

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



OGDEN VALLEY PLANNING COMMISSION

MEETING AGENDA

June 8, 2021

5:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/86507923056>

Meeting ID: 865 0792 3056

One tap mobile

+12532158782,,86507923056# US (Tacoma)

+13462487799,,86507923056# US (Houston)

- ***Pledge of Allegiance***
- ***Roll Call:***

1. Petitions, Applications, and Public Hearings:

Administrative items

1.1 CUP 2021-08: Request for approval of a conditional use permit for short-term rental use within an existing dwelling located at approximately 4941 E Wolf Lodge Dr., Eden, UT, 84310 in the FR-3 zone.

Staff Presenter: Scott Perkes; Applicant: Stephanie Haymond

1.2 UVB050721 AND AAE 2021-04: Consideration and action on preliminary approval of The Basin Subdivision located at approximately 947 E Old Snow Basin Road, including a request for alternative access approval.

Staff Presenter: Steve Burton; Applicant: Todd Meyers

2. Legislative Items

2.1 ZTA2021-04: A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to require public street connectivity in certain intervals, enable the use of a shared private lane, modify rules governing flag lots, and related amendments regarding the provision of streets and lot access in the County's subdivision ordinance. **Staff presenter: Charlie Ewert**

3. Public Comment for Items not on the Agenda:

4. Remarks from Planning Commissioners:

5. Planning Director Report:

6. Remarks from Legal Counsel:

Adjourn to work session

WS1: Discussion regarding a potential rezone to allow a mixed-use development of retail, office, and storage uses on land located at approximately 5500 East and 2300 North, in Eden. **Applicant: Jeff Clifford; Staff Presenter: Scott Perkes & Charlie Ewert**

The regular meeting will be held in person at the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

&

Via Zoom Video Conferencing at the link listed above.

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open, public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8761



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and/or action on a conditional use permit for short term rental use at 4941 E Wolf Lodge Dr., Eden, UT 84310.
Agenda Date:	Tuesday, June 08, 2021
Applicant:	Stephanie Haymond, Owner
File Number:	CUP2021-08

Property Information

Approximate Address:	4941 E Wolf Lodge Dr., Eden, UT, 84310
Project Area:	0.03 acres
Zoning:	Forest Residential-3 Zone (FR-3)
Existing Land Use:	Residential
Proposed Land Use:	Residential/Short Term Rental
Parcel ID:	22-370-0023
Township, Range, Section:	T7N, R1E, Section 22 SW

Adjacent Land Use

North:	Wolf Lodge Drive/Condominiums	South:	Residential
East:	Wolf Creek Dr.	West:	Residential

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 17 (FR-3 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 7, section 25 (Nightly Rentals)

Summary and Background

The applicant is requesting approval of a conditional use permit for short term use in a residential dwelling located in the FR-3 zone at 4941 E Wolf Lodge Dr., Eden, UT, 84310. The proposed use will occur within an existing dwelling. As such, there is no design review required.

The applicant has submitted a project narrative (See **Exhibit A**) detailing their intended use of the property as their primary residence and short-term rent the property while they are away on military assignments. This narrative also addresses how they intent to accommodate noise, security, parking, and garage use. The applicant has also submitted a parking exhibit (See **Exhibit C**) to help visualize the overall parking plan for The Village at Wolf Creek community.

This application is being processed for an administrative review through the Ogden Valley Planning Commission as directed by the approval procedures outlined in LUC §108-4-3. This section of code indicates that review of a conditional use permit application is intended to verify compliance with applicable ordinances and provide appropriate and reasonable mitigation of anticipated detrimental effects.

Analysis

General Plan: As a conditional use, this use is allowed in the FR-3 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The subject property is located within the Forest Valley (FR-3) Zone. The purpose of the FR-3 Zone can be further described in LUC §104-17-1 as follows:

*“The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex **catering to the needs of both tourists and permanent home ownership**. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.”*

The FR-3 Zone allows for a “nightly rental” as a conditional use. For comparison purposes, the FR-3 Zone also allows similar conditional uses such as condo-tels, group dwellings, lockout sleeping rooms, multi-family dwellings, time share buildings, and recreational lodges.

Conditional Use Review: A review process and use standards have been outlined in LUC §108-4 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The conditional use standards are as follows:

- 1) Standards relating to safety for persons and property
- 2) Standards relating to infrastructure, amenities, and services
- 3) Standards relating to the environment
- 4) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan
- 5) Standards relating to performance (bonds, agreements)
- 6) Standards generally (economy, other applicable LUC standards)
- 7) Voluntary contributions providing satisfactory compliance with applicable standards

Nightly Rental Ordinance: Under the current land use code, §108-7-25 titled ‘Nightly Rentals’, states the following:

The rental of a sleeping room, apartment, dwelling unit, or dwelling for a time period of less than 30 days is considered a nightly rental. Nightly rentals are allowed only when listed as either a permitted or conditional use in a specific zone or when approved as part of a planned residential unit development (PRUD).

Agency Reviews

To date, the Weber Fire District has offered the following review of the request:

David Reed, Fire Marshal (5/31/2021): *There is a ten person limit in non-sprinklered dwelling units. Please provide a fire extinguisher left in plain sight, CO and smoke detectors required.*

Staff Analysis

Staff offers the following analysis following review of the application against the conditional use standards:

- 1) Standards relating to safety for persons and property
 - Apart from the Fire Marshal’s review and conditions, the operation of a short-term rental is not anticipated to cause safety hazards to persons or property.
- 2) Standards relating to infrastructure, amenities, and services
 - In order to mitigate for adequate onsite parking, the owner has indicated in their narrative that they intend to make the dwelling’s attached and oversized 1-car garage available to renters. This parking would be in addition to the available guest parking spaces that are provided throughout The Village community. The Village community was designed to meet the current Weber County parking requirements for multi-family developments as part of the original PRUD approvals (1.75 spaces per dwelling unit). As a condition of approval, staff recommends that no on-street parking be allowed.
 - Staff does not anticipate the proposed use to materially reduce other amenities or services.
- 3) Standards relating to the environment
 - Staff does not anticipate any detrimental effects on the natural features of the site or surrounding areas.
- 4) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan

- The current FR-3 zoning anticipates short-term rental use and the area has been developed for resort and lodging purposes. As such, staff does not anticipate the proposed use to be detrimental to the characteristics of the area. The zoning is consistent with the master plan.
- 5) Standards relating to performance (bonds, agreements)
 - Original approvals of the Village PRUD required that “No Parking” signs be installed along the community streets. Staff recommends that these signs be installed prior to the issuance of the conditional use permit.
 - Staff review of original approvals, and subsequent amendments, for this community has not found any conditions or agreements that would prohibit the proposed use.
- 6) Standards generally (economy, other applicable LUC standards)
 - Staff does not believe that the proposed use will have detrimental effects on the local economy.
 - Prior to issuance of a conditional use permit, the applicant will need to apply for, and be issued with, a business license.
- 7) Voluntary contributions providing satisfactory compliance with applicable standards.
 - Per the applicant’s narrative, the residence is being monitored with security and controlled entry devices. These voluntary measures will help the owner keep an eye on the property while it’s being rented.

Staff Recommendation

Based on the staff analysis above and the findings listed below, staff recommends approval of this conditional use application. This recommendation is subject to the applicant meeting the conditions of approval listed below and any other conditions required by reviewing agencies and the Planning Commission:

- There is a ten person limit in non-sprinklered dwelling units. Please provide a fire extinguisher left in plain sight, CO and smoke detectors required.
- Installation of “No Parking” signs along community streets must be completed prior to the issuance of a conditional use permit.
- A business license shall be obtained prior to issuance of this conditional use permit.
- The dwelling’s attached garage shall be made available to renting parties. Any additional parking shall occur only in designated areas within the development. Parking in the right-of-way is prohibited.

This recommendation is based on the following findings:

- The proposed use is allowed in the FR-3 Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of reasonably anticipated detrimental effects can be accomplished.

Exhibits

- A. Application & Narrative
- B. Subject Property Location
- C. Parking Plan

Exhibit A – Application Narrative

Project Narrative

We purchased this property for our primary residence and as a nightly rental investment (based on the FR-3 zoning). We moved into the property March 2021 and currently live here full time. We are active duty military and intend to use the home for nightly rentals when the Air Force sends us away for trainings and assignments. My family has been in the Ogden Valley for over 50 years, and being able to use this property for nightly rentals when we are away will allow us to keep the property and still have a home base in Ogden Valley.

To address how any reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated:

Noise: Our property is an end unit townhome (1 of only 2 units in our building) so therefore only 1 shared wall. The walls were built extremely thick and sound proof. We have conducted several sound tests with our neighbors and have yet to hear a single noise from the other unit.

Security: We have already installed several security features including a front door camera and a smart keypad lock. These are constantly monitored and will continue to be monitored during nightly rentals.

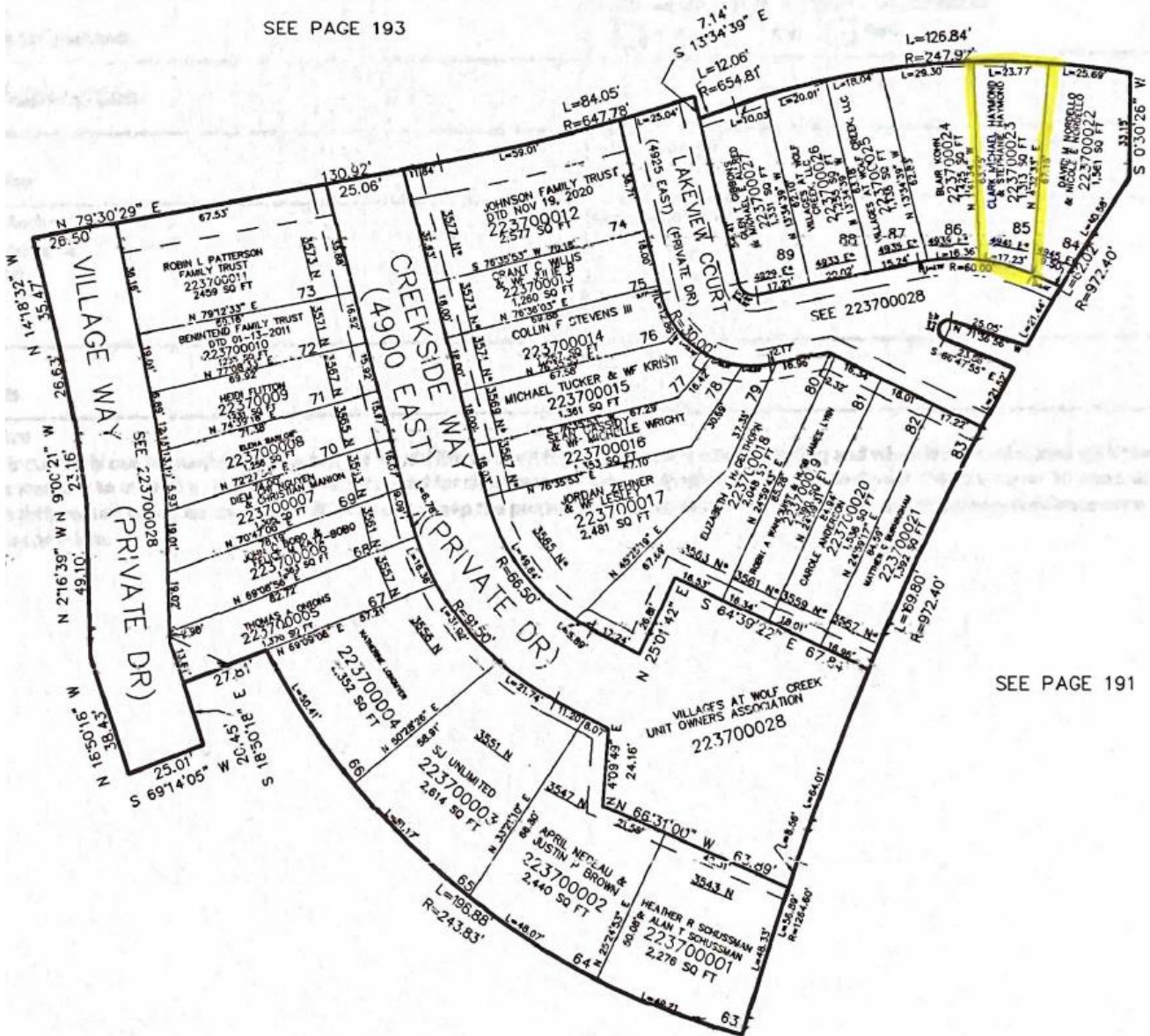
Parking: Unlike most townhomes and condos in the area, every unit in our complex has an attached garage for parking. Out of the 27 units, 21 units have very large one car garages, 4 units have regular one car garages, and 2 units have two car garages. 17 units have a private driveway space with at least 8 of those driveways being large enough to accommodate an extra vehicle. In addition, there are 18 extra paved parking spaces and the builder has committed to adding 4 more spaces in the Creekside Way parking lot once the landscaping is completed this spring (for a total of 22 parking lot spaces). In total, there will be 59 parking spaces for the 27 units without using any street parking. The County Code requires 1.75 parking spaces per unit, and this property clearly surpasses that requirement. CCRs strictly forbid trailers and recreational vehicles from parking in or on the property, and the HOA has actively managed that by sending reminder emails to all residents. A parking map has been included with this application under "other" documents.

Street Situation: As a full time resident who works from home, I can confidently say that I have never seen a resident or visitor park on the street. Without exception, any vehicles seen parked along the street have been related to construction as these buildings are new builds that are still having things completed (such as landscaping). The vehicles, trailers, & RVs chronically parked along Wolf Lodge Dr are connected to Wolf Lodge & are not associated with the Villages.

Garage use: Our garage will be accessible to renters for the purposes of accommodating off-street parking. It is a very large 1 car garage & can easily accommodate a parked vehicle plus bikes & other renter amenities.

Exhibit B – Subject Property Location

SEE PAGE 193



SEE PAGE 191

Exhibit C - Parking Plan

Total units = 27

Garage parking = 29

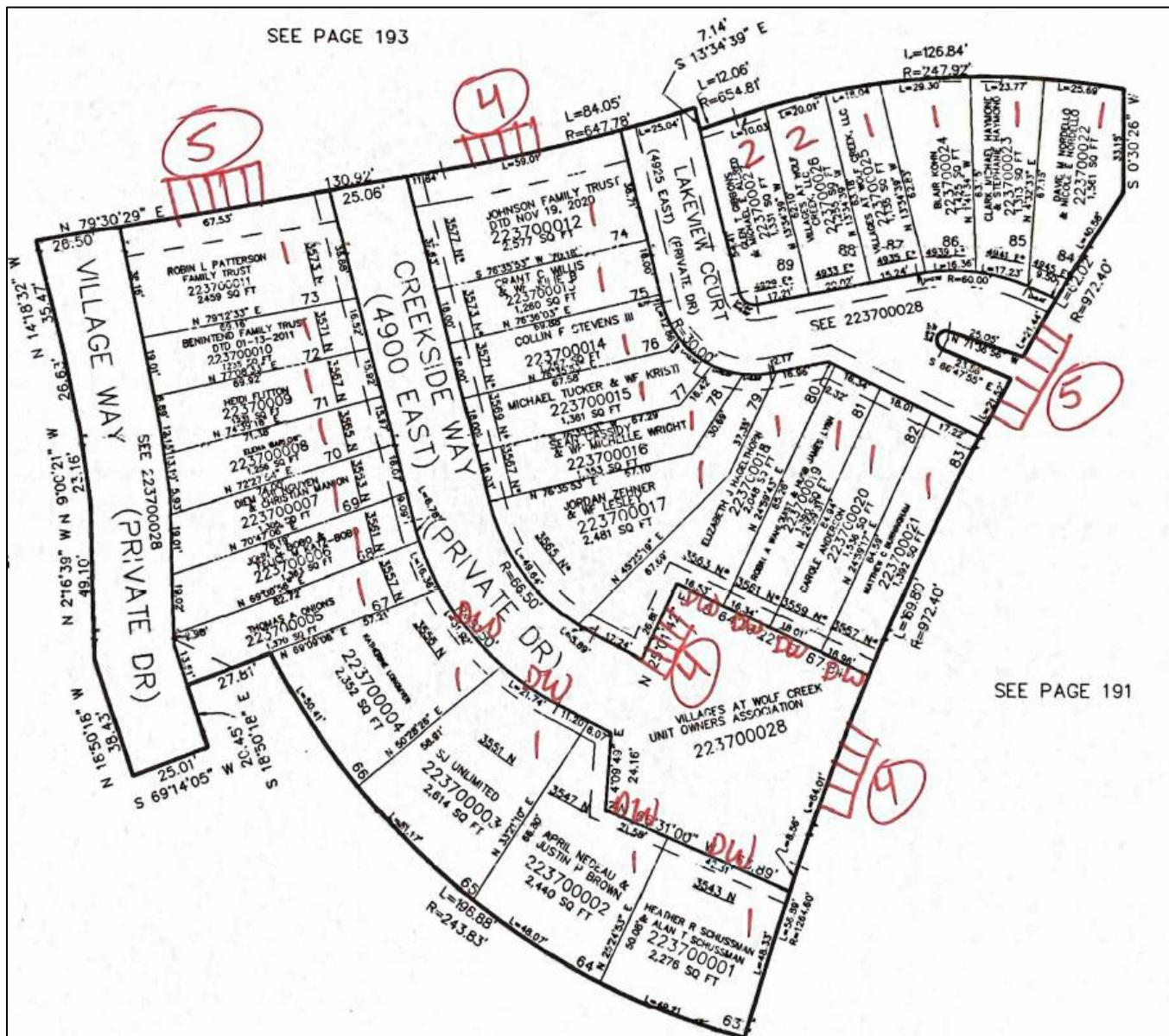
Parking lot spaces = 22

Units with driveways = 8+

Total parking spaces
(off-street) =

59+

DW = Driveway





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on preliminary approval of The Basin Subdivision located at approximately 947 E Old Snow Basin Road, including a request for alternative access approval.
Agenda Date:	June 8, 2021
Applicant:	Pineview Watersides LLC
Representative:	Todd Meyers
File Number:	UVB050721 AAE 2021-04

Property Information

Approximate Address:	947 E Old Snow Basin Road
Project Area:	3.31 acres
Zoning:	CVR-1
Existing Land Use:	Vacant
Proposed Land Use:	Residential/Resort
Parcel ID:	20-036-0035
Township, Range, Section:	T7N, R1E, Section 21

Adjacent Land Use

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

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 11, Commercial Valley Resort Recreation (CVR-1) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The applicant would like to receive preliminary approval from the Planning Commission for The Basin Subdivision, consisting of 13 lots in the CVR-1 zone. During the Planning Commission meeting on May 25, 2021, this subdivision was taken off the agenda because the rezone from CVR-1 to FR-3 was tabled by the County Commission. The owner would like to plat the lots under the existing CVR-1 zoning and subdivision code.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a "Small Subdivision" which can be administratively approved by the Planning Director. 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 LUC.

Analysis

General Plan: This proposal is being developed under the existing density within the CVR-1 zone, and is not proposing any density increase. The proposal conforms to the general plan by developing under existing zoning with no new density.

Zoning: The subject property is located in the CVR-1 (CVR-1) Zone. The purpose and intent of the CVR-1 zone is identified in the LUC §104-11-1 as:

The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.

In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general siting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, design review and approval by the planning commission to ensure that the natural environment is preserved to the greatest possible extent.

The minimum lot size in the CVR-1 zone is 7,500 square feet. The smallest lot in this subdivision is approximately 9,100 square feet. The CVR-1 zone states that a minimum overall project development width requirement is 150 feet. The overall project width for this development is 430 feet along Old Snow Basin Road. The applicant is showing building envelopes on each of the lots. Before the applicant can receive final approval, the building envelopes shall reflect the CVR-1 zone setbacks, or the building envelopes may be removed from the plat.

Alternative Access: All lots in this subdivision are proposed to have access by a shared private right of way. The county land use code, Section 108-7-31 states the following regarding private rights of way.

“Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

....

(3) Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.”

The applicant has included a narrative as Exhibit B, explaining why they feel it is not practical to extend a public street through this development. Their reasoning is that The Basin Subdivision is surrounded by existing platted subdivisions, with no opportunities for public street connections.

If approved, the alternative access will be a 20-foot wide, hard surfaced right-of-way that will run through the front of each lot. Each lot owner will own a portion of the private right of way and will be required to maintain their portion. An HOA could also be formed to maintain the private right of way. The private right of way will need to be built to the standards outlined in 108-7-29(a) prior to any building permits being issued.

Culinary Water, Sanitary Sewer, and Secondary Water: The applicant has provided a will-serve letter from Lakeview Water, who will provide culinary and secondary water to the lots. The applicant has also provided a will-serve letter from Mountain Sewer who will provide the sanitary sewer services. The applicant will be required to provide a final approval letter from the water and sewer provider, prior to the recording of the subdivision.

Sensitive Lands: The property is located within a geologic hazards area. The applicant has submitted a geotechnical engineering and geologic study that was prepared by CMT Engineering Laboratories. The development of the site must follow the recommendations that are listed in the report.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor’s Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1.

Staff Recommendation

Staff recommends preliminary approval of The Basin Subdivision and the alternative access. This recommendation for approval is subject to all applicable review agency requirements and the following conditions:

1. The alternative access shall be constructed in conformance with the design standards in 108-7-29(a) prior to the issuance of land use permits or building permits.

2. The applicant will be required to provide a final approval letter from the water and sewer provider, prior to the recording of the subdivision.
3. Before the applicant can receive final approval, the building envelopes shall reflect the CVR-1 zone setbacks, or the building envelopes may be removed from the plat.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Exhibits

- A. Preliminary Plat
- B. Alternative Access Narrative

Location Map 1



Exhibit A



VICINITY MAP

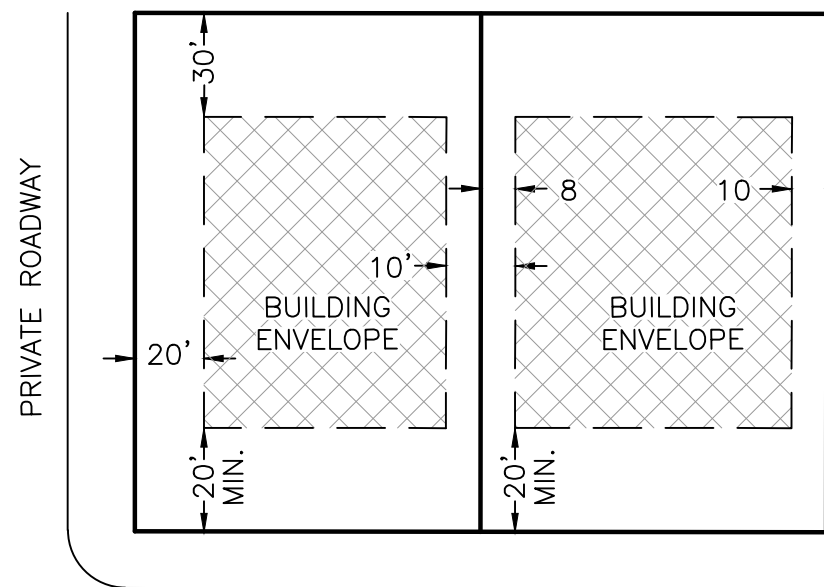
SCALE: NONE

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 39, SAID POINT BEING S89°36'46"E 477.61 FEET AND S00°23'14"W 2.34 FEET FROM THE FOUND MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE ALONG SAID SOUTHERLY LINE, A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1959.86 FEET, AN ARC LENGTH OF 254.84 FEET, A DELTA ANGLE OF 07°27'01", A CHORD BEARING OF S80°41'48"E, AND A CHORD LENGTH OF 254.66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD SNOW BASIN ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S04°48'23"W 313.97 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1134.18 FEET, AN ARC LENGTH OF 117.20 FEET, A DELTA ANGLE OF 05°55'15", A CHORD BEARING OF S07°46'00"W, AND A CHORD LENGTH OF 117.15 FEET TO THE NORTH LINE OF CHALET'S AT SKI LAKE PHASE 1; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) N77°56'06"W 194.61 FEET; (2) N77°56'13"W 271.39 FEET TO THE EAST LINE OF CHALET'S AT SKI LAKE PHASE 3; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) N12°03'47"E 156.02 FEET; (2) S77°56'13"E 158.81 FEET; (3) N13°01'42"E 260.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 39 AND TO THE POINT OF BEGINNING.

CONTAINING 144,146 SQUARE FEET OR 3.309 ACRES MORE OR LESS.



PROPOSED SETBACK DETAIL

SCALE: NONE

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- EXISTING FENCELINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING CULINARY WATER LINE
- EXISTING STORM DRAIN
- SWALE
- EXISTING POWER LINE
- EXISTING POWER POLE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER/STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- PLUG W/ 2" BLOW-OFF
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- EXISTING CATCH BASIN
- PUBLIC UTILITY EASEMENT
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- BUILDING ENVELOPE

NOTES

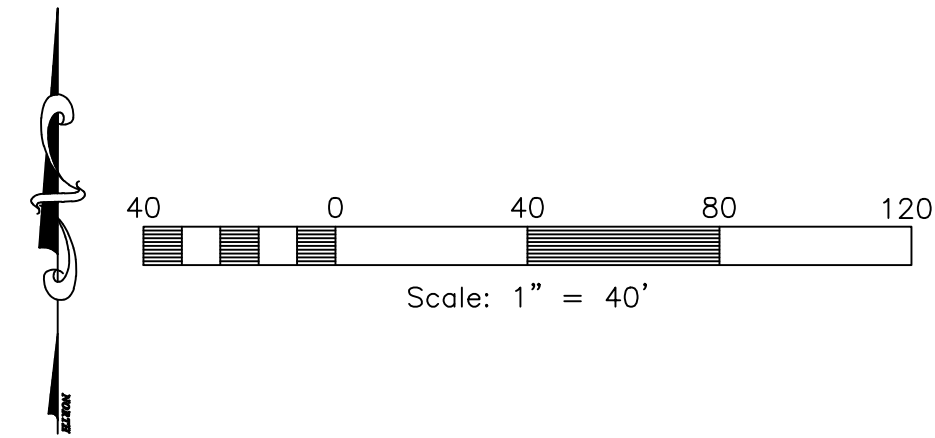
- CONTOURS ARE SHOWN IN ONE FOOT INTERVALS
- PROPERTY IS IN ZONE X PER FEMA FLOOD PANEL 4905700475F EFFECTIVE 6-2-2015
- PARCEL 'A' WILL BE OWNED AND MAINTAINED BY THE HOA.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	1959.86'	254.84'	254.66'	127.60'	S80°41'48"E	7°27'01"
C2	1134.18'	117.20'	117.15'	58.65'	S07°46'00"W	5°55'15"
C3	1959.86'	82.28'	82.28'	41.15'	S78°10'28"E	2°24'20"
C4	1959.86'	83.10'	83.09'	41.55'	S80°35'30"E	2°25'45"
C5	1959.86'	89.46'	89.46'	44.74'	S83°06'51"E	2°36'56"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S77°56'13"E	68.26'
L2	S77°56'13"E	76.26'
L3	S77°56'13"E	76.26'
L4	S77°56'13"E	76.26'
L5	S77°56'13"E	76.26'
L6	S77°56'13"E	83.58'
L7	S77°56'13"E	158.81'
L8	N12°03'47"E	36.52'
L9	N12°03'47"E	87.00'
L10	N12°03'47"E	77.00'
L11	S77°56'13"E	84.51'
L12	S77°56'13"E	83.00'
L13	S77°56'13"E	107.53'



NORTH QUARTER CORNER OF SECTION 24 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2020" IN RING AND LID 8" BELOW GROUND



Storm Runoff Calculations

THE BASIN
7562-03 5/13/2021 JPL

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Huntsville, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

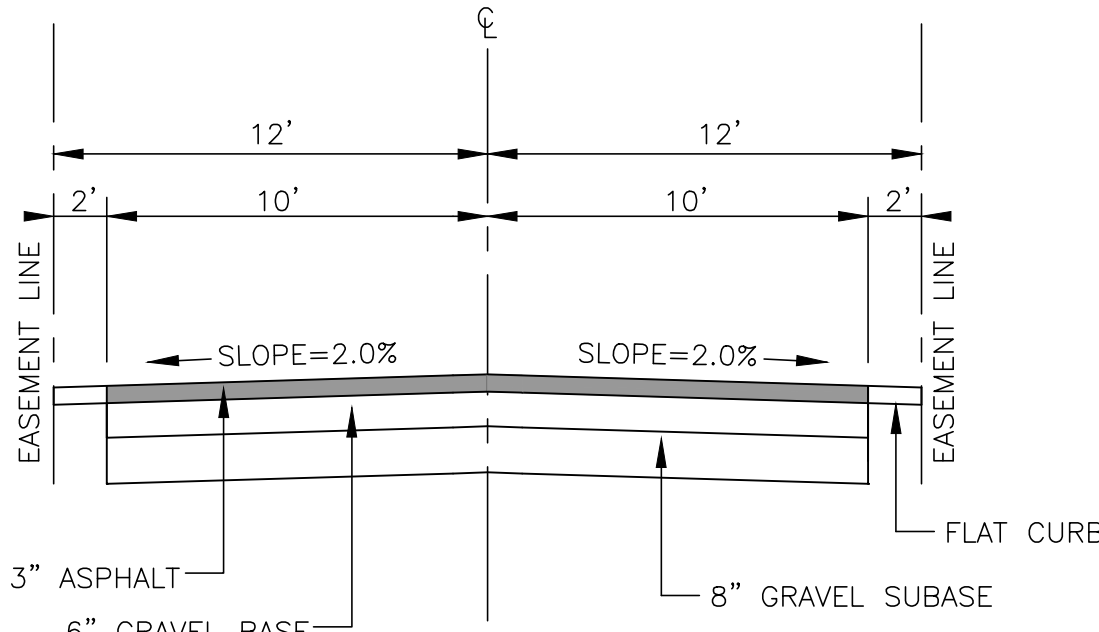
Drainage Area:	3.31 acre or	144,146 ft ²
Total Area =		
Runoff Coefficients:		
20% Paved Area	28,473	C = 0.9
26% Roof	36,979	C = 0.9
55% Landscaped Area	78,694	C = 0.2
Weighted Runoff Coefficient		C = 0.52

LID Retention		
80% Percentile Rainfall Event		0.45 in
Is the site Feasible for LID?	Yes	0.45
Site Imperviousness		0.45
NRCS Soil Group		C/D
Rv Equation		0.8391*122
R _s		0.34
V _{pool}		1850 c.f.

Volume of Run-off for 100-year Storm Event:

C =	0.52					
I =	See Below in/hr					
A =	144145.97 ft ²					
Q(out) =	0.66 ft ³ /s					
	(0.2 cfs per acre)					
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	7.48	12.92	3877	199	3679
10	600	5.88	9.81	5889	397	5492
15	900	4.7	8.12	7309	596	6713
30	1800	3.16	5.46	9828	1191	8637
60	3600	1.96	3.39	12192	2383	9810
120	7200	1.13	1.95	14058	4765	9293
180	10800	0.777	1.34	14500	7148	7352
360	21600	0.437	0.76	16310	14295	2015
720	43200	0.275	0.48	20528	28591	-8063
1440	86400	0.158	0.27	23588	57182	-33594

Orifice Sizing	Given:	Q = 0.66 cfs							
		2g = 64.4 ft/s ²							
		H = 3.00 ft						(Estimate)	
		Cd = 0.62						for circular openings	
		R = $\text{SQRT}(Q/pi/(0.7*(64.4*H)^{0.5}))$							
		R = 0.16 feet							
			1.88 inches						
		D = 3.75 inches							
		A = 11.06 inches ^2						0.0768 ft ^2	



24' PRIVATE ROADWAY

SCALE: NONE

Developer:

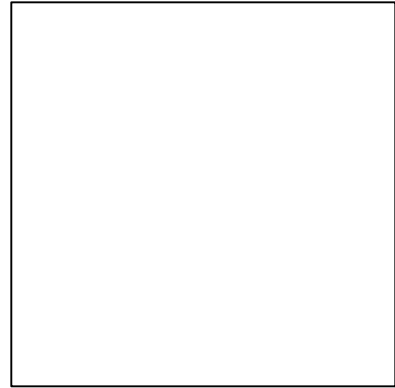
CW Land
Colin Wright
1222 W Legacy Crossing BLVD, Ste 6
Centerville, UT. 84014
(801) 725-9079



REVISIONS	DESCRIPTION
DATE	

PART OF THE NW 1/4 OF SECTION 24, T.6N., R.1E., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Plan



Project Info.

Engineer: N. Reeve
Designer: C. Cave
Begin Date: 5-6-21
Name: THE BASIN
Number: 7562-03

Sheet	1
1	Sheets

Steve Burton
Principal Planner
2380 Washington Blvd Suite 240
Ogden, Utah 84401-1471

May 11, 2021

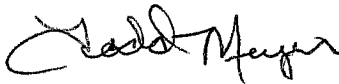
Re: Alternative Access Application

Dear Mr. Burton,

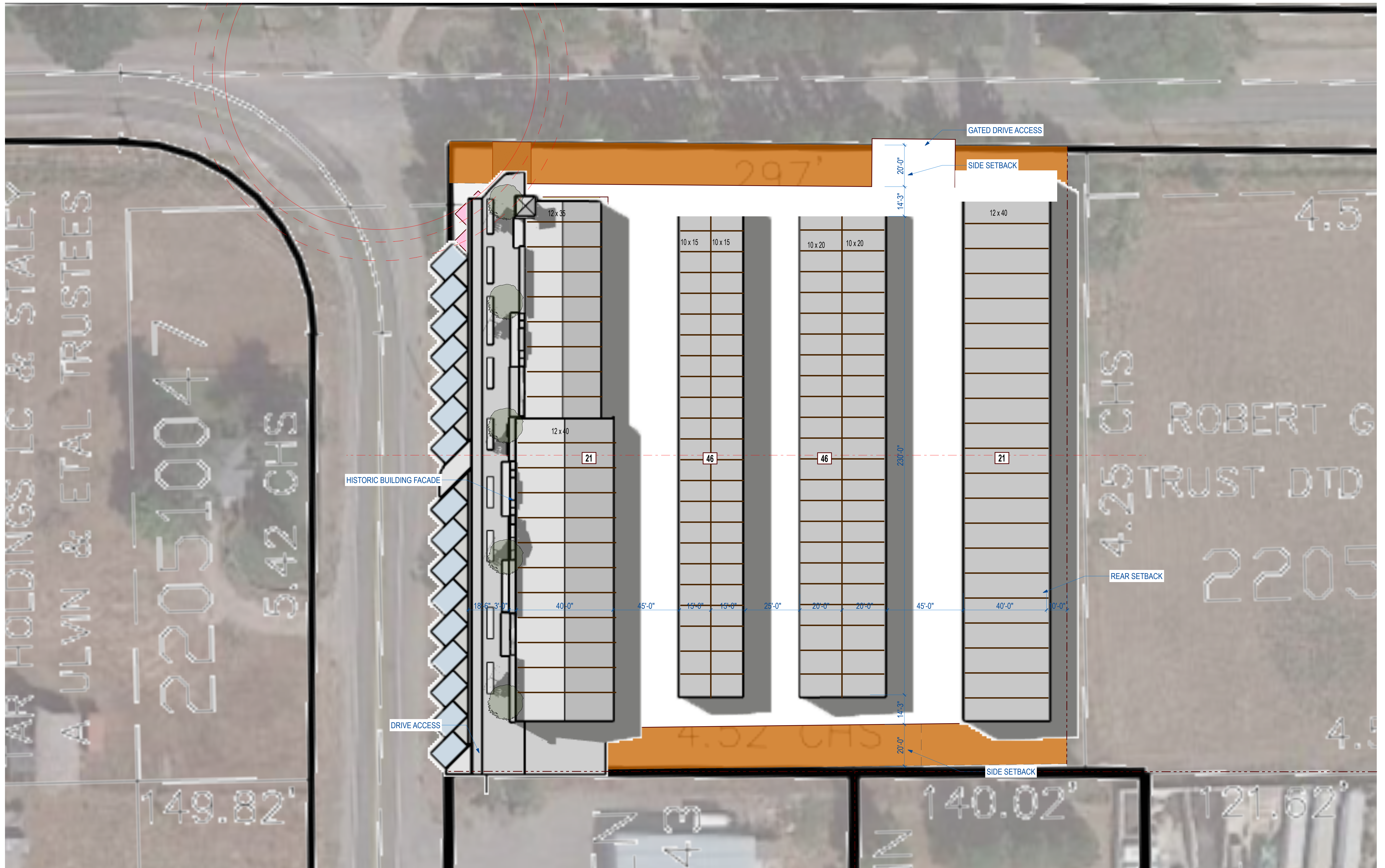
Please accept this application for private access by easement. The easement is being purposed as a dedicated access to 13 single family lots on The Basin plat. The 3.22-acre property is bounded by two public streets and platted lots. The parcel was design in the past to only have access onto Old Snow Basin while the abutting lots take their access onto Quail Lane and Meadow Lark Lane.

The private access easement will be constructed with 20 ft of asphalt with a 2 ft of rolled curb for a 24 ft wide roadway. The roadway will be maintained by the Homeowner Association.

Sincerely,



CW Land



1 SITE PLAN CONCEPT
SCALE: 1" = 20'



A NEW STORAGE FACILITY FOR OLD TOWN STORAGE

Lot # 220510046 Eden, UT 84310

DATE: 6/1/21

MOUNTAIN WEST
ARCHITECTURE