

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**November 22, 2021
4:00 to 5:00 p.m.**

1. **Minutes:** November 3, 2021
2. **UVD08272021** - Consideration and action on an administrative application, final approval of Daylight Ranch Subdivision, consisting of one lot, and an alternative access request. **Presenter Tammy Aydelotte, Applicant Richard & Jan Wight**
3. **UVL 110121** - A public hearing to consider and take action on a request to vacate 10-foot public utility easements, located along the south side of lot 1, Lake View Estates. This request also includes consideration and action on administrative approval of Lake View Estates 1st Amendment, located at 1350 N 7100 E, Eden. **Presenter Felix Lleverino, Applicant Gerald Allred**
4. **UVV010821:** Request for final plat approval of Vue De Valhalla Subdivision, a 1-lot subdivision, located in the AV-3 and FV-3 zones. **Applicant:** Marcus and Gwen Zabokrtsky, **Presenter:** Scott Perkes

Adjourn

June Nelson
Lead Office Specialist
Weber County Planning

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



****Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 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

Minutes of November 3, 2021, 2021, 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: Steve Burton, Principal Planner; Tammy Aydelotte, Planner; June Nelson, Secretary

1. Minutes approved from: October 28, 2021
2. **2.1 File No: UVM07082021** Request for final approval of Myers Subdivision, a three-lot subdivision, located in the AV-3 and CV-2 zones. **Applicant Telford Meyers, Presenter Tammy Aydelotte**

The applicant is requesting final approval of Myers Subdivision, consisting of three lots, located at approximately 5910 E 1900 N, Eden in the AV-3 and CV-2 Zones. 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.

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 AV-3 zone, with lot 2 of the proposed subdivision showing in the CV-2 Zone. Single-family dwellings are a permitted use in the AV-3 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-2-5, the AV-3 zone requires a minimum lot area of 3 acres for a single family dwelling and a minimum lot width of 150 feet. All lots in this proposed subdivision meet this requirement.

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 AV-3 zone standards in LUC § 104-2, as well as the CV-2 zone standards in LUC § 104-20. The proposed subdivision will dedicate sufficient right-of-way along 1900 North Street so as to meet the required half-width dedication for a 100' right-of-way.

Culinary water and sanitary sewage disposal: Weber-Morgan Health Department has performed the necessary soil testing to provide design requirements for on-site septic systems for each lot. A feasibility letter from Eden Waterworks has also been provided for culinary water. Eden Waterworks currently has no restrictions on using water shares for secondary purposes, however, Mr. Myers still needs to acquire additional shares to accommodate the three vacant lots he is proposing as part of this subdivision application. Eden Irrigation shares are currently being used for secondary purposes.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division and the Engineering Division. Weber Fire District has not yet reviewed this project. The Surveyor's Office will submit a review once a final proposed plat has been submitted. 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 2021 property taxes are not considered due at this time, but will become due in full on November 30, 2021.

Staff recommends final approval of Myers Subdivision, consisting of three lots located at approximately 5910 E 1900 N, Eden. This recommendation is subject to all review agency requirements prior to recording of the subdivision and the following condition:

1. Parcel number 22-0449-0040 (CV-2) is brought into compliance through a subdivision application, and other requirements related to a compliant business license, prior to recording this subdivision.
2. Owner preserves area for future right of way for 5900 E along the west boundary.
3. Owner preserves area for future right of way along north boundary.

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

Approved with all of the staff recommendations listed above. Steve Burton, Principal Planner 11/03/2021

Adjourn
Respectfully Submitted,
June Nelson
Lead Office Specialist



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application, final approval of Daylight Ranch Subdivision, consisting of one lot, and an alternative access request.
Agenda Date:	Monday, November 22, 2021
Applicant:	Richard & Jan Wight, owners
Authorized Rep:	Ryan Wight
File Number:	UVD08272021

Property Information

Approximate Address:	1900 North 5500 East, Eden, UT, 84310
Project Area:	3.325 acres
Zoning:	Agricultural Valley (AV-3) Zone, Shoreline (S-1) Zone
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	22-047-0010
Township, Range, Section:	T7N, R1E, Section 34 SE

Adjacent Land Use

North:	Agricultural	South:	Federal Shoreline
East:	5500 East St.	West:	Federal Shoreline

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	RG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 10 (S-1 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 4 (Area Requirements for Parcels Split by Zone Boundaries)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Supplementary and Qualifying Regulations) Section 30 (Flag Lots)
- Weber County Land Use Code Title 108 (Supplementary and Qualifying Regulations) Section 31 (Access to a Lot/Parcel Using a Private Right-of-Way or Access Easement)

Background

The applicant is requesting approval of administrative application, final approval of Daylight Ranch Subdivision, consisting of one lot, located at approximately 1900 North 5500 East St., Eden, UT, in the AV-3 and S-1 Zones. The proposed subdivision does meet the lot area and lot width requirements of the AV-3 zone, and access for this lot will be 5500 East St. The purpose of this application is to create a one-lot subdivision.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock related uses.

Zoning: The subject property is located in the AV-3 and S-1 zones. The land use requirements for these zones are stated in the LUC§ 104-16 and LUC§ 104-10, respectively, as follows:

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

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

"The shoreline zone has been established as a district in which the primary use of the land is for farming and for recreational purposes. In general, this zone covers the portion of the unincorporated area of the county which is occupied by Pineview Reservoir and shores adjacent thereto." The purposes of the S-1 zone are:

- 1. To promote the use of the land for agriculture and for fish, wildlife and recreational purposes both public and private;*
- 2. To facilitate the conservation of water and other natural resources;*
- 3. To reduce hazards from floods and fires;*
- 4. To preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone;*

Small Subdivision: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in the AV-3 zone (LUC 104-6). The proposed subdivision will not create any new public streets. The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: The AV-3 zone requires a minimum lot area of 3 acres and the Shoreline (S-1) zone requires a minimum of five acres. Per LUC 104-1-4(b) *"Where a parcel that is split by a zone boundary contains less than two-thirds of the area required for a lot in the more restrictive zone, the home must be built in the less restrictive zone. The parcel area in the more restrictive zone can be used to meet area requirements in the less restrictive zone."* **At least 2/3 of the proposed parcel is located in the less restrictive AV-3 zone.** The proposed subdivision is a one-lot subdivision that will be accessed from 5500 East St., which is considered to be up to county standard.

The proposed subdivision will create a one-lot subdivision. A remnant parcel, consisting of approximately 14.675 acres is permitted, per LUC 106-2-4.10(e)(1). *"An allowed remnant parcel shall be no smaller than five acres, and be recorded with the agricultural notice specified in UCA § 17-27a-605."*

Improvements Required: A final will-serve letter from Eden Waterworks has been issued. Secondary water will be provided by Eden Irrigation Company, through capitol stock shares. A letter of feasibility has been issued by Weber-Morgan Health Department.

Review Agencies: The proposed subdivision has been reviewed by all applicable reviewing agencies. Weber County Engineering has required, at minimum, a deferral agreement for curb, gutter, and sidewalk. This will be signed by the property owner and recorded with the final plat. Weber Fire has issued approval of this project, pending further review at building permit. The County Surveyor has not yet issued approval. Planning is recommending approval conditioned upon meeting all review agency requirements.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Alternative access: Given the proximity to Federal land, it is impractical for the County to require any right-of-way dedication to this lot, at this time. The applicant is looking to maximize use of the AV-3 zone on the rear of this parcel, so as to allow future development along 5500 East St.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan.

Staff Recommendations

Staff recommends final approval of the Daylight Ranch Subdivision, a one-lot subdivision, and corresponding alternative access. This recommendation is subject to all review agency requirements and based on the following condition:

1. A deferral agreement must be recorded with the final plat.
2. A final, unconditional will-serve letter is required prior to recording this subdivision.
3. An onsite wastewater covenant shall be recorded with the final plat.
4. An alternative access agreement shall be recorded with the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative Approval

Administrative final approval of Daylight Ranch Subdivision, and alternative access request, 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, November 17, 2021.**

Rick Grover
Weber County Planning Director

Exhibits

- A. Application
- B. Proposed Plat
- C. Water/Septic Info

Area Map



Exhibit A - Application

Wight-Ryan-Subdivisions

[+ Add Follower](#) [✎](#)

Address:	1900 N 5400 E, Eden, UT, 84310
Maps:	Google Maps
Project Type:	Subdivisions
Sub Type:	Subdivisions
Created By:	Ryan Wight
Created On:	8/24/2021
Project Status:	Accepted
Status Date:	8/27/2021
File Number:	UVD08272021
Project Manager:	Tammy Aydelotte

- [Application](#)
- [Documents](#) **16**
- [Comments](#) **2**
- [Reviews](#) **8**
- [Followers](#) **11**
- [Status](#)
- [Notifications](#)

Application

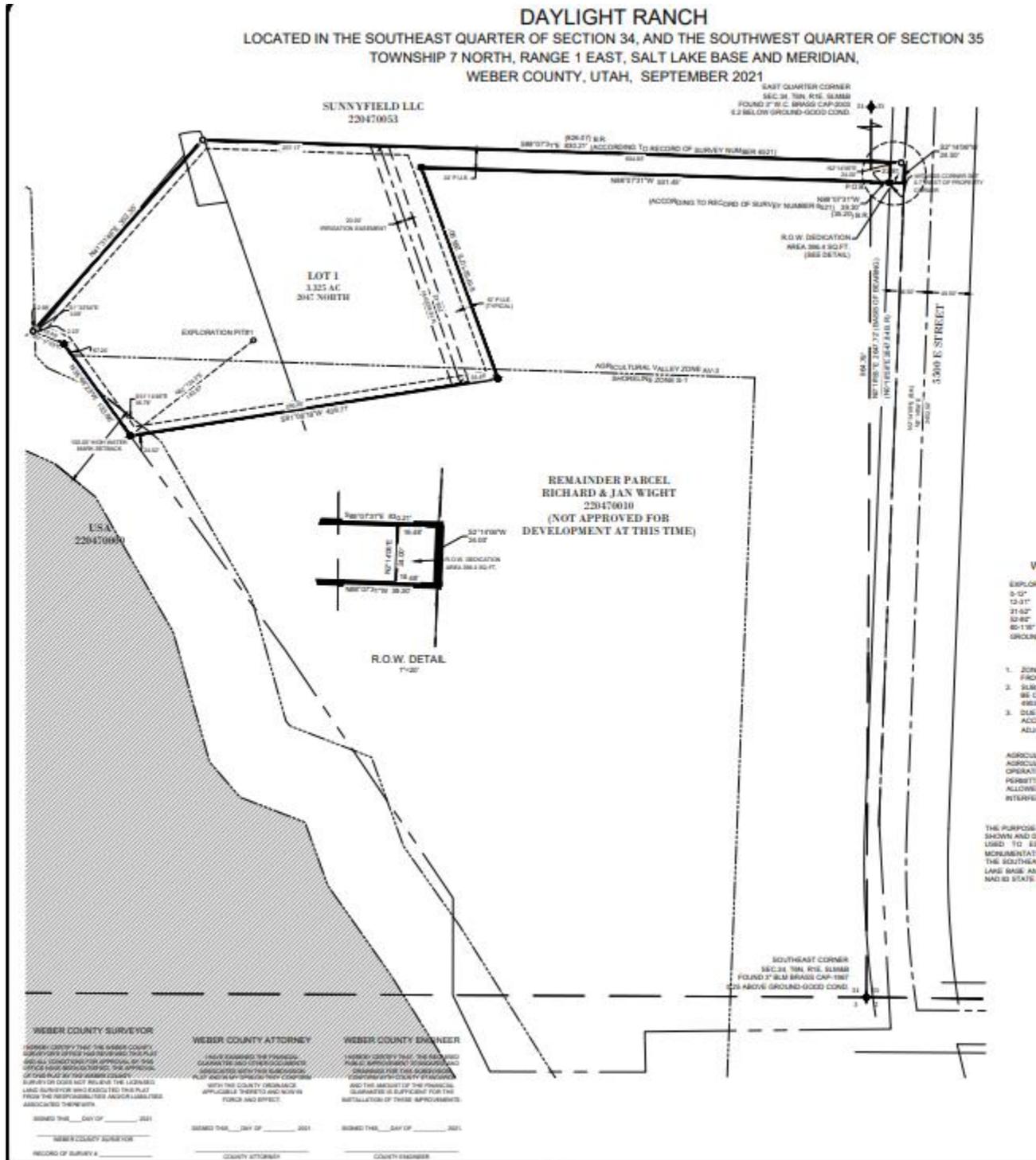
[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#)

Project Description	Single-Family Dwelling
Property Address	1900 N 5400 E Eden, UT, 84310
Property Owner	Ryan Wight 801-791-0731 ombule@gmail.com
Representative	--

Accessory Dwelling Unit	False
Current Zoning	AV-3
Subdivision Name	Daylight Ranch
Number of Lots	
Lot Number	1
Lot Size	3 acres
Frontage	24 feet
Culinary Water Authority	Health Department (Well)
Secondary Water Provider	Eden Irrigation Company
Sanitary Sewer Authority	Health Department (Septic)
Nearest Hydrant Address	2000 N 5500 E Eden, UT 84310 (I'm approximating. It will be right at the entrance of our driveway)
Signed By	Owner, Ryan Wight

Parcel Number	✖ Remove 220470010 - County Map
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Exhibit B - Proposed Plat





5402 E 2200 N
PO BOX 13
EDEN, UT 84310
801-791-1772

edenwaterworks@gmail.com

May 4, 2021

Weber Morgan Health Department
477 23rd Street
Ogden, UT 84401

Regarding: Ryan & Camille Wight
1900 N 5400 E
Eden, UT 84310

To Whom It May Concern:

Please accept this letter as confirmation that subject to Share of Stock and applicable fees being paid, Eden Water Works Company will serve culinary water to the property stated above. This letter is only valid once proof of secondary water is sent into Eden Water Works Co.

If you have any questions or need further information you may contact the office at 801-791-1772.

Sincerely,

A handwritten signature in black ink, appearing to be "R. Wight", with a long horizontal flourish extending to the right.

Board of Trustees
Eden Water Works Company



5402 E 2200 N
PO BOX 13
EDEN, UT 84310
801-791-1772

edenwaterworks@gmail.com

May 4, 2021

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

Re: Ryan & Camille Wight
1900 N 5400 E
Eden, UT 84310

The Eden Water Works Company would like to inform you of the availability of water for the proposed property above. Shares of class "D" and "Commercial" stock in the Company are available for purchase.

It is mandatory that the following conditions be met:

1. Proof of secondary water rights assigned to property sent in to EWWC.
2. Purchase Eden Water Works Company share to include item #3.
3. Additional cost of replacement water from Weber Basin Water.
4. Pay applicable any additional fees.
5. **Prior to occupancy**, meter must be installed and tested. *Failure to do so will result in a \$50.00 fine for the first week and \$100.00/week thereafter. Jumpers are not allowed and fines will be imposed.*

Upon the purchase of stock and when these conditions are met and verified by a member of the Board of Trustees or its designated representative, the Board will be pleased to make the connection to the Company water system.

Sincerely,

Board of Trustees

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No 000713

INCORPORATED UNDER THE LAWS OF

THE STATE OF UTAH

Shares 3.00

Eden Irrigation Company

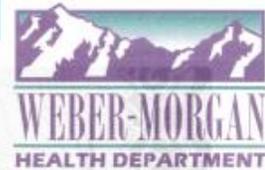
CAPITOL STOCK \$3,269.80 SHARES

WE CERTIFY THAT Ryan & Camille Wight ^{are} the owners of Three and no/100 Shares of the Capital Stock of Eden Irrigation Company, STALLINGS Lateral Ditch transferable only on the books of the Corporation by the holder hereof in person or by Attorney, upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation this 24th day of May 1921

Madley Nelson
PRESIDENT

Ruby Sadava
SECRETARY



June 30, 2021

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

RE: Ryan & Camille Wight
Approx. 1900 N 5400 E Eden UT 84310
Parcel #22-047-0010
Soil log #15186

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical so as to provide the required 100 foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Anticipated ground water table not to exceed 66 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption field is to be designed using a maximum loading rate of 0.40 gal/sq. ft./day as required for the clay loam, blocky structure soil horizon.

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

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

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

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

Sincerely,

Michael Dant, LEHS
Environmental Health Division
801-399-7160

MD/gk



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on Final approval of Vue De Valhalla Subdivision consisting of 1 lot.
Type of Decision: Administrative
Agenda Date: Monday, November 22, 2021
Applicant: Marcus & Gwen Zabokrtsky, Owners
File Number: UVV010821

Property Information

Approximate Address: 3114 N 3825 E., Liberty, UT
Project Area: 6.91 acres
Zoning: Forest Valley 3 (FV-3) & Agricultural Valley 3 (AV-3)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 22-023-0160
Township, Range, Section: T7N, R1E, Section 29 SE

Adjacent Land Use

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

Staff Information

Report Presenter: Scott Perkes
 sperkes@co.weber.ut.us
 801-399-8772
Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones AV-3)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (Forest Valley Zone FV-3)

Background and Summary

The applicant is requesting final approval of Vue De Valhalla Subdivision consisting of one residential lot (See **Exhibit A**). This proposed subdivision extends dedicated roadway for both Nordic Meadows Drive eastwards and Carrol Street southwards. 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 proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is primarily located in the FV-3 Zone with a small portion of the northern tip in the AV-3 Zone. Single-family dwellings are a permitted use in both the FV-3 and AV-3 Zones.

Lot area, frontage/width and yard regulations: LUC § 104-2 (AV-3 Zone) & 104-14 (FV-3 Zone), require a minimum lot area of 3 acres for a single family dwelling and a minimum lot width of 150 feet. The proposed lot meet both of these zoning minimum standards.

Culinary water and Secondary Water: Both culinary and secondary water will be provided to the lot through a personal well (see **Exhibit B**). This well has already be installed on the property and is fully operational.

Sanitary Sewage Disposal: The proposed subdivision will be served by on-site waste water system (septic). The Weber-Morgan Health Department have issued a Septic Feasibility Letter detailing the feasibility of an on-site water disposal system for the subdivision (see **Exhibit C**).

Floodplain: The subject property contains a seasonal stream corridor that traverses from the Northeast towards the Southwest. This corridor requires that base flood elevations (BFEs) be calculated and depicted on a final plat in order to determine safe finished floor elevations for future homes.

BFE calculations have been studied and submitted to FEMA to begin a LOMA (Letter of Map Amendment) process. The Weber County Engineering Department will need to review and approve these calculations and the FEMA LOMA documentation prior to the final mylar being recorded. The proposed final plat (**Exhibit A**) depicts the calculated BFEs along the stream corridor, as required by LUC sec. 106-1-8.20(c), to allow the areas adjacent to be developable for residential structures.

This stream corridor is also depicted as a seasonal stream on the Ogden Valley Sensitive Lands Map. Per LUC Sec. 104-28-2(b)(1)c. (Ogden Valley Sensitive Lands Overlay Zone) the corridor requires a minimum 50-foot setback from high water mark for any future buildings. This setback has been depicted on the final plat. Of note, the 50-foot setbacks from high water marks far exceed the base flood elevations that have been calculated. This ensures that all new structures placed outside of the 50-foot setback are also well outside of the anticipated 1% Annual Chance Floodplain Elevation.

Review Agencies: To-date, Planning, Engineering, Fire, Surveying, and the Weber-Morgan Health Department have reviewed this project. All review agency requirements must be addressed and completed prior to the final subdivision plat being recorded with the Weber County Recorder's Office.

Tax Clearance: There are no outstanding tax payments related to the parcel.

Staff Recommendation

Staff recommends final approval of Vue De Valhalla Subdivision consisting of 1 lot, located at approximately 3114 N 3825 E., in Liberty. This recommendation is subject to all review agency requirements, and the following conditions:

1. Engineering review of the estimated base flood elevations and FEMA LOMA documentation will need to be finalized and approved by the Weber County Engineer prior to recording the final plat.
2. If not already installed, plans and cost estimates for the applicable subdivision improvements for the Nordic Meadows Drive and Carol Street extensions will need to be submitted and approved by the Engineering Division for escrow and improvement agreement approval.
3. A deferral agreement for curb, gutter, and sidewalks for the project's frontages along Nordic Meadows Drive and Carol Street will need to be executed and recorded simultaneously with the final plat.
4. An Onsite Wastewater Disposal Systems Deed Covenant and Restriction shall be recorded simultaneously with the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the 2016 Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

Exhibits

- A. Proposed Final Plat
- B. Private Well Permit
- C. Septic Feasibility letter

Area Map



Vue de Valhalla Subdivision

PART OF THE SE 1/4 OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: April 2016

Basis of bearing = N 00°26'21" E between monumented SE and NE corner of Section 29, Utah North Zone NAD83

NARRATIVE

The purpose of this survey is to create the subdivision lot as shown hereon. The basis of bearing for this survey is a noted on the plat derived from GPS observations on the shown monuments utilizing NAD83 Utah North Zone coordinates.

This plat is intended to tie to and border the two prior subdivisions shown, Wade Pilcher Sub recorded June 21, 2011 and Pinecreek Sub recorded November 6, 2000. Platting these two subdivisions shows that there is a 2.61 foot overlap between the two subdivisions, however, this does not actually exist. In the original drawing file of Dallas' he found a rebar and cap at the NE corner of the Pinecreek Sub and held it for the east right of way of Carol Street. In my field work I also found a "Star Nail" at the intersection of Carol and 3300 North as well as a T-post at the SW corner of Lot 2, Wade Pilcher Sub. The Wade Pilcher Sub has been adjusted to coincide with this ground evidence. The monument ties noted in the Wade Pilcher Sub should also be adjusted to coincide with the location of the Pinecreek Sub plat which is what I have done.

This positioning establishes the east line of Carol Street (3825 E) and the north line of Nordic Meadows Drive (3100 N) being part of the boundary of this subdivision. The south boundary of the property is held to be along or near an existing fence line that marks the north boundary of Abbeyon Estates No.2. Evidence of this subdivision was found as noted and held. The west boundary is being held along an old and long standing fence line that has divided the Pilcher property from the Storey property. As a side note the location of the fence closely coincides with the deed location of the line. The east boundary is a new division line. A portion is intended to be along the centerline of Pine Creek. The location of this line is my interpretation of the creek and the bearings and distances shown may change depending on where the centerline is interpreted by others. However, the intent should remain the same, along the centerline of the creek.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



BOUNDARY DESCRIPTION

A tract of land being part of a parcel described in Warranty Deed recorded September 21, 2006 as Entry number 2209661 located in the Southeast Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of North 00°26'21" East between the monumented location of the Southeast corner (having Weber County NAD83 coordinates of record of N=3636125.8 E=1543098.6 U.S.Ft) and the Northeast corner (having Weber County NAD83 coordinates of record of N=3641442.8 E=1543139.4 U.S.Ft) of said Section 29, as more particularly described as follows:

BEGINNING at the Southwest corner of Lot 2, Pilcher Subdivision (recorded as Plat book 72 page 15 on June 21, 2011 as Entry number 2531443) said point being located North 15°27'27" West 2517.71 feet FROM said Southeast corner of Section 29 (said Southwest corner of Lot 2 is located by record the following Nine (9) courses, 1) South 00°31'28" West 1779.84 feet along quarter section line, and 2) North 88°37'46" West 330.76 feet, and 3) South 04°48'00" East 162.95 feet, and 4) South 11°41'51" West 47.96 feet, and 5) South 46°15'52" West 9.83 feet, and 6) South 00°31'28" West 651.82 feet, and 7) South 00°21'20" West 235.54 feet, and 8) South 18°37'22" West 28.12 feet, and 9) North 88°21'02" West 348.14 feet all from said Northeast corner of Section 29);

RUNNING thence South 88°21'02" East 148.29 feet, along the south boundary of said Lot 2;

Thence South 01°38'52" West 60.64 feet, to a point in Pine Creek; Thence the following Sixteen (16) courses being in or near the center of Pine Creek, 1) South 84°57'37" West 22.33 feet (L1), 2) South 86°11'50" West 20.45 feet (L2), 3) South 42°15'19" West 11.76 feet (L3), 4) South 10°38'48" West 19.22 feet (L4), 5) South 48°42'17" West 12.37 feet (L5), 6) South 73°28'52" West 18.52 feet (L6), 7) South 43°03'06" West 47.69 feet (L7), 8) South 20°41'27" West 22.07 feet (L8), 9) South 41°29'47" West 28.05 feet (L9), 10) South 25°57'24" West 18.85 feet (L10), 11) South 55°06'20" West 13.41 feet (L11), 12) North 87°42'37" West 11.47 feet (L12), 13) North 76°16'08" West 31.61 feet (L13), 14) South 65°15'48" West 11.68 feet (L14), 15) South 15°39'12" West 21.34 feet, 16) South 16°47'38" East 13.29 feet; Thence South 17°40'53" East 484.98 feet, to a Mtn Engineering rebar and cap marking the Northeast corner of Lot 8, Abbeyon Estates No. 2 recorded November 21, 1990 as Plat book 32 page 85 and Entry number 1124889; Thence North 88°19'47" West 363.70 feet, along the north boundary of said Abbeyon Estates No. 2; Thence North 88°19'47" West 8.218 feet, to a one (1) inch pipe in an old fence corner; Thence the following Four (4) courses along or near an existing fence line which represents the historical west boundary of said Entry number 2209661, 1) North 17°20'24" E 132.06 feet, 2) North 17°05'43" East 229.02 feet, to the south bank of Pine Creek, 3) North 17°20'24" East 107.80 feet, across Pine Creek and continuing along said historic fence line; 4) North 19°15'51" East 198.35 feet; Thence leaving said fence line, South 88°21'02" East 4.16 feet; Thence North 18°16'36" East 318.71 feet, to the south boundary of Pinecreek Subdivision recorded November 6, 2000 as Plat book 53 page 11 and Entry number 1735936; Thence South 67°08'18" East 61.78 feet, to the east boundary of said Lot 2; Thence South 18°16'36" West 232.78 feet, along said east boundary, to the point of beginning.

Containing 3.659 acres, more or less.

OWNER'S DEDICATION

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 Vue de Valhalla Subdivision: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5) We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility (PUE), storm water detention pond(s), drainage easement(s), and stream maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant a Temporary Turnaround Easement as shown hereon, said easement shall terminate at such time as Carol Street (3825 East) is relinquished. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further documentation. Furthermore, the easement may be terminated at any time by the governing entity without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use only in accordance with the governing entities needs or requirements and for the use of owners within this subdivision. No use by the general public shall constitute a statutory dedication to the public of the Temporary Turnaround Easement.

We hereby grant a protection easement as shown hereon to Weber/Morgan Health Department, 477 23rd St., Ogden, Utah, 84401, grantee, the terms of this easement are to comply with the regulatory laws, requirements, ordinances, and policies administered by the Weber/Morgan Health Department for the protection of drinking water related to culinary water wells in the State of Utah, and to provide a separation from a culinary water well from concentrated sources of pollution. The sources of pollution are described as, but not limited to, septic tanks, septic drain fields, garbage dumps, livestock corrals, feed lots, hazardous waste storage, or other sources of pollutants deemed inappropriate under the regulatory authority of the Weber/Morgan Health Department. The easement as granted is a perpetual easement and shall run with the land and is binding on any and all successors and assigns.

We, the herein signers, grantor(s), hereby grant a well protection zone(s) to Weber/Morgan Health Department, 477 23rd St., Ogden, Utah, 84401, grantee, the terms of this zone are to comply with the regulatory laws, requirements, ordinances, and policies administered by the Weber/Morgan Health Department for the protection of drinking water related to culinary water wells in the State of Utah, and to provide a separation from a culinary water well from concentrated sources of pollution. The sources of pollution are described as but not limited to septic tanks, septic drain fields, garbage dumps, livestock corrals, feed lots, hazardous waste storage, or other sources of pollutants deemed inappropriate under the regulatory authority of the Weber/Morgan Health Department. The zone as granted is in perpetuity and shall run with the land and is binding on any and all successors and assigns. The easement is as shown and noted hereon as **New Well Protection Zone(s)** having a 100 foot radius. The center of which shall be the physical location of the well as constructed.

Individual and Trust Acknowledgement

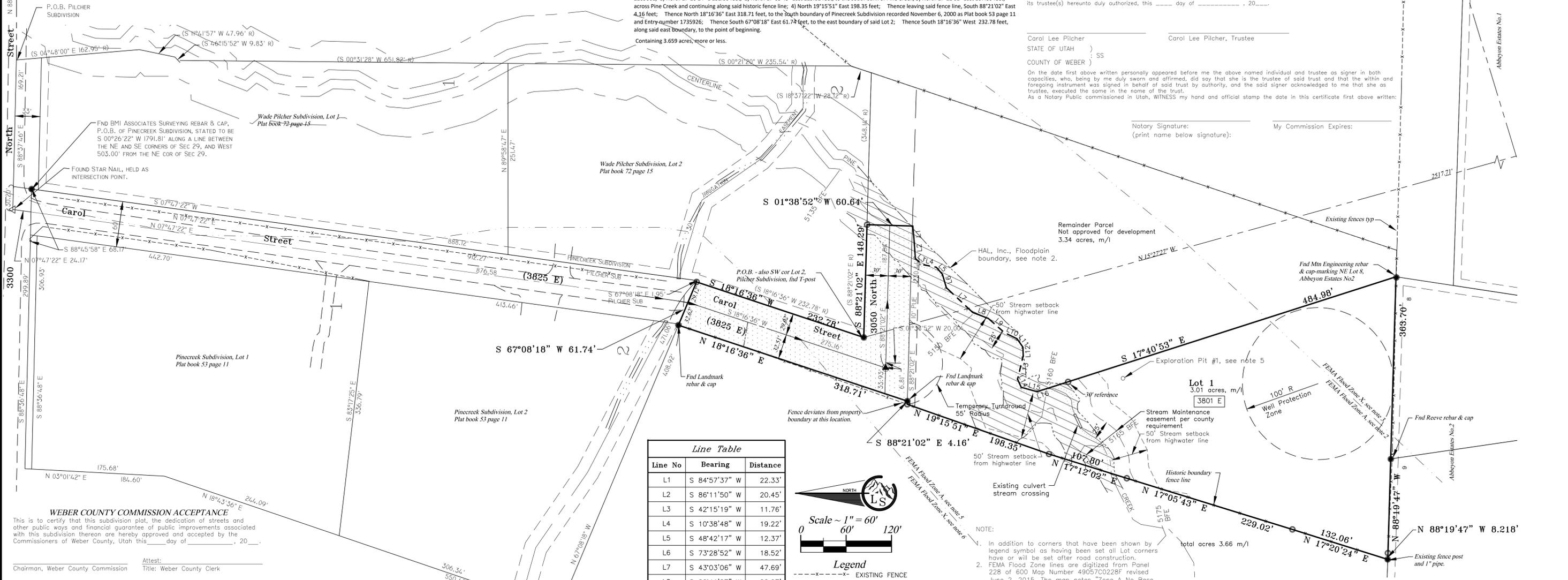
IN WITNESS WHEREOF, said Carol Lee Pilcher, or her successor, as Trustee of The Carol Lee Pilcher Revocable Trust established by Declaration of Trust dated September 20, 2008, has caused this instrument to be executed individually and by its trustee(s) hereunto duly authorized, this _____ day of _____, 20____.

Carol Lee Pilcher)
STATE OF UTAH) SS
COUNTY OF WEBER)
Carol Lee Pilcher, Trustee

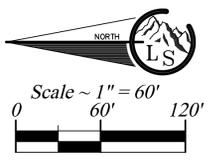
On the date first above written personally appeared before me the above named individual and trustee as signer in both capacities, who, being by me duly sworn and affirmed, did say that she is the trustee of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer acknowledged to me that she as trustee, executed the same in the name of the trust.

As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: _____ My Commission Expires: _____
(print name below signature):



Line No	Bearing	Distance
L1	S 84°57'37" W	22.33'
L2	S 86°11'50" W	20.45'
L3	S 42°15'19" W	11.76'
L4	S 10°38'48" W	19.22'
L5	S 48°42'17" W	12.37'
L6	S 73°28'52" W	18.52'
L7	S 43°03'06" W	47.69'
L8	S 20°41'27" W	22.07'
L9	S 41°29'47" W	28.05'
L10	S 25°57'24" W	18.85'
L11	S 55°06'20" W	13.41'
L12	S 87°42'37" W	11.47'
L13	N 76°16'08" W	31.61'
L14	S 65°15'48" W	11.68'
L15	S 15°39'12" W	21.34'
L16	S 16°47'38" E	13.29'



- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS (as labeled or granted)
 - - - - - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - FND CURB NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ELEVATION BENCHMARK
 - RIGHT OF WAY MONUMENT
 - ▨ ROAD/STREET DEDICATION
 - ▨ Estimated 1% AC Floodplain
 - RD RECORD DATA
 - MEASURED DATA

WEBER COUNTY COMMISSION ACCEPTANCE

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

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

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this _____ day of _____, 20____.

Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

Chairman, Weber County Planning Commission

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this _____ day of _____, 20____.

Signature _____

WEBER COUNTY 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 and/or liabilities associated therewith. Signed this _____ day of _____, 20____.

Weber County Surveyor _____

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 _____

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>	<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>	<p>Weber County Recorder Entry no. _____ Filed for record and recorded _____ day of _____, 20____ at _____ of official records, in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____ Fee paid _____</p>
	<p>DEVELOPER: Marcus Zabokrtsky Address: 3835 E 3300 N, Liberty, Utah 84310</p>	<p>1 of 4</p>
<p>SE 1/4 of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian.</p>		<p>Subdivision DRAWN BY: EDR CHECKED BY: ... DATE: August 9, 2021 FILE: 3498</p>
<p>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.</p>		

Project Name: 3488 Marcus-Zabokrtsky.dwg Show Date: October 29, 2021 3:21 PM Sheet: ###

Weber-Morgan Health Department
Environmental Health Division
477 23rd Street
Ogden, UT 84401

Well/Spring Permit

GWEN ZABOKRTSKY
3300 N 3825 N
EDEN, UT 84050

ZIMMERMAN #527

MAY 06, 2021

Permit Date



Brian Cowan, MPH, LEHS, Health Officer

Post in Public View — Non-Transferable

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director



May 6, 2020

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

RE: Gwen Zabokitsky
Approx. 3300 N 3825 E
Parcel #22-023-0160
Soil log #14961

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. The placement of the well is critical so as to provide the required 100 foot protection zone around the well. The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 36 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches. The absorption field is to be designed using a maximum loading rate of 0.5 gal/sq. ft./day as required for the gravelly loam, granular structure soil horizon.

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

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

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

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

Sincerely,

Craig Jorgensen, LEHS
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A public hearing to consider and take action on a request to vacate 10-foot public utility easements, located along the south side of lot 1, Lake View Estates. This request also includes consideration and action on administrative approval of Lake View Estates 1st Amendment, located at 1350 N 7100 E, Eden.

Agenda Date: Wednesday, November 17, 2021

Applicant: Gerald Allred

File Number: UVL110121

Property Information

Approximate Address: 1350 N 7100 E, Eden

Project Area: 7.8 acres

Zoning: AV-3

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 21-103-0004, 21-103-0003, 21-103-0002

Township, Range, Section: T6N, R2E, Section 06

Adjacent Land Use

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

Staff Information

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

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 2, Agricultural Zones
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Development History

This Subdivision was originally recorded in 2004 as Lake View Estates, a two-lot subdivision.

On November 1, 2021, Mr. Gerald Allred submitted an application for approval of an amended plat.

Background and Summary

This is a proposal to amend Lake View Estates, by moving a shared boundary line between lots one and two. The original dedication plat recorded in 2004 created a 10' public utility easement along the shared boundary line. This amended plat includes a request to vacate the ten-foot public utility easement through the legislative vacation process.

Written notification to Rocky Mountain Power and Dominion Energy have been sent.

The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the Land use Code of Weber County Utah.

State code (17-27a-609.5), (17-27a-605) governing the process to vacate a public utility easement is being followed.

Summary of County Commission Considerations

The County Commission will need to determine if there will be any detrimental impacts caused by vacating the proposed public utility easements. Utah Code §17-27a-609.5 (4) *“The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street or county utility easement if the legislative body finds that:”*

- (a) good cause exists for the vacation; and*
- (b) the public interest or any person will not be materially injured by the proposed vacation.*

Utah Code §17-27a-609.5 (5) states that *“The legislative body shall ensure that one or both of the following is recorded in the office of the recorder of the county in which the land is located:*

- a) A plat reflecting the vacation; or*
- b) An ordinance described in subsection (4); and*
- c) A legal description of the public street to be vacated.*

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone. The purpose and intent of the Agricultural Valley zone is identified in the LUC §104-12-1 as:

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

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

The minimum lot size in the AV-3 zone is three acres and the minimum lot width is 150 feet. Both lots within this development comply with the zoning site development standards.

Mandatory Services: Lot one and two of Lake View Estates are approved for the placement of a septic system. Culinary water is available from an operational private well. Secondary water is available from Mountain Canal Irrigation Association.

Sensitive Lands: This subdivision is located within zone three of the public water source protection overlay. The use of single-family dwellings is permitted within the overlay zone. Zone three does not restrict the use of septic systems for single-family dwelling lots. The subdivision is not located in a floodplain or a geologic hazards area.

Review Agencies: The final subdivision plat is under review by the County Surveyor and County Engineer. Review comments from these agencies are anticipated to be minimal, as this is only a lot line adjustment. All review comments from review agencies will need to be addressed before the subdivision plat can record.

Staff Recommendation

Staff recommends approval of a request to vacate 10-foot public utility easements, located along the south side of lot 1, Lake View Estates. This request also includes consideration and action on administrative approval of Lake View Estates 1st Amendment, located at 1350 N 7100 E, Eden. Approval from the County Commission is subject to the following conditions:

- 1. The Amended plat will depict the area to be vacated.
- 2. All county review agencies shall approve of the vacation and the subdivision plat amendment.
- 3. All utility providers shall provide written approval or objection on or before the date of the public hearing. If no approval or objection is received, the county may record the amended plat.

The recommendation is based on the following findings:

- 1. Vacating the proposed public utility easement will not have a negative effect on the Ogden Valley General Plan.
- 2. Based on the proposed subdivision amendment, good cause exists to vacate the easement.
- 3. The public interest or any person will not be materially injured by the proposed vacation.
- 4. This subdivision proposal conforms to all applicable subdivision and zoning requirements.

Administrative Approval

Administrative final approval of Lake View Estates 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 the conditions of approval listed in this staff report.

Date of Administrative Approval: November 17, 2021

Rick Grover
Weber County Planning Director

LAKE VIEW ESTATES 1ST AMENDMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, OCTOBER 2021

SEE DETAIL "A" FOR BASIS OF BEARING AND SECTION TIE

DETAIL "A" (NOT TO SCALE)

7100 EAST

10.00' EX. P.U.L. PER DEDICATED PLAT BK 60 PG. 13

20.00' EASEMENT IN FAVOR OF MOUNTAIN CREEK ASSOCIATION PER DEDICATED PLAT BK 60 PG. 13

20.00' EASEMENT IN FAVOR OF GREAT BASIN REBAR CAP

LOT 3
156,081 SQ. FT.
3.583 ACRES
1350 NORTH

HOUSE

10.00' EX. P.U.L. AND DRAINAGE EASEMENT PER PLAT BK 60 PG. 13

10.00' WATER LINE EASEMENT SEE OWNER'S DEDICATION

ORIGINAL LOT LINE (TO BE REMOVED FOR FINAL PLANS)

LOT 4
185,655 SQ. FT.
4.262 ACRES
1282 NORTH

EXISTING WELLHEAD ZONE PER DEDICATED PLAT BK 60 PG. 13

HOUSE

10.00' EX. P.U.L. AND DRAINAGE EASEMENT PER PLAT BK 60 PG. 13

10.00' WATER LINE EASEMENT SEE OWNER'S DEDICATION

EXISTING FENCE LINE

VICINITY MAP
NOT TO SCALE

STATE OF UTAH)
COUNTY OF WEBER)

ON this ____ day of _____, 2021, I, Klint H. Whitney, do hereby certify that I am a licensed professional land surveyor in the state of Utah and that I hold certificate no. 8227228 in accordance with title 86, chapter 22, of the professional engineers and land surveyors act. I further certify that by authority of the owners I have completed a survey of the property as shown and described on this plat, and have subdivided said property into lots and streets, together with easements, hereinafter to be known as Lake View Estates 1st Amendment in accordance with section 17-23-17 and have verified all measurements that the reference monuments shown hereon are located as indicated and are sufficient to retracement or reestablish this survey, that all lots meet the requirements of the land use code and that the information shown hereon is sufficient to accurately establish the lateral boundaries of the heron described tract of real property.

SIGNED THIS ____ DAY OF _____, 2021.

Klint H. Whitney, P.L.S. No. 8227228

OWNER'S DEDICATION

I, the undersigned owner of the heron described tract of land, hereby set apart and subdivide the same into lots, parcels and streets as shown on this plat and name said tract

LAKE VIEW ESTATES 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A WATER LINE EASEMENT FOR THE MAINTENANCE AND OPERATION OF A WATER LINE AND FACILITIES AS SHOWN HEREON.

SIGNED THIS ____ DAY OF _____, 2021

GERALD J. ALLRED OR JUDY G. ALLRED, OR THEIR SUCCESSOR, AS TRUSTEE UNDER AGREEMENT WITH THE GA J ALLRED FAMILY TRUST DATED THE 16TH DAY OF DECEMBER, 2008 AND AMENDED AND RESTATED THE 25 DAY OF OCTOBER 2018

BY: JUDY G. ALLRED, TRUSTEE _____

BY: GERALD J. ALLRED, TRUSTEE _____

THUNDERING HERD LLC

BY: GERALD J. ALLRED, TRUSTEE _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of _____, 2021, personally appeared before me JUDY G. ALLRED, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE of GERALD J. ALLRED OR JUDY G. ALLRED, OR THEIR SUCCESSOR, AS TRUSTEE UNDER AGREEMENT WITH THE GA J ALLRED FAMILY TRUST DATED THE 16TH DAY OF DECEMBER, 2008 AND AMENDED AND RESTATED THE 25 DAY OF OCTOBER 2018, and that said document was signed by her/him in behalf of said trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said JUDY G. ALLRED acknowledged to me that said trust executed the same.

STAMP NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of _____, 2021, personally appeared before me GERALD J. ALLRED, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of THUNDERING HERD LLC, and that said document was signed by her/him in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said GERALD J. ALLRED acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of _____, 2021, personally appeared before me GERALD J. ALLRED, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of THUNDERING HERD LLC, and that said document was signed by her/him in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said GERALD J. ALLRED acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON this ____ day of _____, 2021, personally appeared before me GERALD J. ALLRED, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of THUNDERING HERD LLC, and that said document was signed by her/him in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said GERALD J. ALLRED acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET OF REBAR AND CAP
- MARKED OWNER ENGINEERING
- FOUND GARDNER REBAR CAP
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING PUBLIC UTILITY EASEMENT
- WATER LINE EASEMENT
- EXISTING FENCE LINE

NOTES

- ZONE (M-3) CURRENT MAIN BUILDING YARD SETBACKS: FRONT 30', SIDE YARD 10' MINIMUM WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24', REAR 30'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C WITH AN EFFECTIVE DATE OF 2015.

AGRICULTURAL NOTE

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

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JERRY ALLRED, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°16'30" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING, THE DEDICATED PLAT OF LAKE VIEW ESTATES, SEVENTH AND OUT CLAIM DEEDS WERE USED AS ENTRY NUMBERS 298685, 298773, AND THE FOUND MONUMENTS SHOWN HEREON WERE USED TO DETERMINE BOUNDARY LOCATION.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR CONFORMITY WITH THE WEBER COUNTY SURVEYOR DOES NOT BELIEVE THE LICENSED LAND SURVEYOR HAS EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND OBLIGATIONS ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 2018.

COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND I MAY OPPOSE THIS CONFORM WITH THE COUNTY ORDINANCE APPLICABLE HEREIN TO BE KNOWN IN FORCE AND EFFECT.

SIGNED THIS ____ DAY OF _____, 2018.

COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT ESTIMATES AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY ORDINANCE AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ____ DAY OF _____, 2018.

COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DESIGNATION OF STREETS AND OTHER PUBLIC UTILITIES AND FINANCIAL GUARANTEE OF THE IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS ____ DAY OF _____, 2018.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 2018.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOLS, PERCOLATION RATES, AND USE CONTRIBUTION TO THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____, 2019.

DIRECTOR WEBER-MORGAN HEALTH DEPT

DEVELOPER: JERRY ALLRED, P.O. BOX 441, HUNTSVILLE UT 84317, 801-874-4300

GARDNER ENGINEERING
CIVIL-LAND PLANNING
3130 SOUTH 375 EAST CANYON, UTAH
OFFICE: 801-476-0202 FAX: 801-476-0068

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

COUNTY RECORDER

BY: _____



2570 Grant Avenue
Ogden, Utah 84401
(801) 399-8433
FAX (801) 399-8306

GARY M. HOUSE, M.P.H.
Health Officer/Director

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing
JOE DECARIA, Environmental Health
KEVIN THOMPSON, Health Promotion

July 14, 2003

C. Dewey Taylor
7299 E. 1450 N.
Huntsville, UT 84317

RE: **Private Well Approval at:**
1350 N. 7100 E.
Huntsville, UT 84050

Dear Mr. Taylor:

The application for approval of the above referenced well has been submitted for review to determine conformance to the Weber-Morgan District Health Department Regulations for Installation and Approval of Nonpublic Water System Serving 1-14 Connections.

The following have been submitted:

1. The Water Right Number: E4324 (35-11417)
2. Well driller license is # 115
3. The well is 115 feet deep with a clay horizon of greater than 15 feet.
4. The well yields greater than 10 gmp with a draw down of 75 feet.
5. The water samples for the partial inorganic analysis was submitted to Chem Tech Ford Laboratory on June 9, 2003
6. The third bacteriological water sample was collected by staff of this department on June 8, 2003. The water analysis was satisfactory.
7. This is not a shared well

The required 100 foot protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feed lots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Please contact our office at 399-8381 if you have further questions.

Sincerely,

Ray Bakker, LEHS
Division of Environmental Health

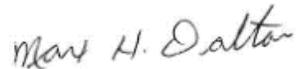
Mountain Canal Irrigation Association

Huntsville, Utah 84317

The Mountain Canal Irrigation Association supplies secondary water to the property of C. Dewey Taylor and the surrounding areas. The Mountain Canal Association has been in existence for many years and anticipates supplying water for as long as there is a need.

Sincerely

Max H. Dalton



Secretary and Treasurer
4267 Porter Ave
South Ogden, Utah 84403
Phone 801-479-7743

Exhibit D

LAKE VIEW ESTATES 1ST AMENDMENT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH, OCTOBER 2021

VICINITY MAP
 NOT TO SCALE



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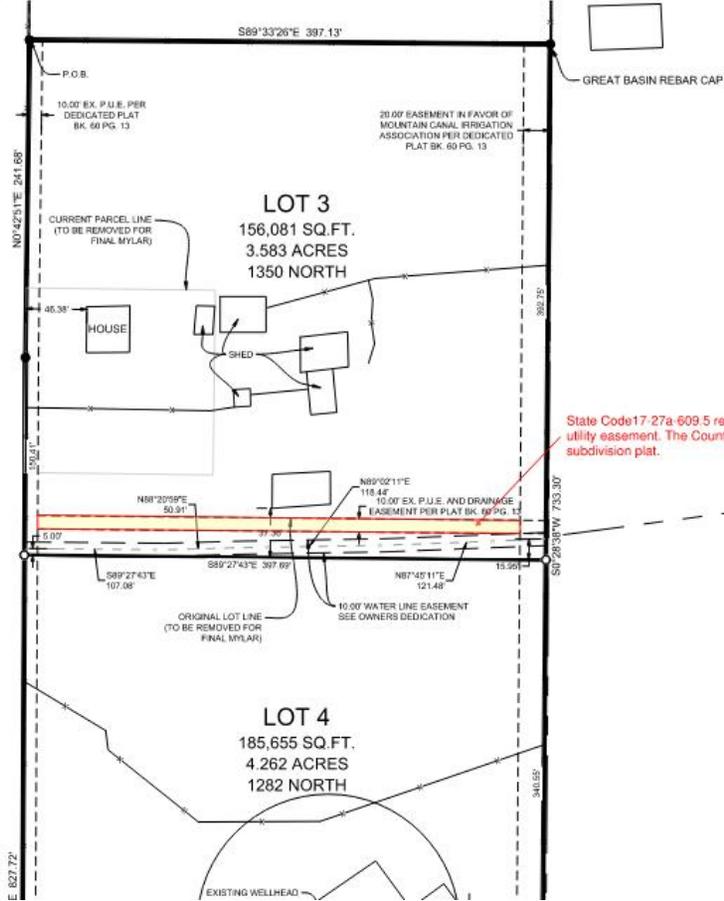
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of 1

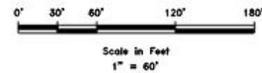
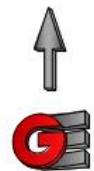
exc

SEE DETAIL "A" FOR BASIS
 OF BEARING AND SECTION TIE

DETAIL "A"
 (NOT TO SCALE)



State Code 17-27a-609.5 requires that a public hearing is held to vacate the existing public utility easement. The County Commission may approve the vacation and sign the subdivision plat.



LEGEND