Notice is hereby given that the 
Eastern Summit County Sewer Advisory Committee (ESAC) 
will meet 
electronically, via zoom, on 
Thursday, July 23, 2020 
8:00 a.m.

AGENDA

1. Public input not on the agenda

2. Discussion and possible recommendation for the proposed individual septic systems for the Sargent North Subdivision Plat, a 4 Lot Subdivision; Parcel NS-599-C; Cade Sargent, applicant. –Kirsten Whetstone, AICP, County Planner

3. Discussion and possible recommendation for the proposed Wastewater Treatment System for the Whisper Ridge Rezone and MPD, approx. 200 units; Parcel CD-417-418-D; PC Developers LLC, Henry Sigg, Steve Coleman representatives, applicant. –Ray Milliner, Principal Planner


Please click the link below to participate in the Zoom Meeting: 
https://summitcountyut.zoom.us/j/98821250084?pwd=aHdwWnlwRTFyWjR0U2YwOFFNN1htUT09

To listen by phone dial: 
US: +1 669 900 9128 or +1 346 248 7799
Zoom Meeting ID: 988 2125 0084
Password: 695578

Individuals with questions, comments, or needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Melissa Hardy in the Community Development Department at (435) 336-3157.

Posted: July 17, 2020
Published: June 17, 2020-The Summit County News
The applicant requests the Eastern Summit County Sewer Advisory Committee (ESAC) review the proposed Sargent North four lot subdivision and recommend, to the Summit County Manager, approval of individual septic systems as the allowed wastewater system for the lots.

A. Project Description

Project Name: Sargent North Subdivision
Applicant(s): Cade Sargent
Property Owner(s): Sargent Leasing, LLC, c/o Milton Sargent
Location: 1160 S West Hoytsville Rd
Zone District: Agriculture 10 (AG-10), submitted under former Highway Corridor (HC) District zoning
Adjacent Land Uses: Residential/Agriculture
Existing Uses: Agriculture
Parcel Number and Size: NS-599-C, 5.54 acres

B. Background

On March 22, 2018, the applicant submitted a request for a four (4) lot subdivision on Parcel NS-599-C (Exhibit A). The parcel is located along the east side of West Hoytsville Road, south of Creamery Lane (Exhibit B). The property is currently vacant and utilized for agricultural purposes. There are existing houses to the north and south of the property, as well as across West Hoytsville Road.

The property has approximately 630’ of frontage along road and is approximately 400’ deep. The Weber River is located approximately 600’ to the east. Wetlands are prevalent along the entire eastern boundary between the property and the river (Exhibit C). The property slopes down and away from the road towards the Weber River with an 8% slope (32 feet drop over 400 feet from front to back). There is a canal within 100’ of the property to the west. The canal company (NSPIC) has been notified of the proposed subdivision. An irrigation ditch runs along the eastern boundary.
C. **Vicinity Map**

D. **Analysis**

Lots 1, 2 and 3 are each proposed to be 1.3 acres in area with Lot 4 proposed at 1.64 acres. Each lot is proposed to have approximately 130’ of frontage on West Hoytsville Road and extend eastwards to the Weber River. All lots are intended to be used for a single-family residence and associated accessory uses.

The applicant proposes individual septic systems for each lot. The systems have not been designed at this time. Individual property owners will be required to provide specific septic system design details in compliance with the Eastern Summit County Development Code, with future building permits.

The Summit County Health Department reviewed this application and indicated that traditional septic systems would be appropriate for this site. Perc tests have been completed and the results are attached as Exhibit D.

A portion of the property, along the eastern boundary is within Floodplain Zone A and the western portion is in Floodplain Zone X (Exhibit E).
E. **Recommendation**

Staff recommends the ESAC review and recommend to the Summit County Manager approval of individual septic systems as the allowed wastewater system for the proposed Sargent North Subdivision. Staff recommends the systems be located on the upslope areas close to Hoytsville Road to facilitate connection to a community sewer system in the future.

**Attachments**

Exhibit A – Proposed Plat  
Exhibit B – Parcel Map- Aerial  
Exhibit C - Wetlands map  
Exhibit D- Perc Test Results  
Exhibit E- Floodplain map
SURVEYORS CERTIFICATE


Located in the Northeast Quarter of Section 32, Township 2 North, Range 5 East, Salt Lake Base & Meridian

EXHIBIT A

State of UTAH                     COUNTY SUMMIT
Recorded and filed at the request of  ___________________________________________  Date: ___________ Time: ___________  Entry #_______________ Fee:___________  ___________________________  COUNTY RECORDER

COUNTY ASSESSOR

Approved and accepted this ________ day of ________, 20_____.

COUNTY ASSESSOR

COUNTY ENGINEER

Approved and accepted this ________ day of ________, 20_____.

COUNTY ENGINEER

SUMMIT COUNTY HEALTH

Approved and accepted this ________ day of ________, 20_____.

DEPARTMENT OF HEALTH

PLANNING COMMISSION

Approved and accepted this ________ day of ________, 20_____.

DEPARTMENT OF HEALTH

COUNTY ATTORNEY

COUNTY RECORDER

STATE OF UTAH       COUNTY SUMMIT
Recorded and filed at the request of

COUNTY ENGINEER

SUMMIT COUNTY HEALTH

COUNTY ATTORNEY

COUNTY RECORDER

SURVEYORS CERTIFICATE


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COUNTY ASSESSOR

COUNTY ENGINEER

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COUNTY ENGINEER

SUMMIT COUNTY HEALTH

Approved and accepted this ________ day of ________, 20_____.

DEPARTMENT OF HEALTH

PLANNING COMMISSION

Approved and accepted this ________ day of ________, 20_____.

DEPARTMENT OF HEALTH

COUNTY ATTORNEY

COUNTY RECORDER

STATE OF UTAH       COUNTY SUMMIT
Recorded and filed at the request of

COUNTY ENGINEER

SUMMIT COUNTY HEALTH

COUNTY ATTORNEY

COUNTY RECORDER
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
Septic Permit Application
Summit County Health Department
APPLICATION FOR A SMALL WASTEWATER TREATMENT FACILITY
Phone: 435-336-3234 ~ Fax: 435-336-3067

Owners Name: Cad Sargent
Property Address: 1160 South Hoytville Rd.
Subdivision: North End
Lot #: 1

Date: 4-30-20
App.#

Plot plan of property on an 8½ by 11 page indicating:

A. Location of house that is connected to the septic system, and any other buildings on the property.
B. Location of all wells, springs, ditches, canals, streams, ponds, lakes, etc. on or near the property.
C. Proposed location of drainfield indicating where test hole was dug and percolation test performed.
D. Direction of slope and % slope on property or contour lines on plot plan.
E. Indicate which way north is on plot plan.
F. Saturation Time: 20 (min 4 hrs) Swelling Time: 20 (min 16 hrs)

Perc Results:

Start Time: 11:29
Water Level: 9”

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<th>Elapse Time</th>
<th>Change in Water Level</th>
<th>Perc Rants: min/inch</th>
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<td>3/4</td>
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<td>30 m.</td>
<td>9/16</td>
<td>53.33</td>
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Final Stabilized Percolation Rate: 68.57 min/inch

Depth of Water Table:

Soil Evaluation:

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<th>Depth</th>
<th>Soil Type</th>
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<td>TOP Soil Sandy Silty Clay</td>
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<tr>
<td>32”-76”</td>
<td>Sandy Silty Clay Rock 1”-12”</td>
</tr>
</tbody>
</table>

**By signing this document I am stating the Perc test was completed according to Utah Regulation.

Print Name: Melvin Richards
Certification #: 2615

Signature of Certified Tester:

Email Address: Phone #: 801-631-6364

Mailing Address: 4/12
Septic Permit Application
Summit County Health Department
APPLICATION FOR A SMALL WASTEWATER TREATMENT FACILITY

Phone: 435-336-3234 ~ Fax: 435-336-3067

Owners Name: Cad Sargent  Date: 4-30-20  App.#

Property Address: 1160 S West Hobsonville Rd  Tax ID#

Subdivision:  Lot #: 2

Plot plan of property on an 8½ by 11 page indicating:

A. Location of house that is connected to the septic system, and any other buildings on the property.
B. Location of all wells, springs, ditches, canals, streams, ponds, lakes, etc. on or near the property.
C. Proposed location of drainfield indicating where test hole was dug and percolation test performed.
D. Direction of slope and % slope on property or contour lines on plot plan.
E. Indicate which way north is on plot plan.
F. Saturation Time: 20 (min 4 hrs)  Swelling Time: 20 (min 16 hrs)

Perc Results:

Start Time: 2:18  Water Level: 9

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<td>7/16</td>
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</tr>
<tr>
<td>30 m.</td>
<td>7/16</td>
<td>68.57</td>
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Final Stabilized Percolation Rate: 68.57 min/inch  Depth of Water Table:

Soil Evaluation:

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<td>TOPSOIL SANDY Silty CLAY</td>
</tr>
<tr>
<td>14-75”</td>
<td>Sandy Silty clay</td>
</tr>
</tbody>
</table>

** By signing this document I am stating the Perc test was completed according to Utah Regulation.

Print Name: Melvin Richards  Certification #: 2615

Signature of Certified Tester: Melvin Richards

Email Address:  Phone #: 801-671-6364

Mailing Address: 4/12
Septic Permit Application
Summit County Health Department
APPLICATION FOR A SMALL WASTEWATER TREATMENT FACILITY

Phone: 435-336-3234 ~ Fax: 435-336-3067

Owners Name: Cad Sargent  Date: 4-30-20  App.#

Property Address: 1160 S West Hoytsville Rd.  Tax ID#

Subdivision: Lot # 3

Plot plan of property on an 8 1/2 by 11 page indicating:

A. Location of house that is connected to the septic system, and any other buildings on the property.
B. Location of all wells, springs, ditches, canals, streams, ponds, lakes, etc. on or near the property.
C. Proposed location of drainfield indicating where test hole was dug and percolation test performed.
D. Direction of slope and % slope on property or contour lines on plot plan.
E. Indicate which way north is on plot plan.
F. Saturation Time: 20 (min 4 hrs)  Swelling Time: 20 (min 16 hrs)

Perc Results:

Start Time: 2:10  Water Level: 9"

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Final Stabilized Percolation Rate: 25.26 min/inch  Depth of Water Table:

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<td>12&quot;-82&quot;</td>
<td>Sandy soil 5:1:6 clay Rock 1&quot;-10&quot;</td>
</tr>
</tbody>
</table>

** By signing this document I am stating the Perc test was completed according to Utah Regulation.

Print Name: Melvin Rich, 45  Certification # 2615

Signature of Certified Tester: Melvin Rich

Email Address:  Phone # 501-631-6364

Mailing Address:
Septic Permit Application
Summit County Health Department
APPLICATION FOR A SMALL WASTEWATER TREATMENT FACILITY

Phone: 435-336-3234 ~ Fax: 435-336-3067

Owners Name: Cad Sargent  Date: 4-30-20  App.#

Property Address: ____________________________  Tax ID# ________________

Subdivision: ____________________________  Lot # 4  South

Plot plan of property on an 8½ by 11 page indicating:

A. Location of house that is connected to the septic system, and any other buildings on the property.
B. Location of all wells, springs, ditches, canals, streams, ponds, lakes, etc. on or near the property.
C. Proposed location of drainfield indicating where test hole was dug and percolation test performed.
D. Direction of slope and % slope on property or contour lines on plot plan.
E. Indicate which way north is on plot plan.
F. Saturation Time: __20__ (min 4 hrs)  Swelling Time: __20__ (min 16 hrs)

Perc Results:

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<td>1 5/16</td>
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<tr>
<td>30m.</td>
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Final Stabilized Percolation Rate: 34.29 min/"  Depth of Water Table: ________________

Soil Evaluation:

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<tr>
<td>0-16&quot;</td>
<td>TOP Soil  Silty Clay</td>
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<tr>
<td>16&quot;-72&quot;</td>
<td>Sandy Silty Clay</td>
</tr>
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</table>

**By signing this document I am stating the Perc test was completed according to Utah Regulation.**

Print Name: Melvin Rich '95  Certification # 2815

Signature of Certified Tester: Melvin Rich

Email Address: ____________________________  Phone #: 801-631-6364

Mailing Address: ____________________________
STAFF REPORT

To: Eastern Summit County Sewer Advisory Committee
From: Ray Milliner, County Planner
Meeting Date: July 23, 2020
Subject: Whisper Ridge Development

EXECUTIVE SUMMARY: The applicant, is requesting that the Eastern Summit County Sewer Advisory Committee (ESAC) review and approve the proposal to connect to the Jordanelle Service District sewer system.

Project Description

Project Name: Whisper Ridge MPD
Applicant(s): PC Developers LLC, Henry Sigg, Steve Coleman representatives
Property Owner(s): JD Sage Holdings 3 LLC
Location: (no address assigned) SR 248
Zone District: Agriculture- 80 (AG-80)
Parcel Number and Size: Parcel # CD-417-418-D (22 acres)
Type of Process: Rezone, Master Planned Development
Final Land Use Authority: County Council

Proposal

The applicant, PC Developers LLC, is requesting approval of a rezone of Parcel CD-417-418-D from Agriculture 80 (AG-80) to Commercial (C) and an MPD review for a 164-unit multi-family dwelling project. Multi-family dwelling units are an allowed use in the Commercial Zone however, Chapter 11-4-12 states that all applications for a rezone require a concurrent MPD review. The applicant’s development plans, and application materials are attached as Exhibit B.

The development is proposed as a multifamily affordable/attainable project with housing at every income level based on median income. The project will also have market units restricted to Summit County Residents. To date the applicant has not stated what the mix of unit types will be on the affordability scale. Units will be of varying size and configuration and have carport and exterior parking.

If the rezone is approved, the parcel would be eligible for all uses listed as allowed, conditional or low impact on the Use Table in Chapter 3 of the Eastern Summit County Development Code https://sterlingcodifiers.com/codebook/index.php?book_id=522&chapter_id=30050 unless otherwise restricted by the Master Planned Development and/or Development Agreement.
**Background**

The applicant submitted a subdivision application for a 164 unit development on HWY 224. The proposal to connect to the Jordanelle Special Service District was reviewed by the Summit County Health Department who raised no issues.

**Identification and Analysis of Issues**

No issues have been raised at this time.

**Recommendation(s)/Alternatives**

Staff recommends that the ESAC review and make recommendations for the proposed wastewater system for the Whisper Ridge Development.

**Attachment(s)**

- Exhibit A – Proposed Site Plan
- Exhibit B – Letter From JSSD
November 14, 2018

Tom Fisher, County Manager
Summit County
60 North Main Street
Coalville, Utah 84017

Subject: Water and Sewer Service to Cummings Property

Dear Tom:

David Cummings has requested that the Jordanelle Special Service District ("JSSD") provide culinary water and sewer service to property that he owns and intends to develop in Summit County. The property is located along State Route 248, to the east of the Tuhaye development in Wasatch County. (see attached map)

Because JSSD provides water and sewer service to the Tuhaye development — just across the county line from Mr. Cummings property — and because there is no other existing water or sewer infrastructure that could serve his property from Summit County, Mr. Cummings believes the most economical way to serve his property is to connect to JSSD’s systems in Wasatch County.

The Wasatch County Council, acting as the governing body of JSSD, has determined that there is a public benefit to providing water and sewer services to Mr. Cummings’ property. A copy of Wasatch County Council’s resolution to that effect is also enclosed.

This letter is to confirm that JSSD is willing to provide water and sewer services to Mr. Cummings’ property, subject to and in accordance with JSSD’s standard policies and subject to annexation to the JSSD. Those policies require, among other things, payment of impact fees and dedication of sufficient water rights to serve Mr. Cummings’ development.

JSSD’s willingness to provide water and sewer service is also conditioned on Summit County’s approval and willingness to involve JSSD in the development approval process. Specifically, JSSD expects that, with respect to Mr. Cummings’ development, Summit County will not approve any subdivision plats, or issue any building permits, without JSSD’s prior approval.

Of course, JSSD does not desire to interfere with the orderly planning of utility infrastructure in Summit County. Accordingly, JSSD will treat any development approval of Mr. Cummings’ development by Summit County, based on JSSD’s willingness to provide service, as a confirmation by Summit County that there is no other district in Summit County that can or will
provide water or sewer service to Mr. Cummings' property. Please let me know if you have any questions.

Sincerely,

Jordanelle Special Service District

[Signature]

Ron Phillips
General Manager

cc: Patrick Putt
    David Cummings
JORDANELLE SPECIAL SERVICE DISTRICT
RESOLUTION NO. 2018-06

A RESOLUTION AUTHORIZING THE DISTRICT TO PROVIDE WATER AND SEWER SERVICE TO PROPERTY OUTSIDE THE DISTRICT’S SERVICE AREA:

RECITALS

WHEREAS, David Cummings has requested that the Jordanelle Special Service District (“District”) provide water and sewer services to property that Mr. Cummings owns in Summit County, in the vicinity of State Route 248 (the “Cummings Property”).

WHEREAS, the District provides water and sewer service to the Tuhaye development, located to the west of the Cummings Property.

WHEREAS, Mr. Cummings has represented that there is no existing public water or sewer system in Summit County that can serve the Cummings Property, and that the only economical way of providing water and sewer service to his property is to connect to the District’s water and sewer infrastructure.

NOW, THEREFORE, the Wasatch County Council, acting as the Governing Board of the District, hereby resolves that:

1. Pursuant to Utah Code Ann. § 17D-1-103(2)(p), the Governing Board finds that there is a public benefit to providing water and sewer services to the Cummings Property.

2. The General Manager is authorized to enter into agreements and issue approvals as necessary to provide water and sewer services to the Cummings Property, on the following conditions:

   a. That Summit County involves the District in the development approval process for the Cummings Property, including by allowing the District to review and approve subdivision plats for the Cummings Property;
b. Service to the Cummings Property will be subject to the District’s standard policies, including but not limited to the payment of applicable impact and other fees, dedication of sufficient water rights to serve the development of the Cummings Property, and the execution of a development agreement between Mr. Cummings and the District.

Resolution 2018-06 Approved and adopted this 13th day of November, 2018

By: ____________________________

Board Chairman

Attest:

By: ____________________________

District Treasurer