Exhibit B – Proposed Subdivision Plat

SNOW FLAKE SUBDIVISION PHASE 3, 1st AMENDED WEBER COUNTY, UTAH LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SURVEY PERFORMED: MARCH 2021





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:

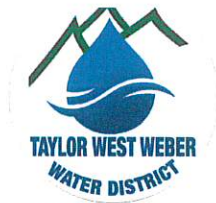
1. Cameron Pointe conforms to the West Central Weber County General Plan.
2. The lot area and width regulations are acceptable as shown on the submitted plat.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general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





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



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	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.

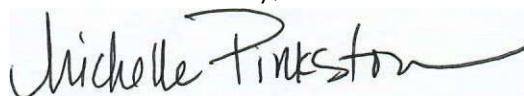
Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address. Hooper Irrigation will provide secondary pressurized water at the time occupancy begins for the lots.

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
Office Manager
Board Secretary

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

WEBER COUNTY, UTAH
JUNE 2022

Exhibit D

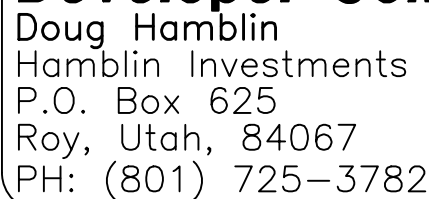


SCALE: NONE

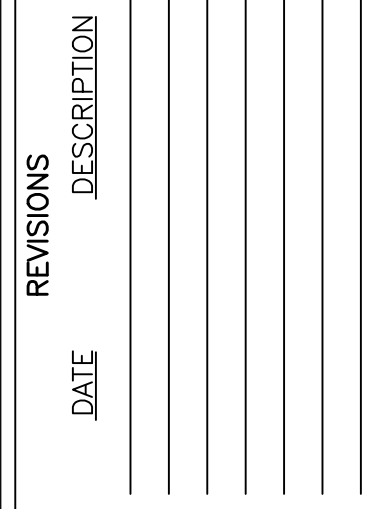
Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - Street A - 0+00.00 - 7+50.00
Sheet 4 - Grading, Drainage, & Utility Plan
Sheet 5 - Storm Water Pollution Prevention Plan Exhibit
Sheet 6 - Storm Water Pollution Prevention Plan Details

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.

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



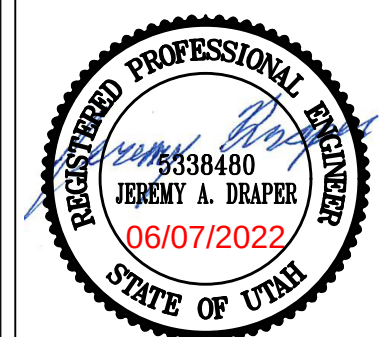
Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



Cameron Pointe Subdivision

WEBER COUNTY, UTAH

Cover/Index Sheet



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

1

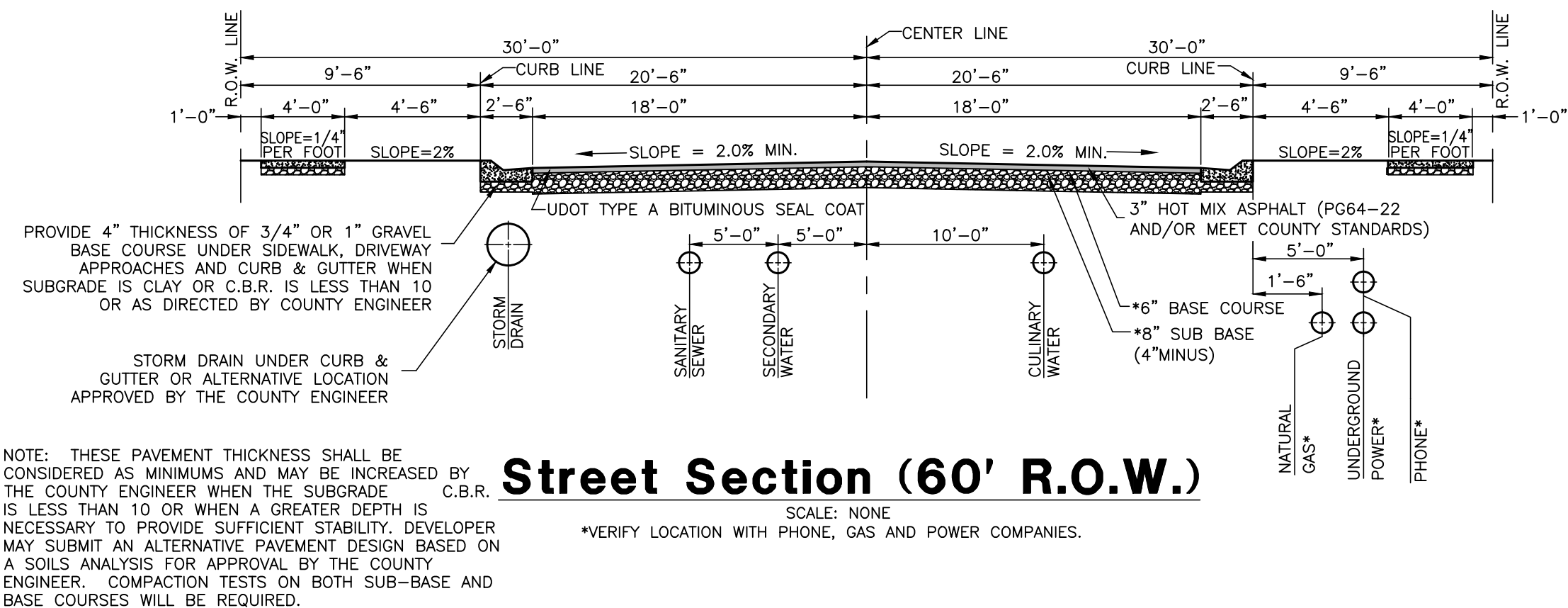
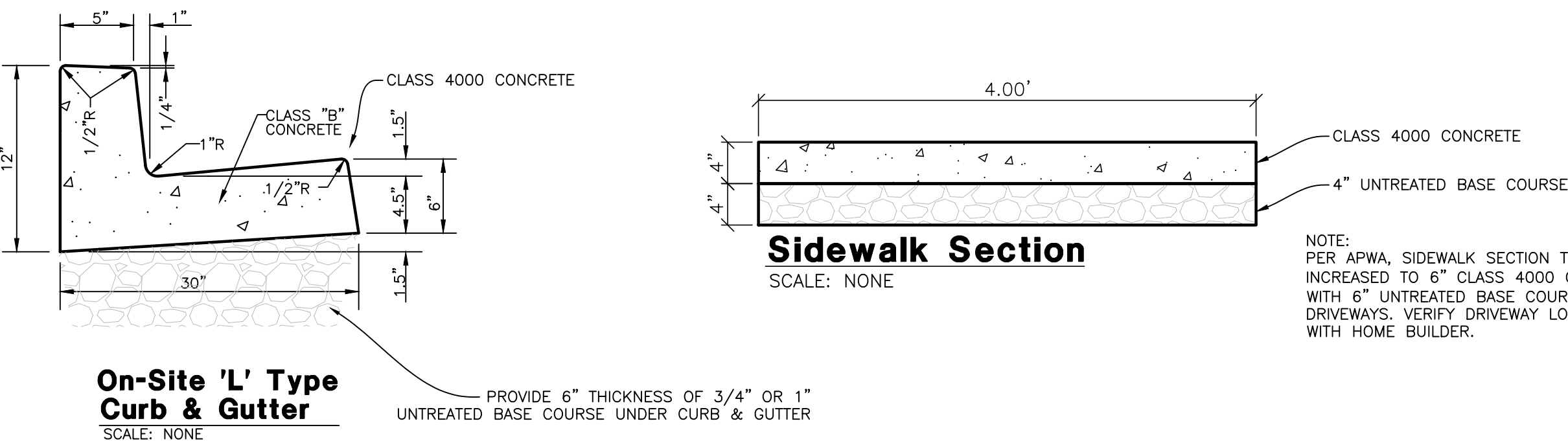
6	Total Sheets
----------	--------------

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 OWNER LIES ABOVE ALL. ANY VIOLATION OF ANY OF THE ABOVE CONSTRUCTION PRACTICES WILL NOT BE TOLERATED. ANY VIOLATION OF THESE STANDARDS OR SPECIFICATIONS MUST BE IMMEDIATELY REPORTED TO THE CONTRACTOR TO STRICTLY FOLLOW GEO TECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTATION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND STRUCTURES MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEO TECHNICAL ENGINEER.
2. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
4. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
5. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
6. 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 THE NECESSARY REVIEW AND APPROVALS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
8. ANY WORK OUTSIDE OF THE BIDDING AREA OF THE PROJECT SHALL BE COORDINATED WITH THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
9. 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 ANY PLAN OR GRADE CHANGES.
10. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
11. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEO TECHNICAL ENGINEER.
12. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
14. CONTRACTOR SHALL BE RESPONSIBLE DURING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDBLE 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.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION BEFORE SUBMITTING HIS BID. AN ON SITE ACTUAL 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 ADVICE. CONTRACTOR SHALL NOT RELY ON THE INFORMATION PROVIDED BY THE ENGINEER. 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 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION BEFORE SUBMITTING HIS BID.
16. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
17. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
18. 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 NEGLIGENCE LOSS OR DISTURBANCE.
19. 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 AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
20. 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.
21. 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 ANY DISTURBANCE OR REMOVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING IMPROVEMENTS TO THE SAME OR BETTER CONDITION AS EXISTING. THERE WILL BE NO EXTRA COST TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

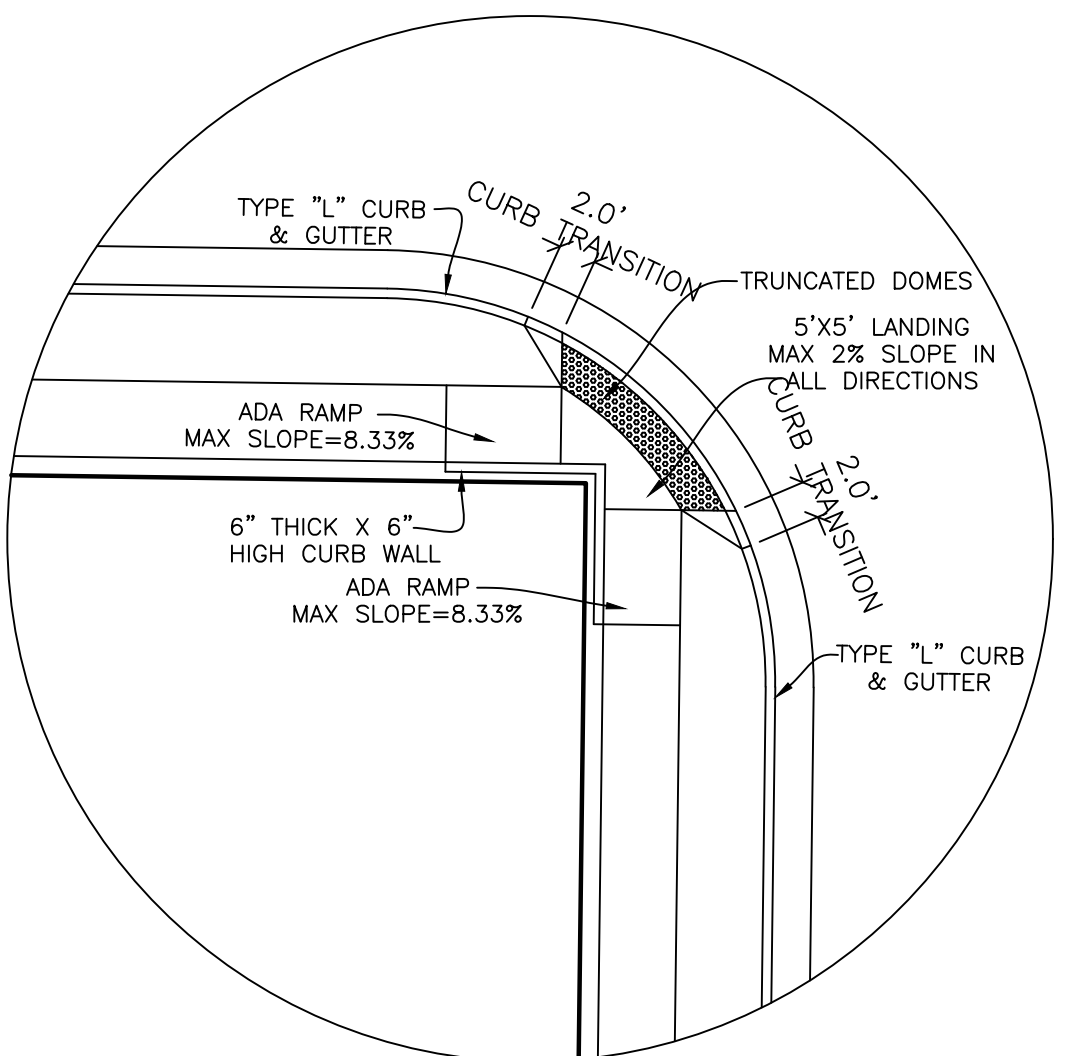
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, 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.
26. 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.
27. 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.
28. 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 REASONABLE FOR THE PROPER COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER 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 BE RESPONSIBLE FOR THE PROPER DESIGN OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DESIGN OF 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.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
30. CONTRACTOR SHALL PROVIDE ALL STRIPING, BRACING, SLOPING AND OTHER PROTECTIVE MEASURES NECESSARY TO PROTECT WORKMEN FOR ALL DEEPLY TO BE EXCAVATED TO A DEPTH OF MORE THAN 4 FEET. EXCAVATIONS TO A DEPTH OF 4 FEET OR DEEPER IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
31. ALL FENCING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

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 EXCAVATION OF ANY NEW UTILITIES, AND TO HAVE EXISTING UTILITY COMPANY LOCATES. THE FIELD LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. PRIOR TO EXCAVATION OF ANY NEW UTILITIES, THE CONTRACTOR SHALL RECONNOITER 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 OCCURS TO THEM. IF ANY DAMAGE TO EXISTING UTILITIES DOES OCCUR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR. IF 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 THE ENGINEER OF ANY CONFLICT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND 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 REQUIREMENTS FOR PROXIMITY TO EXISTING UTILITIES SHALL BE DONE BY HAVING CONTRACTOR'S 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 CONNECTIONS 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. SILL AND ALBERS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOWS, CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NECESSARY 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 EXPOSED DURING 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. ALL SLEEVES PARALLEL TO AND NOT OTHERWISE MAINTAIN AT LEAST 2 FEET 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 WITH A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE TOP OF THE SEWER LINE AND THE TOP OF THE WATER 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 TAP CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. ALL UTILITY FITTINGS AND JOINTS SHALL BE PROTECTED WITH BLUE BOLTS. ALL FITTINGS USING BLUE BOLTS SHALL BE PROTECTED ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.



	= PROPOSED WATER METER	ROW	= RIGHT-OF-WAY
	= EXISTING WATER METER	SD	= STORM DRAIN
	= PROPOSED REDUCER	TBC	= TOP BACK OF CURB
	= EXISTING REDUCER	TOA	= TOP OF ASPHALT
	= PROPOSED CATCH BASIN	TOC	= TOP OF CONCRETE
	= EXISTING CATCH BASIN	TOFF	= TOP OF FINISHED FLOOR
	= PLUG W/ 2" BLOW-OFF	TOS	= TOP OF STAIRS
	= STREET LIGHT	TOW	= TOP OF WALL
	= SIGN	TSW	= TOP OF SIDEWALK
	= POWER POLE	UGP	= UNDERGROUND POWER
		W	= CULINARY WATER
		WM	= WATER METER
BFE	= BASEMENT FLOOR ELEVATION		= EXISTING ASPHALT PAVEMENT
BLDG	= BUILDING		= PROPOSED ASPHALT PAVEMENT
BOS	= BOTTOM OF STAIRS		= PROPOSED CONCRETE
BOW	= BOTTOM OF WALL		= PROPOSED GRAVEL
BP	= BEGINNING POINT		
C&G	= CURB & GUTTER		
CB	= CATCH BASIN		
CF	= CUBIC FEET		
CFS	= CUBIC FEET PER SECOND	4800	= EXISTING CONTOUR GRADE
EP	= ENDING POINT	4800	= PROPOSED CONTOUR GRADE
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		



SCALE: NONE



WATER LATERAL

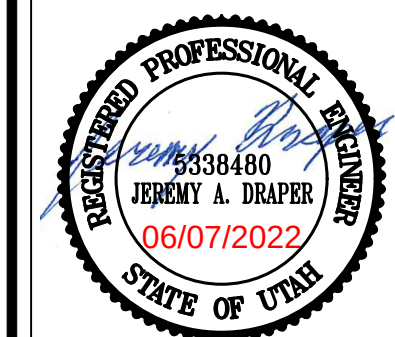
#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	10°21'02"	453.26'	81.88'	41.05'	S4°27'47"E	81.77'

REVISIONS	
DATE	DESCRIPTION

Cameron Pointe Subdivision

WEBER COUNTY, UTAH

Street A
0+50.00 - 6+50.00



Project Info.

Engineer:

Drafter:

Begin Date:

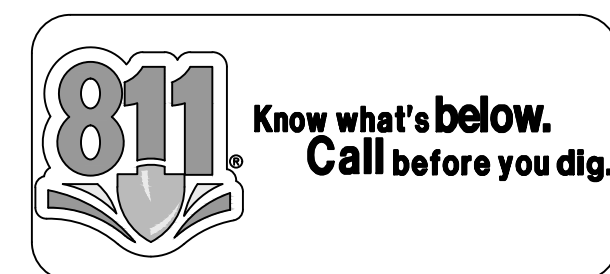
Name: _____

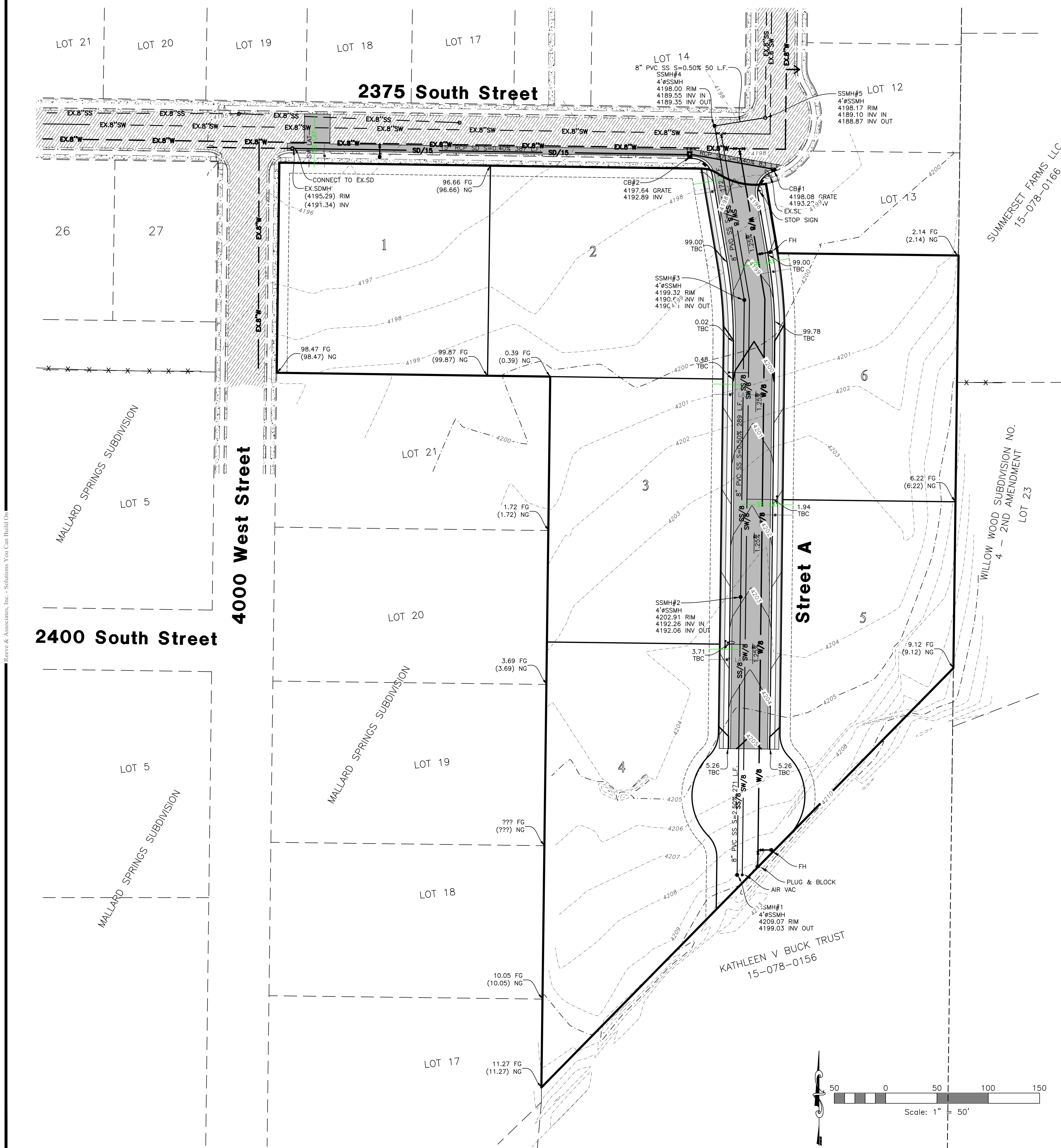
SUBDIVISION

Number: 3442-A48

3

6	Total Sheets
----------	--------------





Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

RA

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

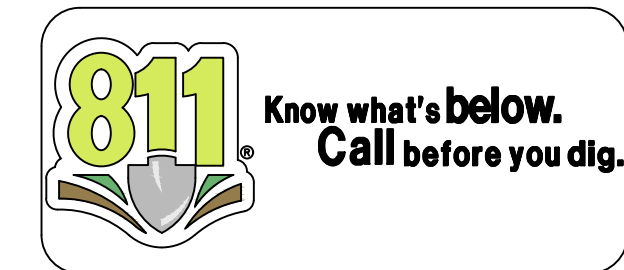
Cameron Pointe Subdivision

WEBER COUNTY, UTAH

Grading, Drainage, & Utility Plan



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



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 contaminants are found or generated, contact environmental engineer and contacts listed.

c. Areas of contaminated soil:
If any contaminants 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 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.

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.

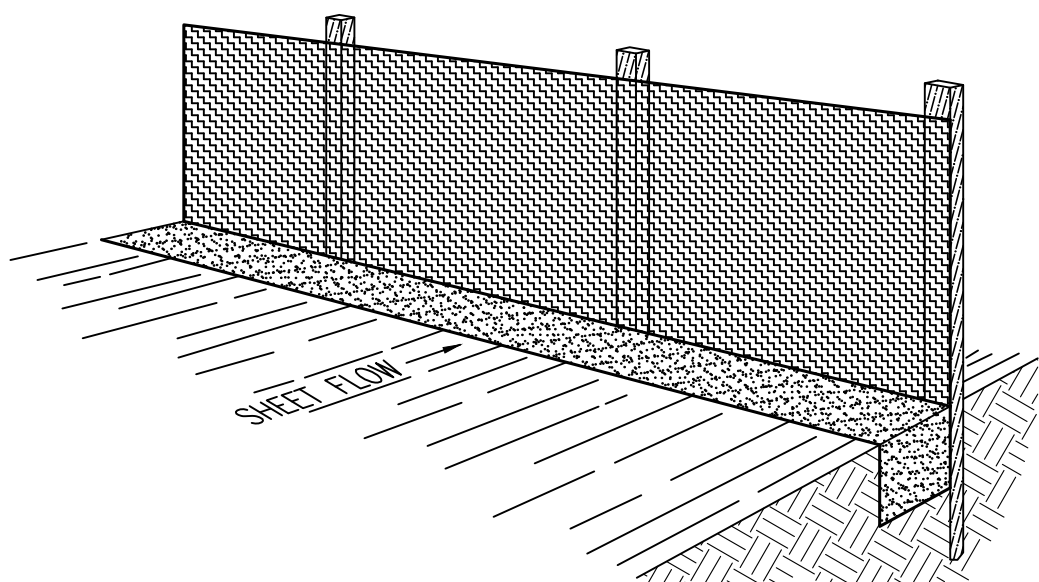
i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.

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.

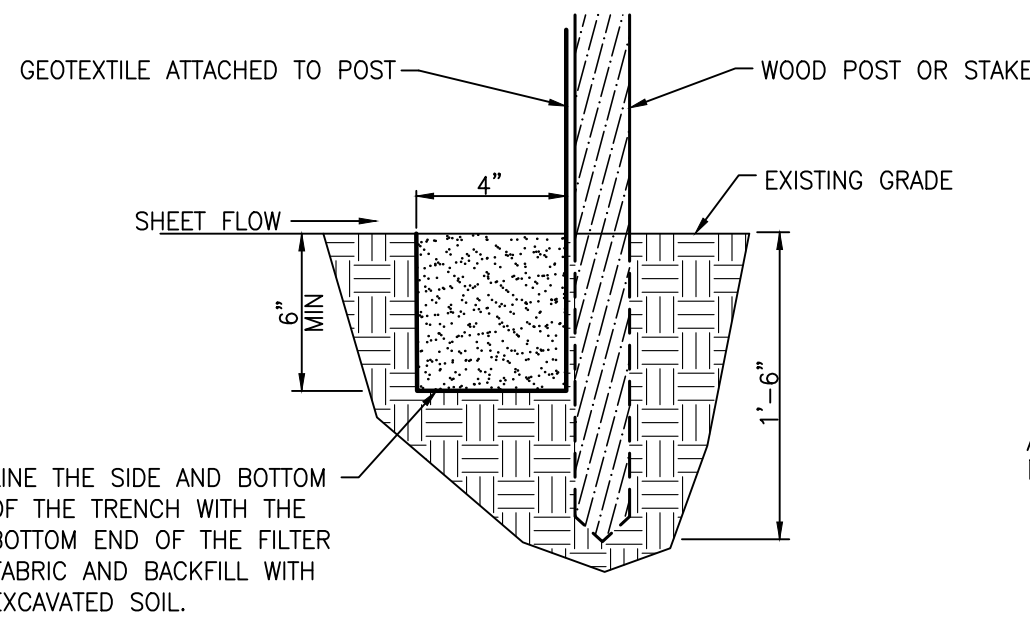
b. Part II.D.4.C identifies the minimum inspection report requirements.

c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

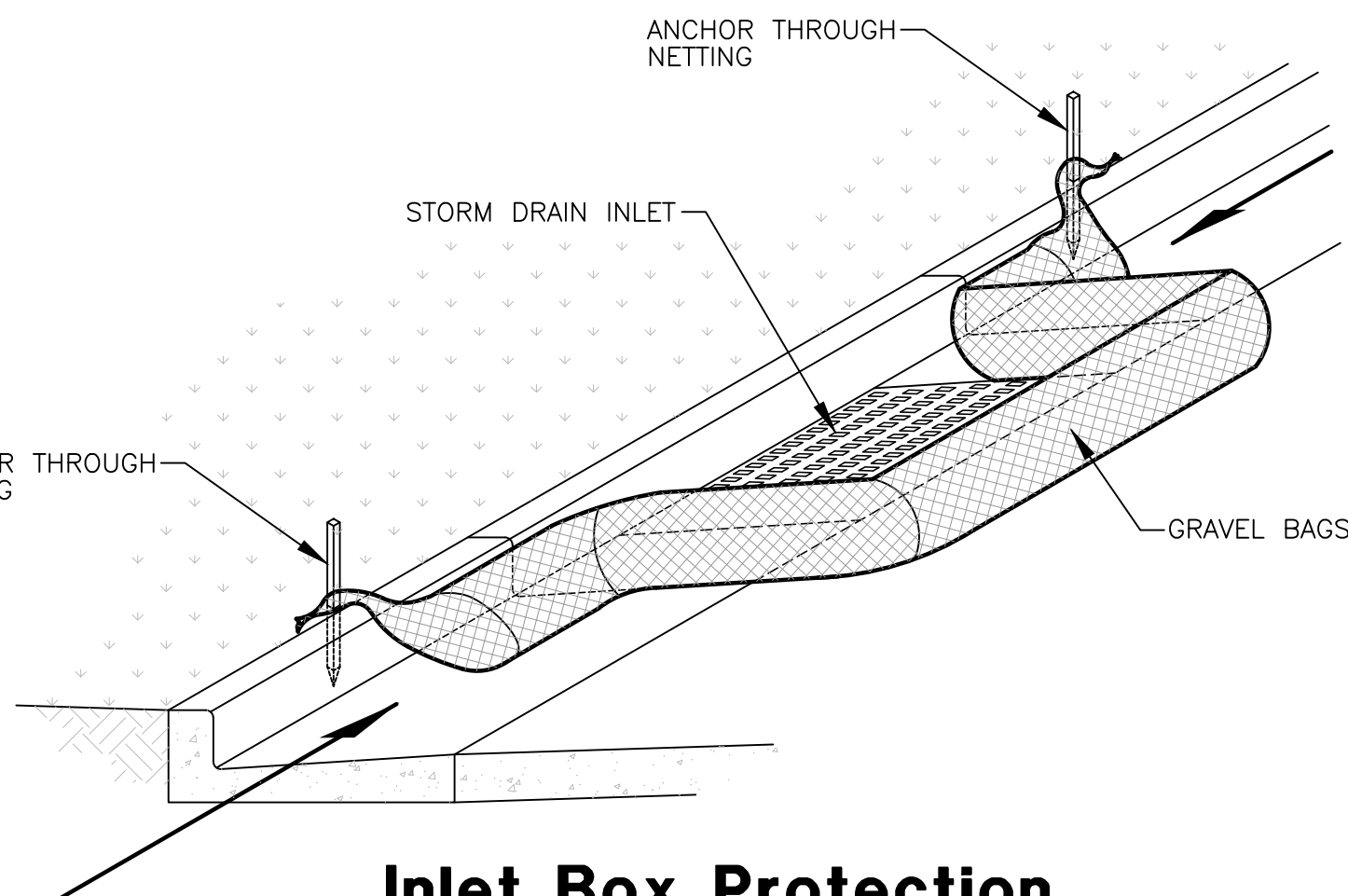


Perspective View

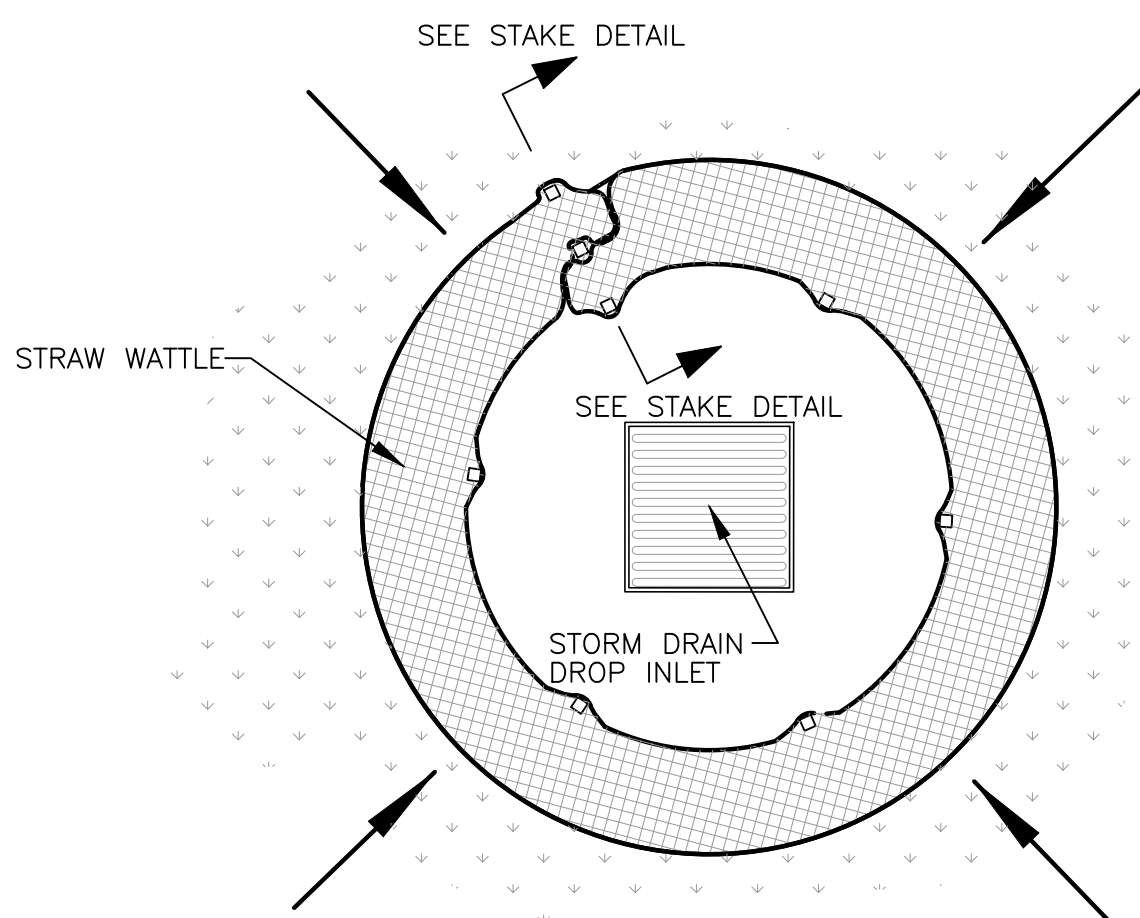
Figure 2



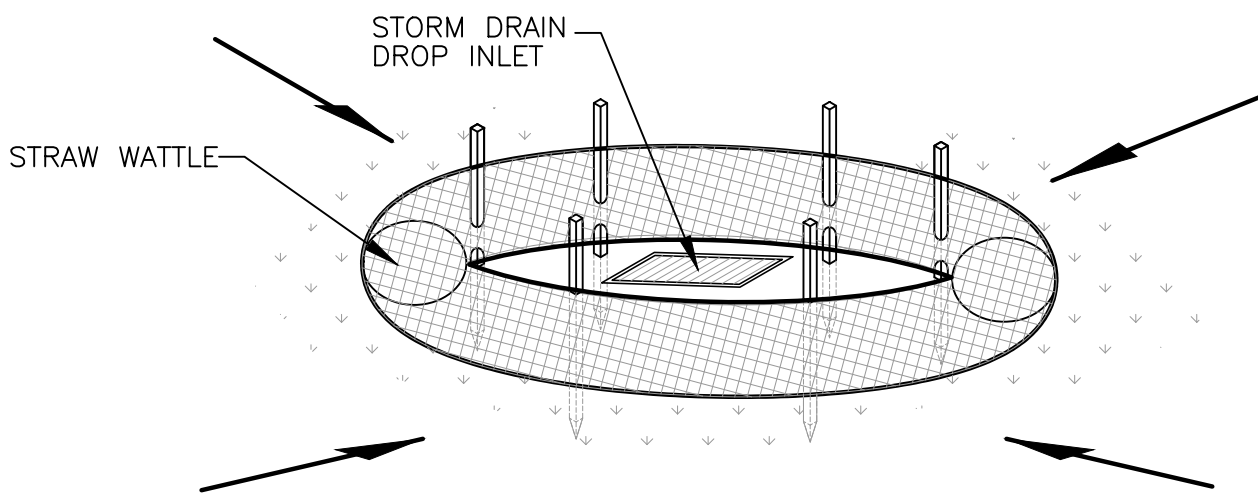
Section



Inlet Box Protection



Plan View



Drop Inlet Protection

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 by 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.

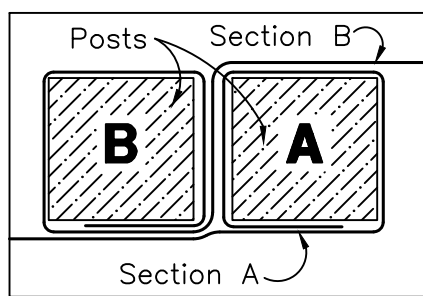


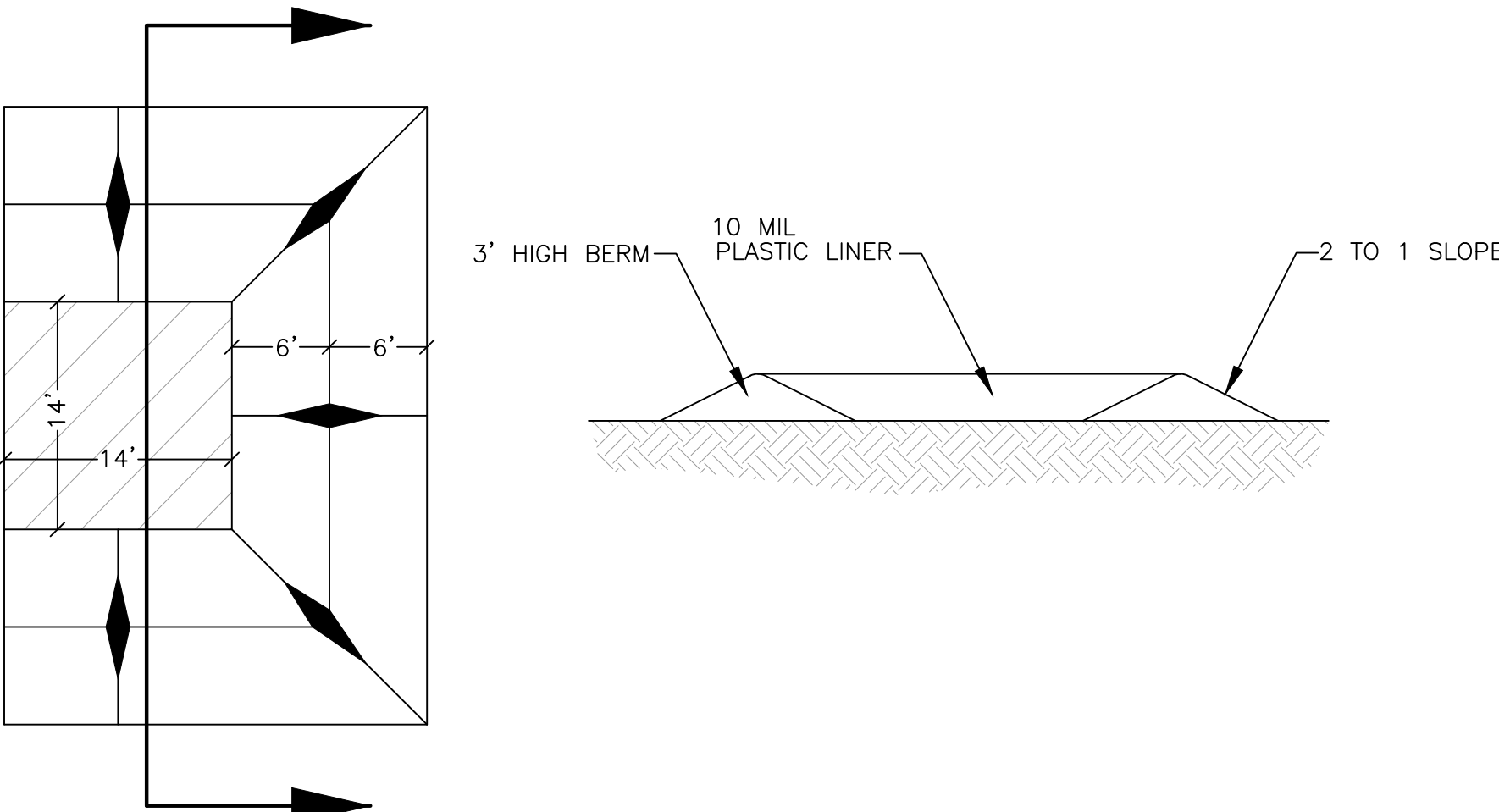
Figure 1:
Top View of
Roll-to-Roll Connection

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

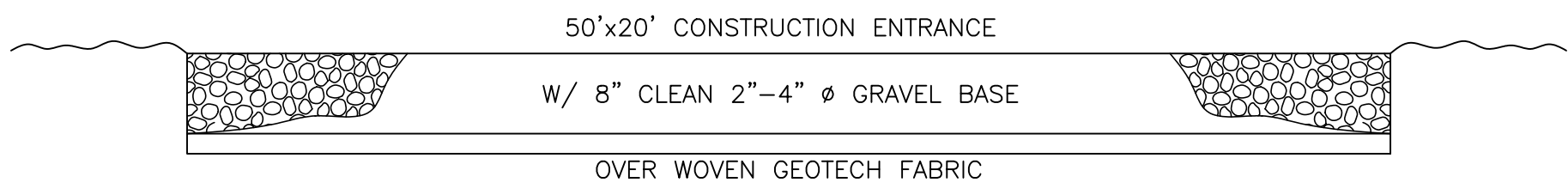
Silt Fence Detail

SCALE: NONE

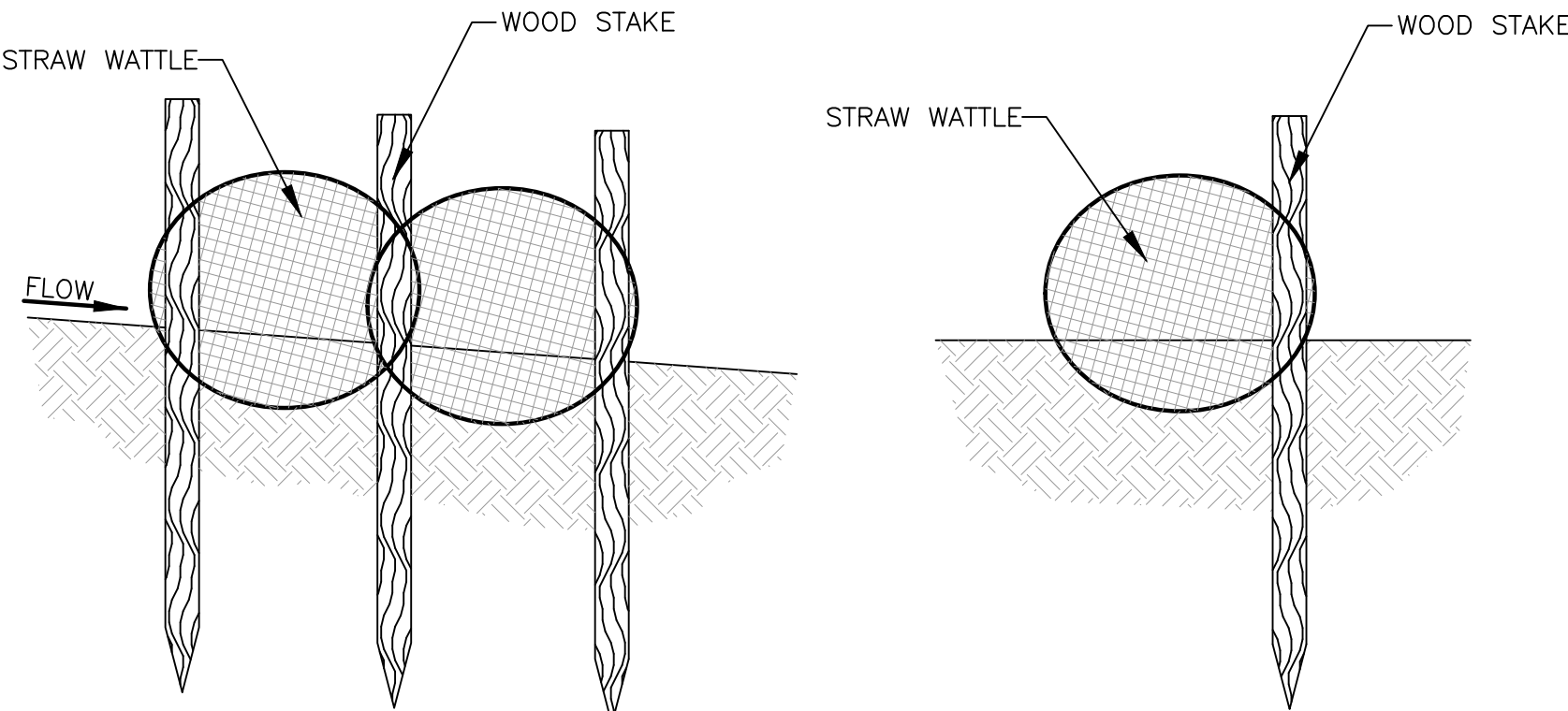


Concrete Washout Area
w/ 10 mil Plastic Liner

SCALE: NONE



Cross Section 50' x 20' Construction Entrance



Stake Detail

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

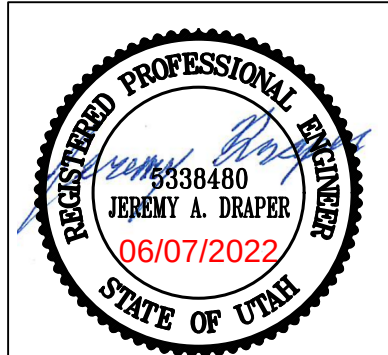
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

RA

REVISIONS	DESCRIPTION
DATE	

Cameron Pointe Subdivision

Storm Water Pollution
Prevention Plan Details



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



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 preliminary 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 subdivision 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.

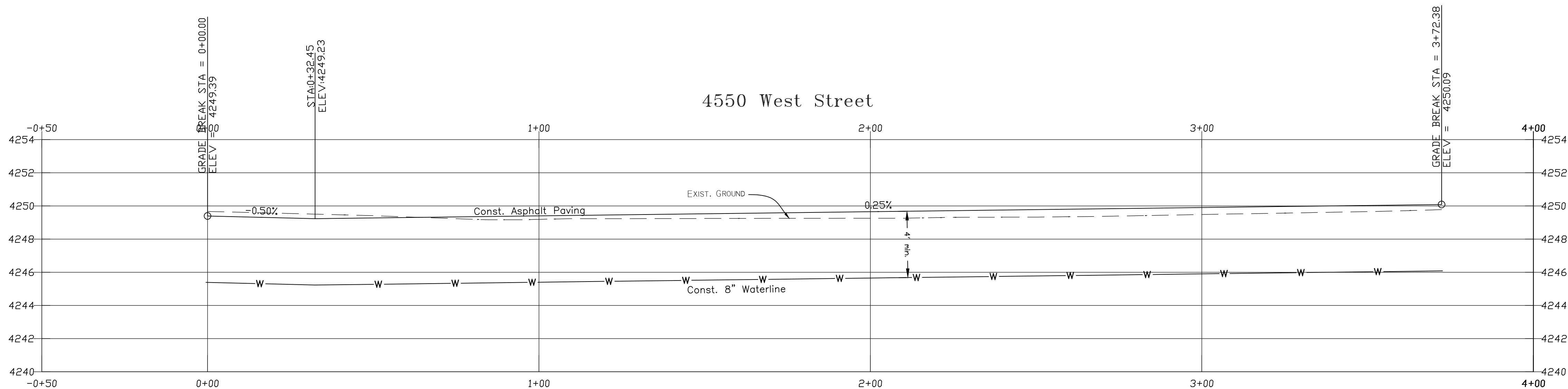
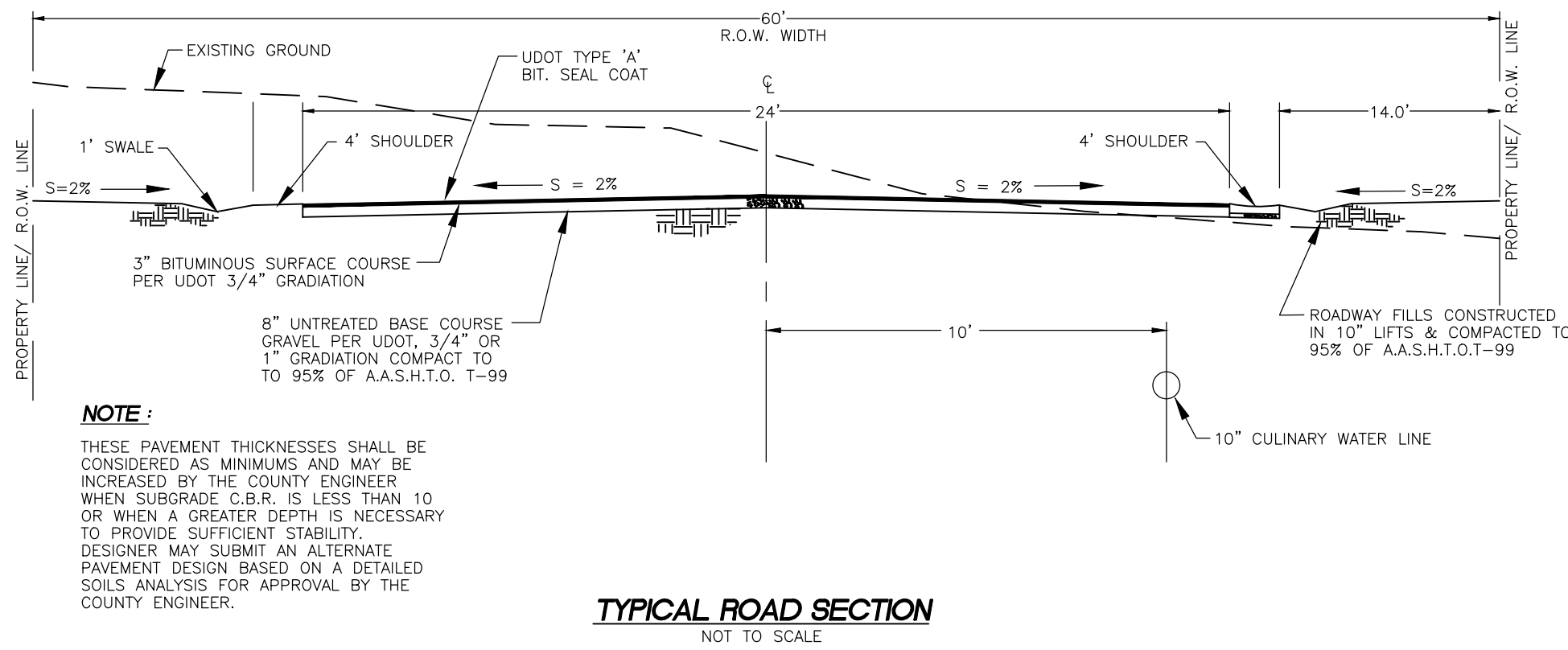
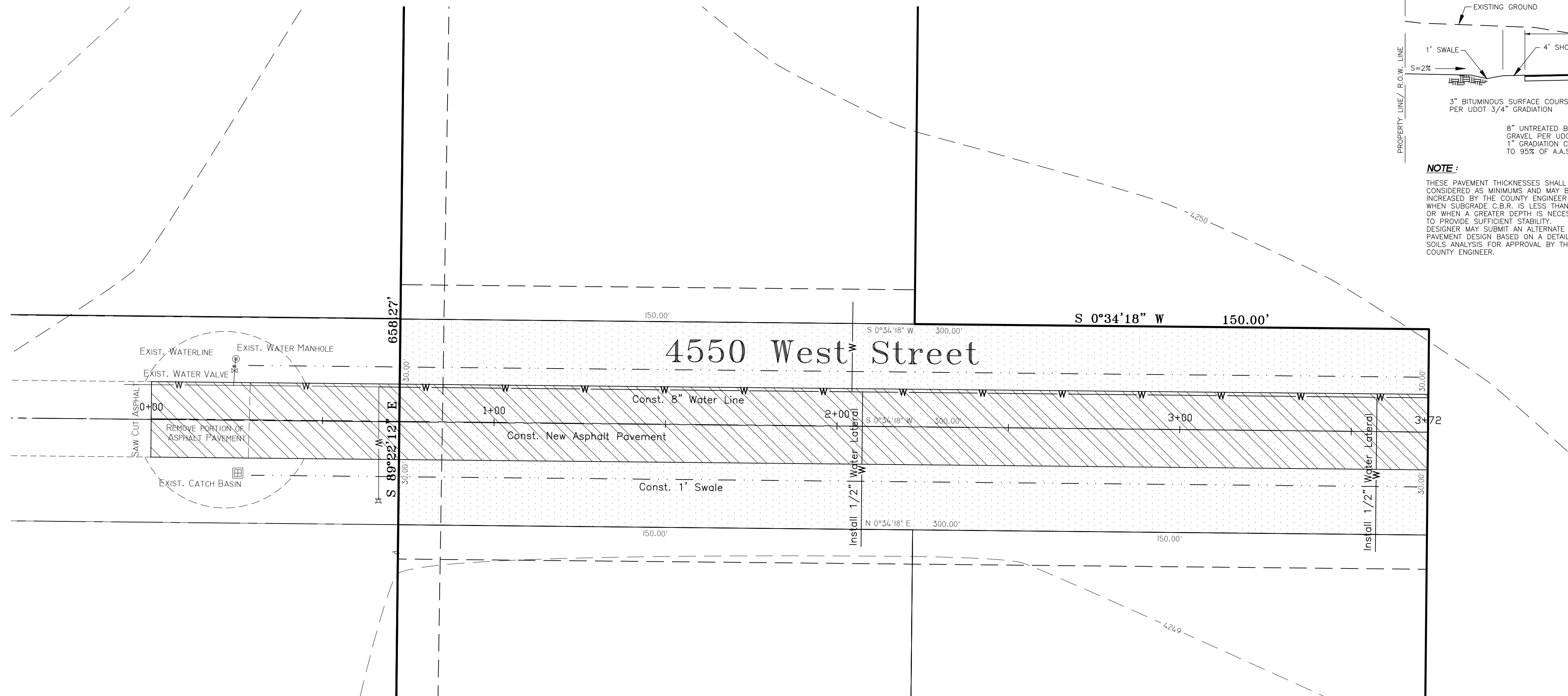
Exhibits

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

Area Map



Exhibit B





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

Road Plan & Profile

SHEET
1 of 1



Exhibit C

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.

Expires 5/3/2022

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	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.

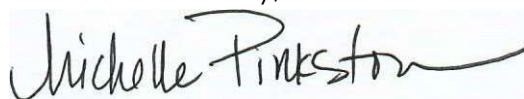
The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots and the shares are in good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

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



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