

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**March 19, 2025  
4:00 p.m.**

**1. Minutes: December 27, 2024 January 8, 2025 and January 29, 2025**

**2. Administrative Items**

**2.1 UVS082224:** Request for final subdivision approval of the Shelter Hill Subdivision, a 39-lot subdivision located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310.

**Staff Presenter: Tammy Aydelotte**

**2.2 LVT010325:** Consideration and action on a request for final approval of Tyler White Subdivision consisting of 2 lots, located at 4800 W 2200 S, Ogden.

**Staff Presenter: Tammy Aydelotte**

**Adjourn**

***\*Public comment may not be heard during administrative items. Please contact***

***The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item\****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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**Minutes of December 27, 2024, 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:** Charlie Ewert, Acting for Planning Director; Felix Lleverino

**1.1 UVR103124:** Consideration and action on a request for final approval of the River Ranch Phase 2, 1st Amendment Subdivision, a proposal to expand the buildable area within lot 10.

**Staff Presenter:** Felix Lleverino

Felix Lleverino states The applicant is requesting final approval of an amendment to the original subdivision plat that placed a defined 73,952 SF buildable area within the lot. The owner proposes expanding the buildable area to the entire 6.39 acre lot excepting out the minimum yard setbacks of the forest valley three zone. This proposal fronts gains access from a public right-of-way called Eagle Way. There is an existing access on 8800 East that is considered grandfathered, due the to the double frontage limitation found in Section 106-2-4.010 (c) additional access points top this property must be from Eagle Way. The original River Ranch Phase 2 dedicated a 30' private right of way on the eastern edge of the lot that was intended for exclusive access to surrounding properties. The three owners whom this easement was created for have all agreed to vacate all interest to this area, thereby allowing this owner to remove it from the subdivision plat amendment. As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the AV-3 zone found in LUC §104-6. The following section is a brief analysis of this project against current land use regulations. He states that staff recommends approval based on the conditions and findings in the staff report.

He asks if the applicant has any additional comments. There are none

Charlie Ewert notes that he would like to confirm the applicant is aware of the CCNR's, whatever is approved in this meeting won't affect that.

Charlie Ewert states that he recommends final approval of River Ranch Subdivision Phase 2 first amendment, A proposal to amend a single lot by removing the buildable area and the private right of way easement. The following findings are included with the Planning Staff's recommendation: The following findings are the basis for the planning staff's recommendation:

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

**Adjournment 4:15pm**  
**Respectfully submitted,**  
**Marta Borchert**

## ADMINISTRATIVE REVIEW

**Minutes of January 8, 2025, 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, Marta Borchert, Secretary

**1. Minutes: May 22, 2024, June 26, 2024, July 10, 2024 and August 16, 2024**

Director Grover States that he has reviewed the minutes and they stand approved

**2. Administrative Items**

**2.2 LVL100824:** Request for final approval of Lucero Subdivision 3rd Amendment, a standard subdivision, consisting of two lots, in the RE-15 zone. This request includes a private drive to access the east lot, and is located at approximately 6010 Wasatch Dr., Ogden, UT, 84403.

**Staff Presenter: Tammy Aydelotte**

Ms. Aydelotte states that the applicant is requesting final approval of Lucero Subdivision 3rd Amendment, standard subdivision, consisting of two residential lots, in the RE-15 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. She notes that there will be no access granted off of Skyline. This subdivision is laying in a natural hazards study area. Engineering has waived the requirement for a study. Planning recommends approval subject to the conditions outlined in the staff report which includes the requirement that a maintenance agreement be recorded along with a deferral agreement.

Director Grover asks if the Scott Kier the applicant has anything to add. He does not.

Director Grover final approval of Lucero Subdivision 3rd Amendment, consisting of two lots and a shared private lane. This proposed subdivision is located at approximately 6010 Wasatch Drive, Ogden, UT 84403, in the RE-15 zone. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A maintenance agreement shall be recorded, along with a deferral agreement with the final plat.
2. A deferral agreement, per County Engineering, 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. The proposed subdivision complies with applicable county ordinance

**Adjournment 4:05pm**  
**Respectfully submitted,**  
**Marta Borchert**

**Minutes of January 29, 2025, 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 Felix Lleverino; Planner, Marta Borchert, Secretary

**1. Minutes: June 18, 2024 and August 28, 2024**

Director Grover states that he has reviewed the minutes and they stand approved.

**2. Administrative Items**

**2.1 UVL110724 - Consideration and action on a request for final approval of Liberty Meadows Phase 2 Subdivision. A single-lot subdivision located at 3807 E 3600 N, Liberty Staff Presenter: Felix Lleverino**

Felix Lleverino states that the applicant has submitted a request for final plat approval of Liberty Meadows Phase 2 Subdivision, a single-lot subdivision. This lot is planned at the end of a public street called 3600 North. Section 106-2-4.010 requires that each lot has frontage on a street. The development plan includes construction drawings for the extension of the right-of-way and the roadway improvements sufficient to create frontage for lot 26 of Liberty Meadows Subdivision Phase 2. The proposed subdivision and lot configuration conform to the zoning and subdivision requirements, including adequate frontage on a public road. The remaining parcel exceeds 5 acres of contiguous agricultural land. It has been verified that with the creation of the new lot boundary, the existing agricultural building meets the minimum yard setbacks of the AV-3 Zone. He notes that there is a seasonal stream going through the property and the plat shows the appropriate property for the stream in order to protect the sensitive riparian area. This property has a Well that has been completed and tested. They have septic feasibility. As of right now this project has approval from the Fire District. They are ready to print the mylar. They have worked their way through the surveying comments. Staff recommends approval based on the findings and conditions listed in the staff report.

Director Grover asks the applicants present Eric and Brett Satterthwaite have comments. They do not.

Director Grover recommends final plat approval of Liberty Meadows Phase 2 Subdivision, a single lot. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. The public road segment extending 3600 North Street shall be installed or escrowed before recording the final subdivision plat.
2. The applicant shall enter into a deferral agreement for curb, gutter, and sidewalk.

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.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

**Adjournment 4:06pm**  
**Respectfully submitted,**  
**Marta Borchert**



# Staff Report for Administrative Review

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Request for final subdivision approval of the Shelter Hill Subdivision, a 39-lot subdivision located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Wednesday, March 19, 2025
<b>Applicant:</b>	Summit Mountain Holding Group, LLC
<b>File Number:</b>	UVS082224

### Property Information

<b>Approximate Address:</b>	6965 East Powder Mountain Road, Eden, UT, 84310
<b>Project Area:</b>	6.31 Acres
<b>Zoning:</b>	Ogden Valley Destination and Recreation Resort Zone DRR-1
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	23-012-0192
<b>Township, Range, Section:</b>	T7N, R2E, Section 9

### Adjacent Land Use

<b>North:</b>	Ski Resort/Resort Development	<b>South:</b>	Ski Resort/Resort Development
<b>East:</b>	Ski Resort/Resort Development	<b>West:</b>	Ski Resort/Resort Development

### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte <a href="mailto:taydelotte@webercountyutah.gov">taydelotte@webercountyutah.gov</a> 801-399-8794
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

## Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded.

1/12/2019 – First Amendment to Zoning Development Agreement is recorded.

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded.

9/24/2024 – Preliminary approval granted by Ogden Valley Planning Commission

9/24/2024 – Approval granted for minor changes to the concept area development plans where this project is located.

The Planning Division recommends final subdivision approval of the Shelter Hill Subdivision. The proposed subdivision is in the DRR-1 zone and will consist of 39 single-family lots, and 60' wide private roadways.

As of the date of this staff report, 229 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

## Analysis

Improvements Required: Applicant has submitted escrow for all required improvements. Engineering has approved of the submitted plans. An Improvements Guarantee Agreement shall be recorded with the final plat. A second access has been mentioned by County Planning staff, County Engineering, and Weber Fire District. Discussions will continue regarding a secondary egress off the mountain.

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: The Weber County Engineering has requested information related to a second access off the mountain. While this is not a requirement for approval of this subdivision at this time, the subject of a second access off the mountain will continue to be mentioned with each application submitted by Powder Mountain. The Weber Fire District and the Weber Surveyor's Office have reviewed and recommended approval of this proposal. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording the final plat.

## **Staff Recommendation**

Staff recommends final approval of the Shelter Hill Subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "Natural Hazards Disclosure" document shall be recorded with the final plat.
2. A signed Improvements Guarantee 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 all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## **Exhibits**

- A. Proposed Final Plat

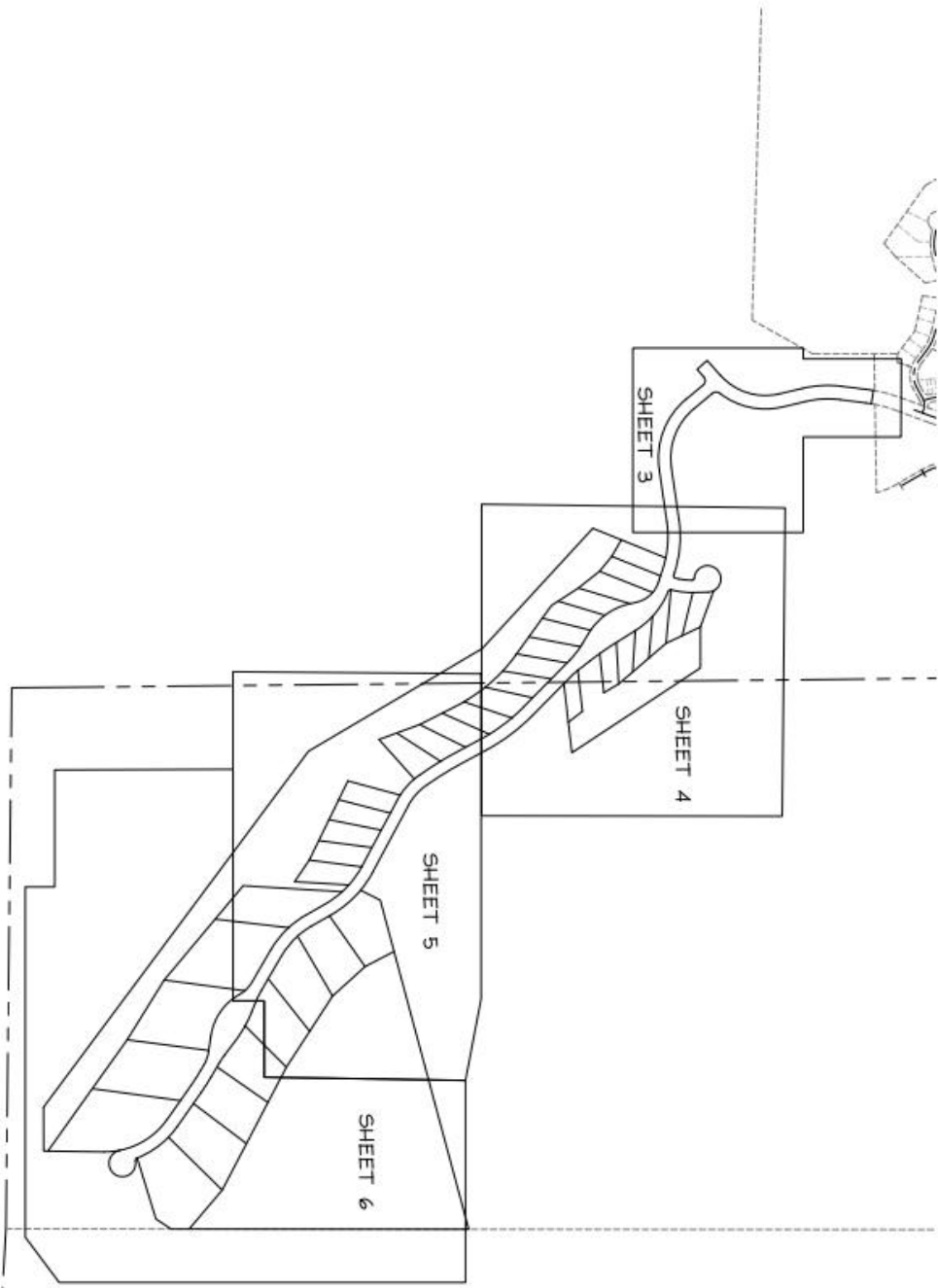
## **Location Map 1**







**SHELTER HILL AT POWDER MOUNTAIN**  
 UTAH'S PREMIER SKI RESORT  
 DEVELOPER'S SITE PLAN FOR THE SHELTER HILL AT POWDER MOUNTAIN  
 SHEET 2 OF 7  
 SHEET 2 OF 7  
 SHEET 2 OF 7



SHELTER HILL DEVELOPER, LLC  
 3923 N. WOLF CREEK DR.  
 EDEN, UT, 84410



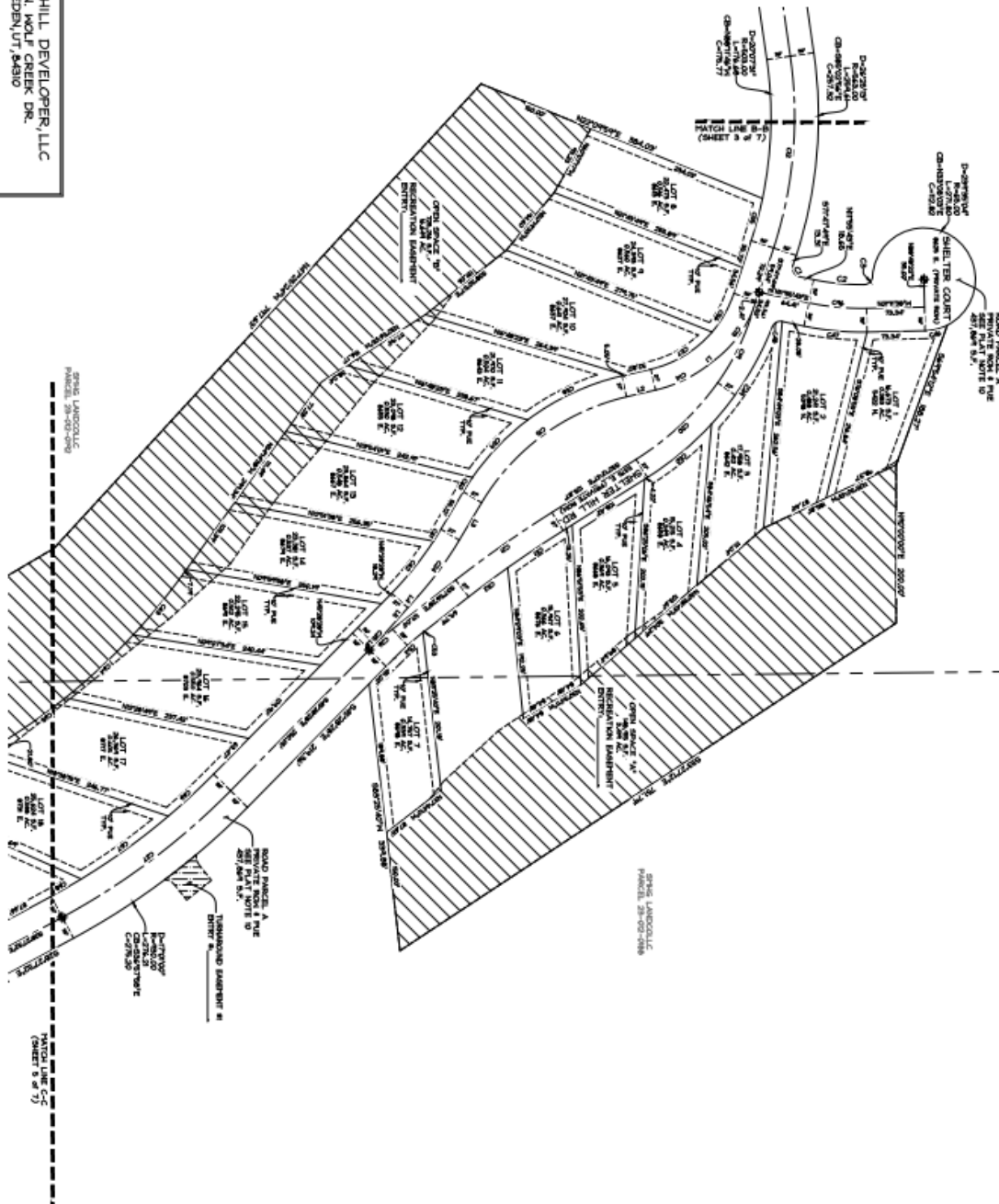
**TALISMAN**  
 ARCHITECTURAL  
 1000 WEST 1000 SOUTH  
 SALT LAKE CITY, UT 84119

DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 DATE  
 SCALE  
 SHEET NO.  
 SHEET 2 OF 7



# SHELTER HILL AT POWDER MOUNTAIN

SHELTER HILL AT POWDER MOUNTAIN  
 SUBDIVISION MAP  
 PART OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 2 EAST,  
 SALT LAKE COUNTY, UTAH  
 PREPARED BY  
 TALISMAN ENGINEERING, INC.  
 FEBRUARY 2008



SHELTER HILL DEVELOPER, LLC  
 3423 N. WOLF CREEK DR.  
 EDEN, UT, 84302



Sheet 4 of 7

APPROVED & RECORDED  
 STATE OF UTAH DEPARTMENT OF HERITAGE AND ARTS  
 RECORDED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

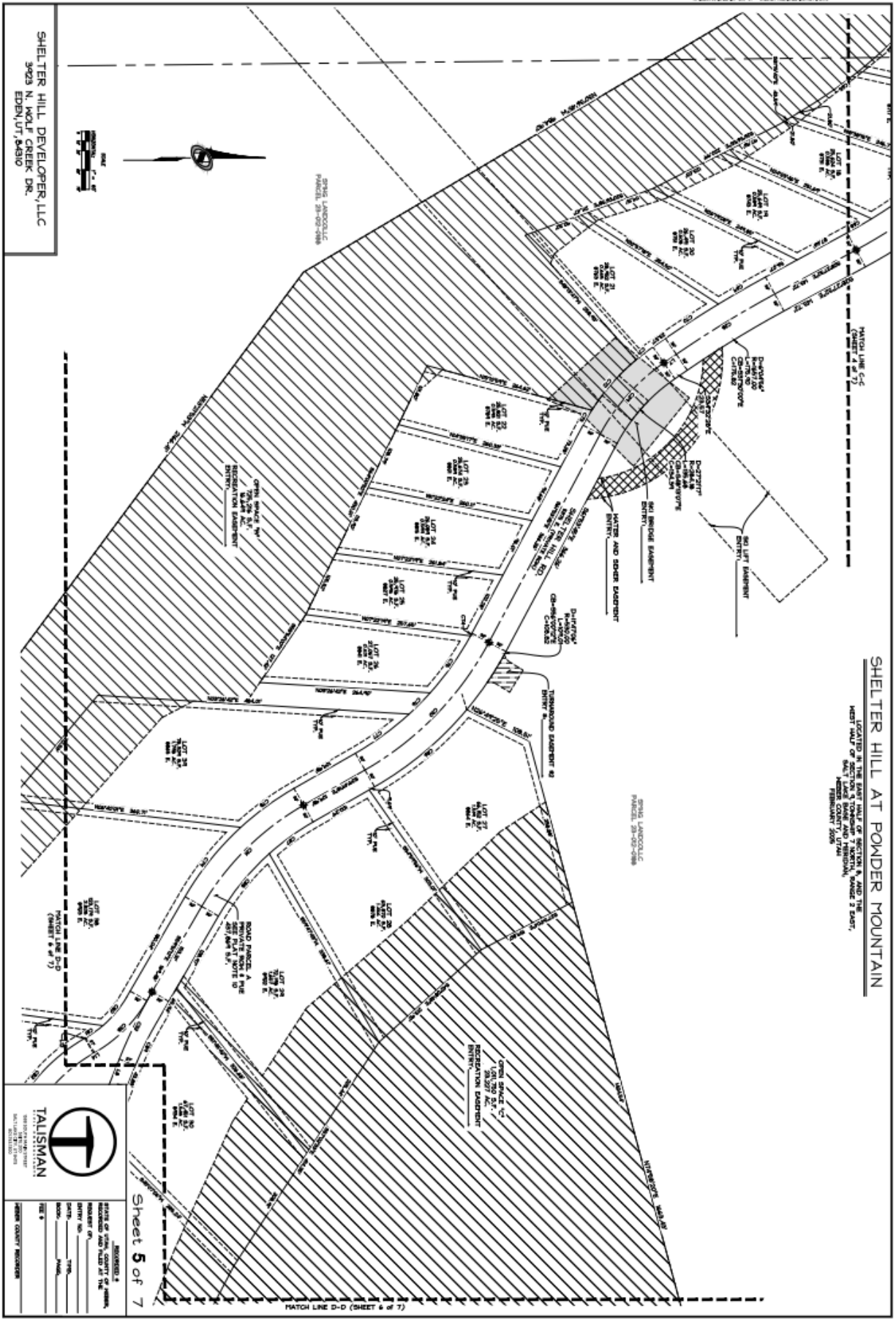
DATE: \_\_\_\_\_

BY: \_\_\_\_\_

FOR: \_\_\_\_\_

PERMITS COUNTY RECORDER





SHELTER HILL DEVELOPER, LLC  
 3423 N. WOLF CREEK DR.  
 EDEN, UT, 84310

**SHELTER HILL AT POWDER MOUNTAIN**  
 LOCATED IN THE EAST HALF OF SECTION 8, AND THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE COUNTY, UTAH PERMIT NO. 2008

**TALISMAN**  
 ENGINEERING & ARCHITECTURE  
 1000 WEST 1000 SOUTH  
 SALT LAKE CITY, UT 84119  
 TEL: 313.333.3333  
 WWW.TALISMANUTAH.COM

**Sheet 5 of 7**

PROJECT NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 IN CHARGE: \_\_\_\_\_







# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Agenda Item:** Consideration and action on a request for final approval of Tyler White Subdivision consisting of 2 lots, located at 4800 W 2200 S, Ogden.

**Agenda Date:** Wednesday, March 19, 2025

**Application Type:** Subdivision, administrative

**Applicant:** Tyler White

**File Number:** LVT010325

### Property Information

**Approximate Address:** 4800 W 2200 S Ogden 84401

**Project Area:** 5.25 acres

**Zoning:** A1

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 150790107

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Agricultural
<b>East:</b> Residential	<b>West:</b> Agricultural

### Staff Information

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

**Report Reviewer:** RG

## Applicable Ordinances

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

## Background and Summary

The application was accepted for review on January 3, 2025. The applicant is requesting final approval of Tyler White Subdivision consisting of 2 lots. The proposal complies with the county land use code and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.



## Analysis

General Plan: The Future Land Use map for Western Weber County shows this property being utilized for rural residential lots. This request fits within the goals and policies of the Western Weber General Plan.

Zoning: The subject property is located in the A1 zone. Chapter 104-2 gives the following purpose and intent of the A1 zones:

*The A1 zone is both an agricultural and a low-density rural residential zone. The purpose is to designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern; set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and direct orderly low-density residential development in a continuing rural environment.*

Lot area, frontage/width and yard regulations: The A1 zone requires 40,000 square feet of area per lot and 150 feet of lot width for a single-family dwelling. The proposal is a 2 lot subdivision with the smallest lot being 1 acre. Lot 2 will be 4.25 acres. All lots in the proposed subdivision are at least 40,000 square feet in area and have at least 150 feet of lot width.

Common and Open Space: No open spaces are proposed within this project.

Culinary water and sanitary sewage disposal: Will-serve letters have been provided by Taylor West Weber Water for culinary water, Hooper Irrigation for secondary water, and Central Weber Sewer for sewer service. A copy of a recorded easement for the sewer line shall be required prior to recording.

Public street infrastructure: ROW dedication along the entire frontage of the subdivision on 2200 South of a half width (33') will be required, from center of road. As 4700 West is slated to be increased to 100' in the future, ROW dedication of a half width (50'), no less than a length of 150' running north from 2200 South Street shall be required. When further subdivision takes place for lot 2, additional ROW dedication will be required. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer.

Review Agencies: This subdivision is being reviewed by review agencies including the County Engineering Division, County Surveyors, and the Fire District. The applicant will be required to comply with review agency comments. All agencies have recommended approval.

## Planning Division Recommendation

The Planning Division recommends approval of Tyler White Subdivision, consisting of 2 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Deferral for curb, gutter, and sidewalk signed by developer prior to recording.
2. Easement for sewer line signed and recorded prior recording final plat.
3. Final approval letter from Taylor West Weber Water.

These recommendations based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

**Exhibits**

- A. Application
- B. Will serve letters
- C. Proposed final plat

**Location map**



# Exhibit A - Application

## Tyler White Subdivision

- + Add Follower
- ✎ Change Status
- ✎ Change Review Due Date
- ✎ Edit Project

<b>Address:</b> 4800 W 2200 S, Ogden, UT, 84401 <b>Maps:</b> <a href="#">County Map</a> , <a href="#">Google Maps</a> <b>Project Type:</b> Subdivisions <b>Sub Type:</b> Small Subdivision <b>Created By:</b> Tyler White <b>Created On:</b> 7/22/2024	<b>Project Status:</b> Accepted <b>Status Date:</b> 1/3/2025 <b>File Number:</b> LVT010325 <b>Project Manager:</b> Tiffany Snider
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- Application
  - Documents 23
  - Comments 17
  - Reviews 11
  - Followers 16
  - History
  - Reminder 0
  - Payments 1
- Area Fees
Internal 0

## Application

- + Add Building
- + Add Parcel
- + Add a Contractor
- ✎ Edit Application
- 🖨 Print
- 📄 Building Permit

<b>Project Description</b>	Pulling 1 acre lot out of #150790107, to build a new home for Tyler and Janelle White
<b>Property Address</b>	4800 W 2200 S Ogden, UT, 84401
<b>Property Owner</b>	Byron White 801-540-8119 Boneswhite60@gmail.com
<b>Representative</b>	Tyler White 801-643-9147 tywhite85@gmail.com

<b>Accessory Dwelling Unit</b>	False
<b>Current Zoning</b>	R-1-10
<b>Subdivision Name</b>	Tyler White Subdivision
<b>Number of new lots being created</b>	1
<b>Number of lots affected</b>	2
<b>Number of lots approved</b>	0
<b>Lot Number</b>	1
<b>Lot Size</b>	1 acre
<b>Frontage</b>	150 Ft
<b>Culinary Water Authority</b>	Taylor-West Weber Water District
<b>Secondary Water Provider</b>	Hooper Irrigation Company
<b>Sanitary Sewer Authority</b>	Central Weber Sewer
<b>Nearest Hydrant Address</b>	4700 W 2200 S
<b>Signed By</b>	Representative, Tyler White

<b>Parcel Number</b>	<span style="background-color: #dc3545; color: white; padding: 2px 5px; font-size: 0.8em;">✖ Remove</span> <a href="#">150790107 - County Map</a>
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Building Description	Square Feet	Valuation
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Exhibit B – Will Serve Letters



2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668

12/30/2024 *RR*

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary Will Serve** has been given an District ("the District") has the capacity to provide **only** culinary water for Tyl. The property is located at approx. 4700 W. 2200 S. Taylor, UT (unincorporate currently has a 6" water line on 2200 S. The District has enough water capaci fire marshal must review the plans and determine where or if fire hydrants an Water specifications and standards must be followed in all installation procedures.

TAYLOR WEST WEBER WATER  
2815 W 3300 S  
WEST HAVEN UT 84401  
801-731-1668  
03/07/2025 14:36:41  
Merchant ID: \*\*\*\*\*0285  
Credit Sale  
Transaction #: 2  
Card Type: AMEX  
Account: \*\*\*\*\*1009  
Entry: Manual  
Amount: USD\$200.00  
Global UID:  
1240332981202503071436410716  
STAN: 002  
Auth. Code: 241516  
Response: AUTH/TKT  
TRANS ID: 011442457295302  
PROCESS AS: CREDIT  
CVD Response: M - CVV Matche  
s  
AVS Response: 5-Digit Zip Matches

CUSTOMER COPY  
THANK YOU!

Requirements that need to be met for culinary water service:

- Plan review fee and recording fee= \$200 per lot
- Plan review and acceptance by Taylor West Weber Water District Engineer.
- Water rights impact fee= \$7,842.00 Per lot.
- Secondary Water= Must have pressurized secondary water from Hooper Irrigation
- Impact fee=\$6,756.00. This fee includes the cost of the meter.
- Construction water fee \$100 for the use of water during construction of the home.
- Connection fee \$2,800 the district will install the water line.
- 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.
- If a fire hydrant(s) are needed an additional fee for a fire hydrant installation will be assessed.

*PAID \$200 3/7/2025*

**This is for subdivision preliminary approval only. Final subdivision approval shall not be permitted until approval is given by the District.** Because fees may change this letter expires

*5/30/2025*

*RR*

Sincerely,

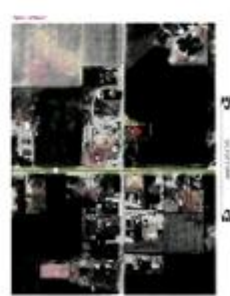
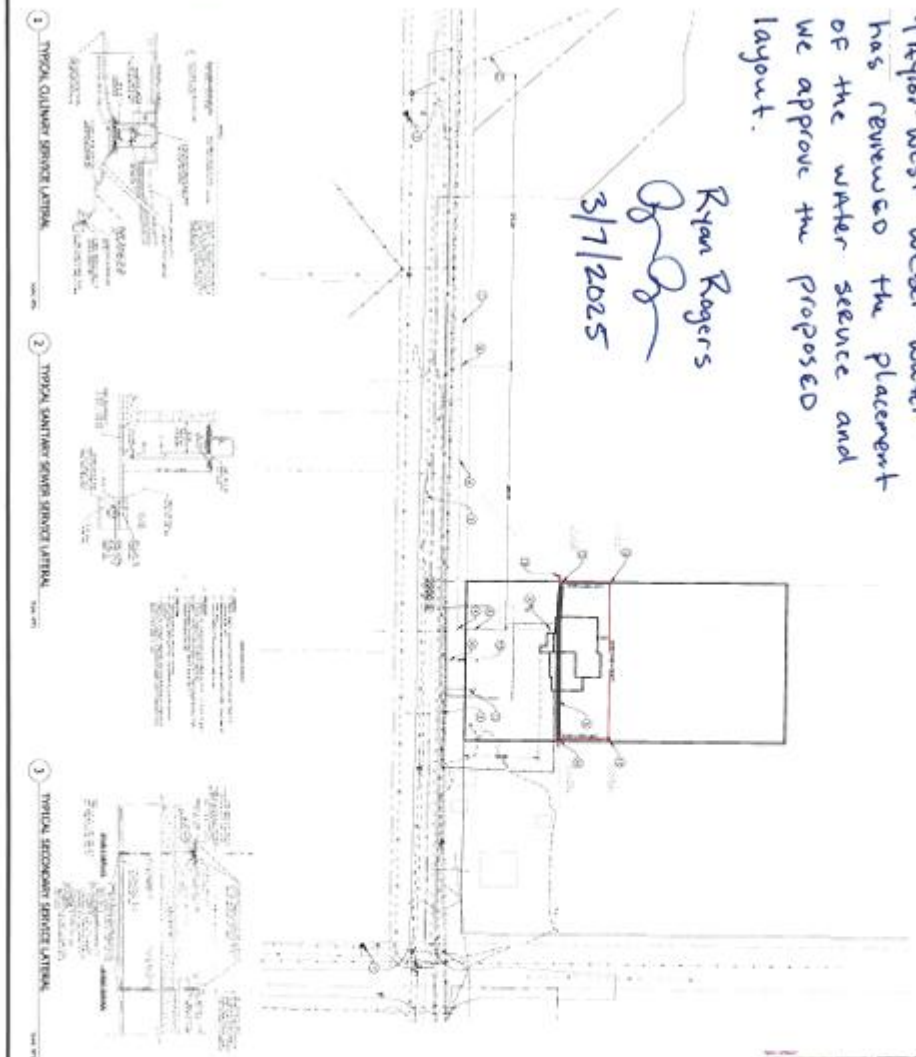
*[Signature]*

Ryan Rogers – Manager

Taylor West Weber Water District

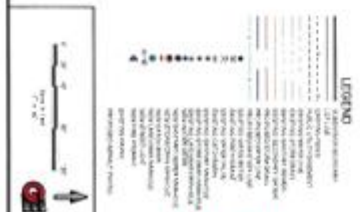
Weber County Engineering  
 Taylor West Weber water  
 has reviewed the placement  
 of the water service and  
 we approve the proposed  
 layout.

Ryan Rogers  
 3/7/2025



**NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES.
4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES.
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10. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES.



<p><b>GARDNER ENGINEERING</b>          CIVIL &amp; LAND PLANNING          MINERAL &amp; LANDSCAPING          1810 W. 2000, WEST VALLEY, UT 84113          P: 801.476.5200 F: 801.476.0888</p>	<p>UTILITY PLAN          TW SUBDIVISION          46'S W 2200 S          TAYLOR, WEBER, UTAH</p>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION									
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## Central Weber Sewer Improvement District

February 18, 2025

Tucker Weight

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

SUBJECT: Tyler White subdivision  
Sanitary Sewer Service  
Will Serve Letter

Tucker:

We have reviewed the request of Tyler White to provide sanitary sewer treatment services to the subdivision called Tyler White subdivision of one proposed residence located at approximate address 4746 W. 2200 S. We offer the following comments regarding Central Weber Sewer Improvement District ('the District') providing sanitary sewer service.

1. At this time, the district has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into the district's facilities the connection must be constructed in accordance with District standards and must be inspected by the district while the work is being done. A minimum of 48-hour notice for inspection shall be given to the district prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. The connection to the sewer system must be through a retail provider, which we understand to be Weber County. The district will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:



## Central Weber Sewer Improvement District

*Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.*

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the district's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Digitally signed by Clayton  
Marriott  
DN: cn=Clayton Marriott, o=Central Weber Sewer Improvement District, email=clayton.marriott@cwsi.org, c=UT  
Clayton Marriott  
Project Manager  
Date: 2023.03.13 10:03:07 -0700

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County  
Kevin Hall, Central Weber Sewer  
Paige Spencer



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	<a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a>

March 12, 2025

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

RE: FINAL WILL SERVE LETTER – Tyler White Subdivision

The development is located at 4746 W 2200 South in Taylor, Utah and consists of one building lot.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address and Hooper Irrigation is willing to provide secondary pressurized water at the time occupancy occurs.

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



