

## **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

### AMENDED MEETING AGENDA

**May 25, 2021**

**5:00 p.m.**

Join Zoom Meeting

<https://us02web.zoom.us/j/83049577848>

Meeting ID: 830 4957 7848

One tap mobile

Meeting ID: 830 4957 7848

One tap mobile

+12532158782,,83049577848# US (Tacoma)

+13462487799,,83049577848# US (Houston)

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

**1. Petitions, Applications, and Public Hearings:**  
**Administrative items**

**2. UVR071520 - Consideration and action on a request for final approval of The Reserve at Crimson Ridge Phases 2A, 2B, and 2C, consisting of 33 lots. *Staff Presenter Felix Lleverino***

**3. UVH021621 - Consideration and action on a request for final approval of Vista View Subdivision, consisting of four residential lots. *Staff Presenter: Felix Lleverino***

**4. UVE030217: Request for recommendation of final approval of Harmony Farms Cluster Subdivision consisting of 16 lots, 3 open space parcels, public streets throughout the proposed subdivision. *Staff Presenter: Tammy Adyeltte***

**5. UVB050721: 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***

**6. Public Comment for Items not on the Agenda:**

**7. Remarks from Planning Commissioners:**

**8. Planning Director Report:**

**9. Remarks from Legal Counsel:**

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1<sup>st</sup> 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

<b>Application Request:</b>	Consideration and action on a request for final approval of The Reserve at Crimson Ridge Cluster Subdivision Phases 2A, 2B, and 2C, consisting of 33 lots.
<b>Type of Decision</b>	Administrative
<b>Agenda Date:</b>	Tuesday, May 25, 2021
<b>Applicant:</b>	Steven Fenton
<b>File Number:</b>	UVR071520

#### Property Information

<b>Approximate Address:</b>	5235 E Highway 158, Liberty
<b>Project Area:</b>	16.54 acres
<b>Zoning:</b>	Forest Valley (FV-3)
<b>Existing Land Use:</b>	Vacant grassland
<b>Proposed Land Use:</b>	Residential Subdivision
<b>Parcel ID:</b>	20-005-0021
<b>Township, Range, Section:</b>	T6N, R1E, Section 3

#### Adjacent Land Use

<b>North:</b>	Residential/Grassland	<b>South:</b>	Residential
<b>East:</b>	Pineview Reservoir	<b>West:</b>	Forest

#### Staff Information

<b>Report Presenter:</b>	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
<b>Report Reviewer:</b>	SB

### Applicable Ordinances

- Title 101 (General Provisions) 1-7 (Definitions)
- Title 104 (Zones) Chapter 14 (Forest Valley 3 Zone)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

### Development History

The Reserve at Crimson Ridge was presented before the Ogden Valley Planning Commission for sketch plan endorsement on June 2, 2020, in that meeting, the Planning Commission raised some questions regarding the stream corridor, snow storage, and emergency services access.

On September 22, 2020, the preliminary plan for phases 2 and 3 was heard and approved by the Ogden Valley Planning Commission based on the following conditions:

1. The developer shall create a Home Owner's Association according to section 106-2-6 of the land-use code.
  - This requirements will be satisfied before going to the County Commission.
2. Before re-locating the access gate on Morningside Lane, the portion of the public road beyond the gate must be vacated.
  - This may be done through a legislative process after subdivision approval when the road way improvements are being constructed
3. The developer obtains written approval from UDOT to create an access point from State Road 158.

- UDOT has given an access permit for the Harbor View access point.
- 4. A note added to the plat stating that any development of the subdivision must comply with all recommendations outlined in the geologic hazards report. The note will specify the company that prepared the report and will specify the project numbers.
  - The Geologic note has been added to the plat.
- 5. That the proposal include an extension of a public road to provide access to adjacent property.
  - It was decided by Planning and Engineering that a stub to the north is not necessary because lands to the north already have frontage on Highway 162 where which, a new access point can be created with approval from UDOT.

It was recommended by the Planning Staff and County Attorney to table final approval for phase 2A, 2B, and 2C until a subdivision code amendment is adopted that would allow for private streets within subdivisions under special circumstances. Planning staff has placed The Reserve at Crimson Ridge phase 2A, 2B, and 2C on the May 25<sup>th</sup>, 2021 agenda for final approval conditional on the code amendments being adopted.

## Background

The applicant is requesting final approval of The Reserve at Crimson Ridge Phase 2A, 2B, 2C consisting of 33 lots. Phases 2A, 2B, 2C will gain access from an existing residential county road called Morningside Lane.

In compliance with the cluster code, the open space preservation plan was approved during preliminary approval (see Exhibit E). Since the approval date, additional documents, required by County reviewing agencies, have been submitted including:

1. A public trail segment that connects to the Pineview reservoir trail (see Exhibit E).
2. Additional geologic and geotechnical reports.
3. Final dedication plats for all phases.
4. Civil drawings for all subdivision improvements including a utility plan for the new water well, new water lines with water line easements, roadway improvements, and septic system improvements.
5. A cost estimate for improvements.
6. An annexation plat for the sewer improvements district.
7. A septic plan submitted to the County Engineering Department and the Division of Water Quality.

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 FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

## Analysis

**General Plan:** This proposal conforms with the Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the 2016 OVGP).

**Zoning:** The property is located in the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

*"The purpose of the Forest Valley Zone, FV-3 is to provide an area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development."*

**Natural Hazards:** This proposal includes three studies to identify geologic hazards and subsurface conditions that exist throughout the development. Page 15 of the Geologic Hazard Assessment shows a table that was created as a conservative assessment for the entire site and risks that may vary in some areas. Earthquake ground shaking, and Landslides and slope failures have the hazard rating of "High" while stream flooding, shallow groundwater, debris flow and floods, and problem soil and rock have a hazard rating of "Moderate".

For this reason, the geologist has requested that a design-level geotechnical engineering study be performed. In following that recommendation, the applicant has contracted with Christensen Geotechnical to conduct a Geotechnical Investigation and AGECE Applied Geotech for a second opinion. Page 7 of the AGECE geotechnical report, dated September 15, 2020 (project number 1200541), states that consideration should be given to conducting site-specific geotechnical studies. Further, site grading taking place on slopes greater than 3 horizontal to 1 vertical should be reviewed by AGECE and before construction to determine if additional exploration and stability analysis is needed. The report from AGECE contains a section directing pavement and subgrade preparations roads.

**Building Site:** Throughout each phase, areas planned for lots are selected for the lack of steep slopes, minimal geologic hazards, and preservation of natural features like viewsheds and stream corridors, and native forested areas.

Relation to Adjoining Street System: Section (106-2-1 a) “The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) insofar as such may be deemed necessary by the planning commission for public requirements. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their land and seek to provide for convenient access to it.”

During preliminary approval from the Planning Commission on September 22, 2020, the Planning Division recommended that a public road continuation from the Morningside lane is made public and that the road connectivity plan include a stub to adjacent properties to the north be made. However, since taking comments from the County Engineers, they felt the roads are best to remain private, and a stub to the north is not necessary because lands to the north already have frontage on Highway 162 where which, a new access point can be created with approval from UDOT. It is preferred by the County Engineer for the roads within The Reserve at Crimson Ridge phases 2A, 2B, and 2C remain private due to the planned ROW width of 50’ and that portions of the roads exceed the maximum acceptable grade.

Sensitive Lands: The sensitive lands map showing stream corridors indicated the presence of an intermittent stream that requires a 50-foot setback from the high watermark. The entire stream corridor is dimensioned on each phase of the development with its associated 50-foot setback.

Culinary Water: The new well is complete, tested, and ready to be drawn from. The Planning Commission approved a conditional use permit for the water tank and well house on January 26<sup>th</sup>, 2021. All 41 lots will be served with culinary and irrigation water by the Crimson Ridge private water system. The water storage tank and pumphouse are not built yet. The Utah Division of Drinking Water is the authority for the water system. A state-level review of the drinking water source protection zone plan is currently underway. Based on the Drinking Water Source Protection Plan created by Laughlin Water Associates, the Zone 2 drinking water source protection area will affect the below listed lots.

- Lots 5 and 6 of The Reserve at Crimson Ridge Cluster Subdivision Phase 1
- Lots 52 and 53 of The Reserve at Crimson Ridge Cluster Subdivision Phase 2B

Sanitary System: A community septic system and drain field that serves phase 1 will be enlarged to serve phase 2 and Harbor View. Each lot will have an individual septic tank, the sewer effluent is further treated in the sewer pods and discharged into the drain field and chamber absorption trenches. The Utah Division of Water Quality is the authority over the septic system. The State will review the septic plan to ensure compliance with their regulations.

Review Agencies: The Weber County Fire District has posted approval based on the civil plans including hydrants, access, and grade. The Division of Water Quality has posted several comments that will be addressed by revisions to the septic plan and written technical details. Following a formal review and approval of the Drinking water source protection area plan by the Division of Drinking Water, the Weber-Morgan Health Department will review the locations of the individual septic tank placement. A final set of civil drawings is currently under review by the County Engineering Department. The Planning Division has reviewed the subdivision plan for compliance with the subdivision code and the cluster code. The County Surveyor is finalizing a review on the final plat for each phase of the development.

## Staff Recommendation

Staff recommends final approval of The Reserve at Crimson Ridge Phases 2A, 2B, and 2C, consisting of 33 lots. This recommendation is based on all review agency comments and the following conditions:

1. That the ordinance amendment is adopted which would allow for private roads in year-round subdivisions.
2. The developer shall create a Home Owner’s Association according to section 106-2-6 of the land-use code.
3. The Utah Division of Water Quality shall approve the septic plan.
4. Follow all Utah State requirements for a public water system.
5. All subdivision improvements must be completed or escrowed for at the time of recording.
6. An Open Space Covenant recorded with the final plat.

The following findings are the basis for the staff’s recommendation:

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

## Exhibits

- A. The Reserve at Crimson Ridge Phase 2A
- B. The Reserve at Crimson Ridge Phase 2B
- C. The Reserve at Crimson Ridge Phase 2C
- D. Open Space plan





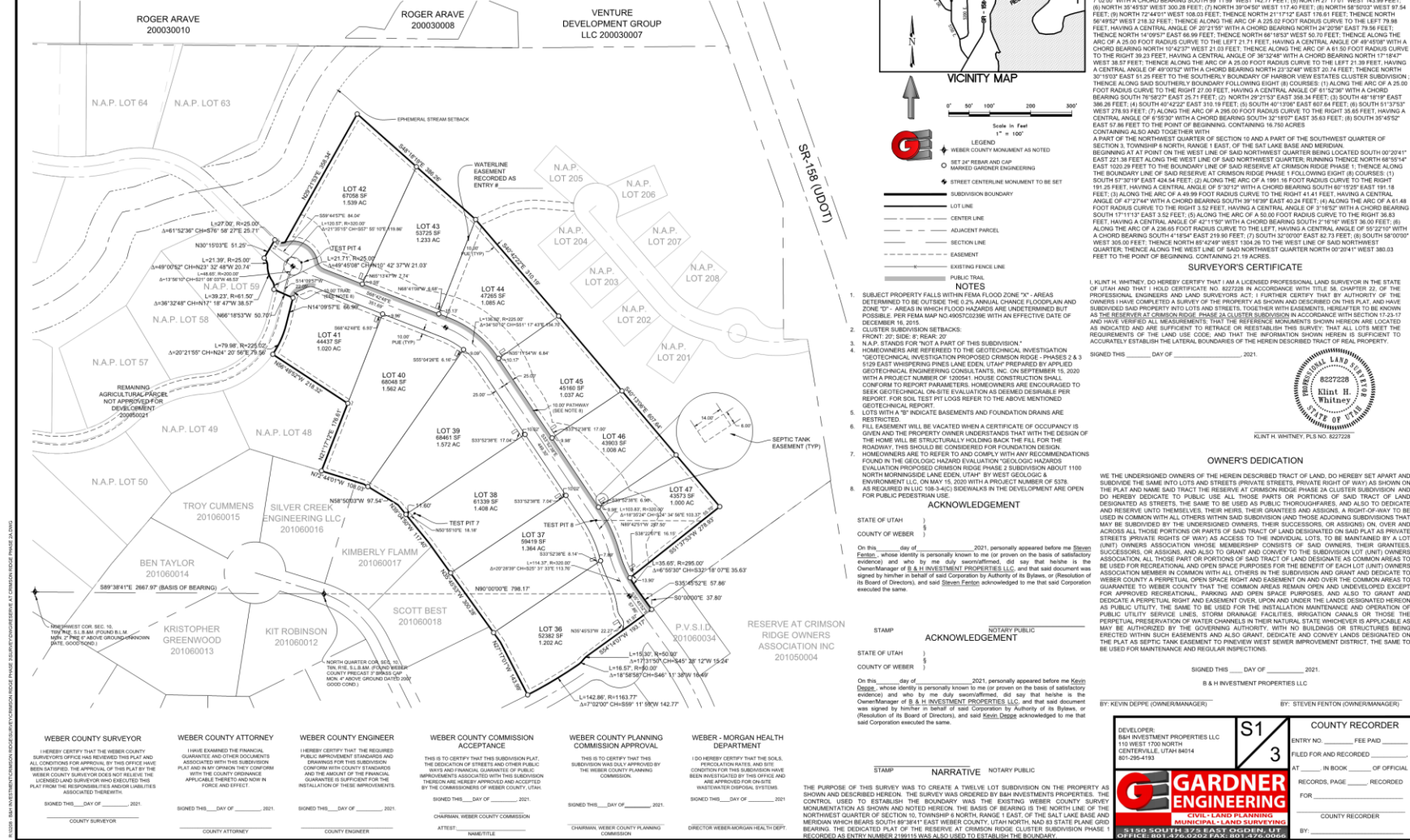
THE RESERVE AT CRIMSON RIDGE PHASE 2A

CLUSTER SUBDIVISION

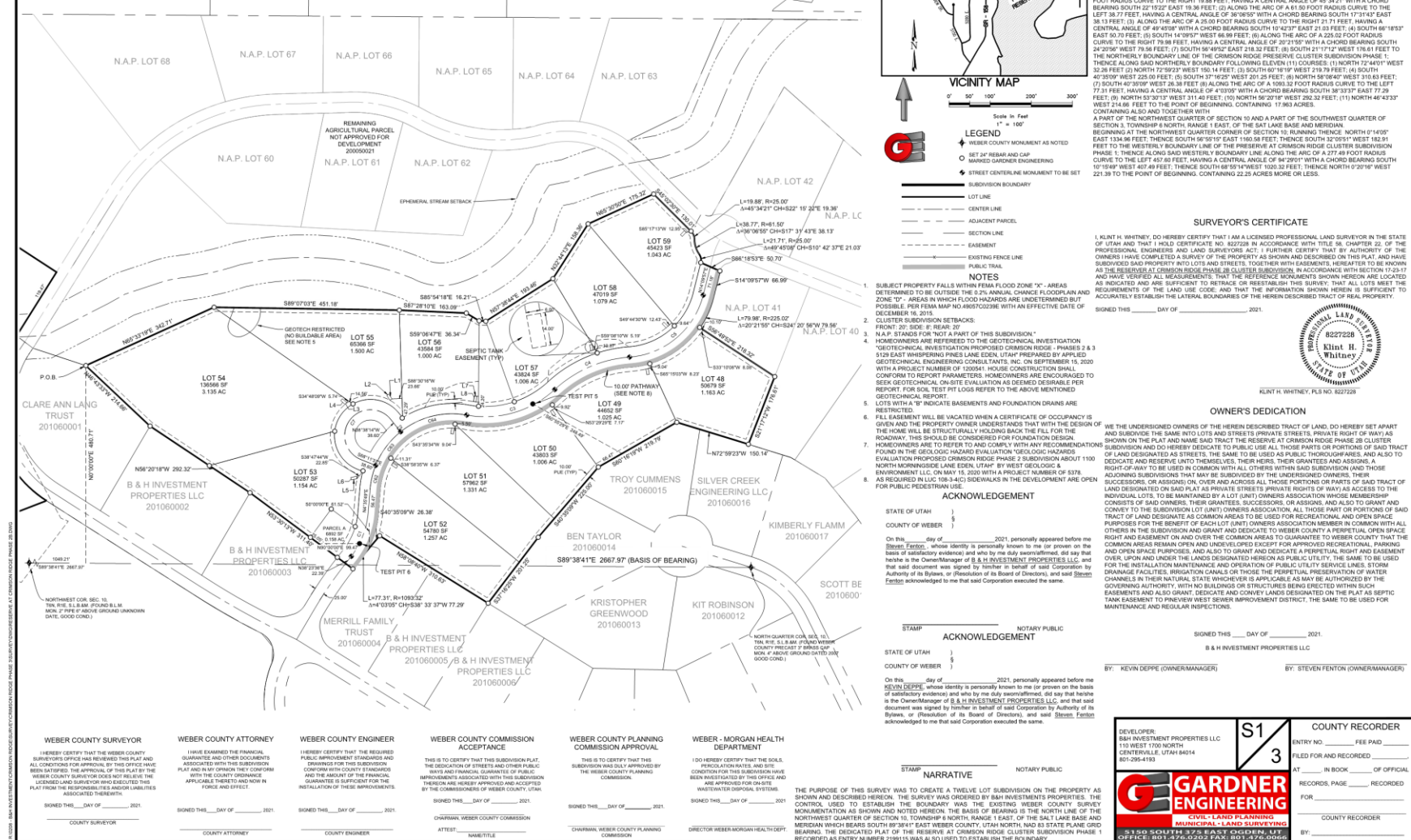
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3

TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

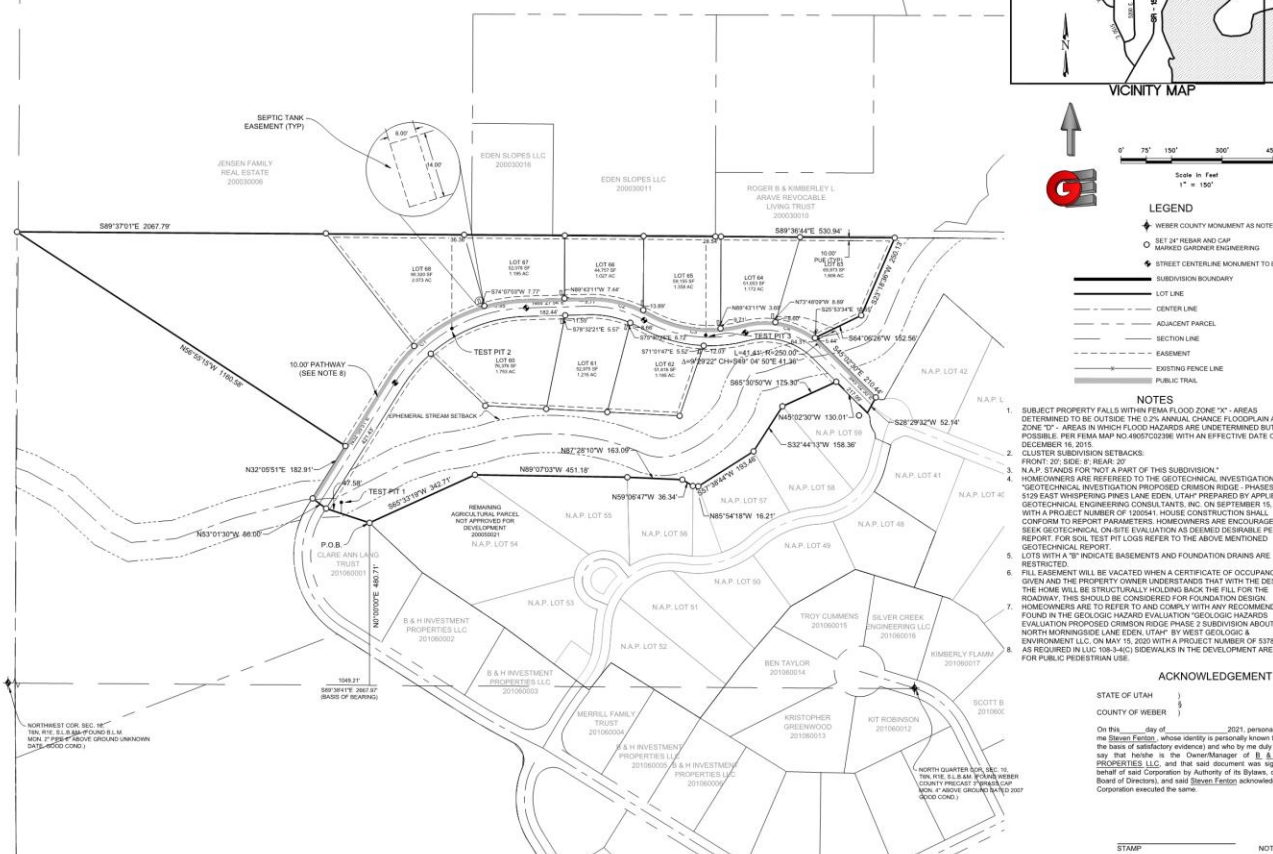
WEBER COUNTY, UTAH, JANUARY 2021



THE RESERVE AT CRIMSON RIDGE PHASE 2B  
CLUSTER SUBDIVISION  
LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, JANUARY 2021



THE RESERVE AT CRIMSON RIDGE PHASE 2C  
CLUSTER SUBDIVISION  
LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, JANUARY 2021

[illegible]

## SURVEYOR'S CERTIFICATE

I, K. LINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 627228 IN ACCORDANCE WITH TITLE 86, CHAPTER 22, OF THE UTAH CODE, ENGINTEERING AND LAND SURVEYING. I HAVE FURTHER CERTIFIED THAT THE ACCURACY 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, HERETOFORE TO BE KNOWN AS THE RESERVE A CREDIT RECORD, BEING A SUBDIVISION OF THE LAND IN ACCORDANCE WITH UTAH CODE 19-2-1, AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE ACT, BEING A SUBDIVISION OF THE LAND, WHEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS            DAY OF            2021.

[illegible]

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

B & H INVESTMENT PROPERTIES LLC

BY: KEVIN DEPPE (OWNER/MANAGER) BY: STEVEN FENTON (OWNER/MANAGER)

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this 11th day of January, 2021, personally appeared before me (or proven on the basis of satisfactory evidence) Kenn Deppa, who identifies himself as personally known to me (or proven on the basis of satisfactory evidence) and who is duly sworn, did say that he/she is the Owner/Manager of B & I INVESTMENT PROPERTIES LLC, and that said document was signed by himself in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Kenn Deppa acknowledged to me that said Corporation executed the same.

Investment  
to me that said

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
STAMP

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NOTARY PUBLIC

[illegible]





## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on a request for final approval of Vista View Subdivision, consisting of four residential lots.

**Agenda Date:** Tuesday, May 25, 2021

**Applicant:** Dean Jensen, owner

**File Number:** UVH021621

#### Property Information

**Approximate Address:** 403 S 8600 E, Huntsville

**Project Area:** 21.01 Acres

**Zoning:** Agricultural Valley (AV-3)

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 21-026-0014

**Township, Range, Section:** T6N, R2E, Section 17

#### Adjacent Land Use

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

#### Staff Information

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

**Report Reviewer:** SB

### Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 6 (Agricultural Valley Zone, AV-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

### Development History

On March 23<sup>rd</sup> 2021, the Vista View subdivision was granted preliminary approval based on the following conditions:

- The subdivision plan shall meet all Weber County reviewing agency requirements before recording the final Mylar.
- The owner record a covenant to advise the new lot owner the well permits must be obtained.
- The owner enters into a deferral agreement for curb, gutter, and sidewalk on 8600 East and 500 South, and a deferral agreement for curb, gutter, sidewalk, and asphalt for the area dedicated on the north side of the development.

The subdivision plat shows the area dedicated for the future right of way easement, see Exhibit A. Before recording the plat, the Planning Division will require that the well covenant, deferral agreement, and that all other county agency requirements are satisfied.

### Background and Summary

The applicant is requesting final approval of a Vista View Subdivision, consisting of four residential lots that front directly on 8600 East, and 500 South Streets, which are county public right-of-ways. This 21.01-acre lot contains one single-family dwelling within lot 3. The remaining lots are vacant farm ground.

The north edge of the property falls at a mid-point of a 2,539' block and is an ideal location for an intersection from 8600 East Street. County agencies in co-operation with the developer have agreed that placing an easement for a future right of way is the best option at this time. The dedication plat shall depict the 33' future right of way easement and the owner's dedication language will include verbiage preserving the easement area for the right of way.

The County Surveying and Engineering Departments have verified that 8600 E and 500 N streets will require right of way dedication. 8600 East Street will require asphalt widening. Mr. Dean Jensen has submitted a cost estimate for the widening of 8600 East. Once the cost estimate is approved, Mr. Jensen will provide escrow money for the widening of the portion fronting this development.

This 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.

## Analysis

General Plan: This proposal conforms with the Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the OVGP).

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

*"The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."*

Roadway Dedication: The subdivision plat will convey the area to public streets (see exhibit A). The property description extends to the center of the 8600 East and 500 South. According to 106-2-2 (a) "Streets in year-round subdivisions shall be dedicated to the county".

Culinary Water: One well has been drilled which satisfies 106-4-2 (a)(3) the code requirements to have at least one well permit per development. The section of code also requires that the owner record a covenant that advises the new lot owner that well permits must be obtained, a well must be drilled, the water quality is satisfactory, and that water quantity is sufficient.

Irrigation Water: Mr. Jensen owns 20 shares of irrigation water from the Eden Irrigation Company.

Sanitary System: The Weber-Morgan Health Department has provided a feasibility letter stating that lots 1, 3, and 4 qualify for an at-grade wastewater disposal system. Lot 2 qualifies to utilize a Wisconsin Mound or Packed Bed Media system.

Review Agencies: The Weber County Fire District has posted approval of the subdivision request with the caveat that further requirements are applicable at the time of home construction. Weber County Engineering states that all subdivision improvements planned in the public right-of-way shall be completed to a County standard. The Weber County Surveyors Office has posted final review comments that will be addressed by a revised plat. The Planning Division is requesting that the dedication plat shall depict the 33' future right of way easement and the owner's dedication language will include verbiage preserving the easement area for the right of way.

## Staff Recommendation

Staff recommends final approval of Vista View Subdivision, consisting of four lots. The following conditions are included with the Planning Staff's recommendation:

1. The owner shall create an escrow account plus a 10% contingency fund for all remaining subdivision improvements before final approval from the County Commission.
2. The developer shall enter into an agreement to dedicate land for the future right of way.
3. All final plat requirements shall be satisfied before going before the County Commission for final approval.

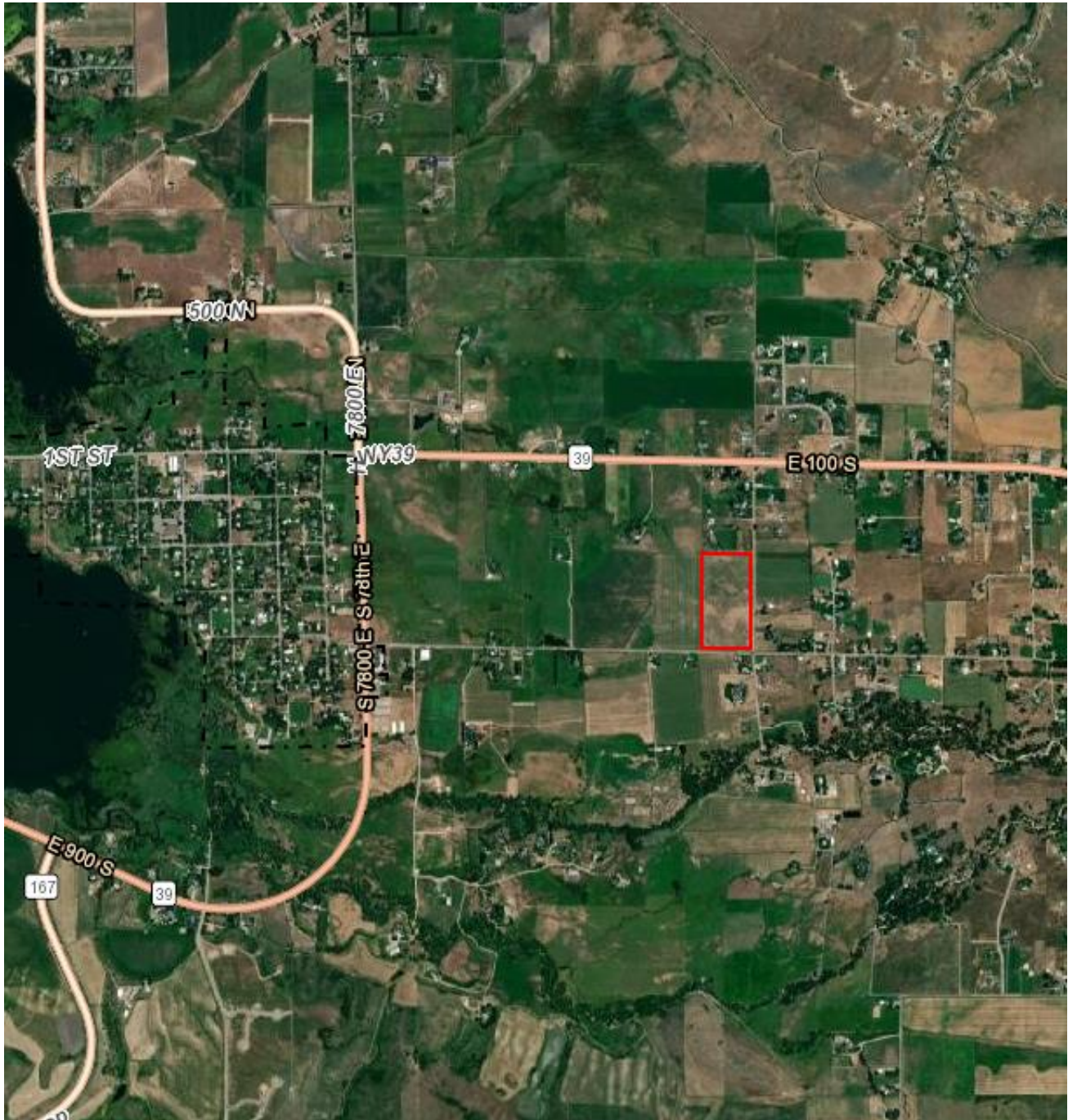
The following findings are the basis for the planning staff's recommendation:

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

## Exhibits

- A. Vista View Estates final plat
- B. Current Records Plat

## Area Map



SHEET 1 OF 1

# VISTA VIEW SUBDIVISION

PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2021



**MONUMENT  
DETAIL 1**  
(NOT TO SCALE)



**MONUMENT  
DETAIL 2**  
(NOT TO SCALE)

## BASIS OF BEARINGS

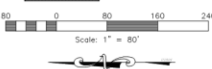
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°55'21"W.

## NARRATIVE

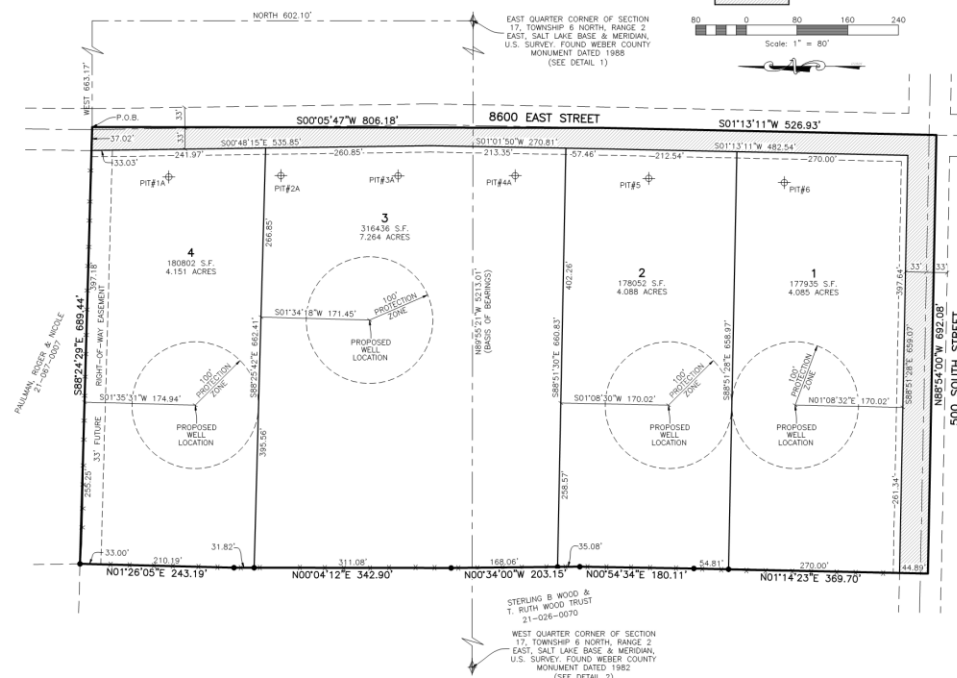
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND PUBLIC STREET AS SHOWN. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

## LEGEND

- SECTION CORNER
- TEST PIT LOCATION
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION LINE
- ROAD CENTERLINE
- EXISTING FENCELINE
- ROAD DEDICATION



**VICINITY MAP**  
NOT TO SCALE



## BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 602.10 FEET AND WEST 603.17 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17 (SAID EAST QUARTER CORNER BEING S89°55'21"E 5213.01 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 17); THENCE S00°05'47"W 806.18 FEET; THENCE S01°13'11"W 526.93'; THENCE S01°13'11"W 526.93 FEET; THENCE N89°54'00"W 692.08 FEET; THENCE N01°14'23"E 369.70 FEET; THENCE N00°54'34"E 180.11 FEET; THENCE N00°34'00"W 203.15 FEET; THENCE N00°04'12"E 342.90 FEET; THENCE N01°26'05"E 243.19 FEET; THENCE S88°24'29"E 689.44 FEET TO THE POINT OF BEGINNING. CONTAINING 92537 SQUARE FEET OR 21.257 ACRES MORE OR LESS.

## SOIL TEST PIT INFORMATION

- EXPLORATION PIT #1A  
0-16" SILT LOAM, GRANULAR STRUCTURE, 1% GRAVEL  
16-25" LOAM, MASSIVE STRUCTURE, 5% GRAVEL  
25-81" GRAVELLY SANDY LOAM, 40% GRAVEL  
REQUIRED PERCOLATION DEPTHS) 18" & 60"
- EXPLORATION PIT #2A  
0-16" SILT LOAM, GRANULAR STRUCTURE, 1% GRAVEL  
16-40" LOAM, MASSIVE STRUCTURE, 5% GRAVEL  
40-108" GRAVELLY SANDY LOAM, 30% GRAVEL  
REQUIRED PERCOLATION DEPTHS) 18" & 60"
- EXPLORATION PIT #3A  
0-11" SILT LOAM, GRANULAR STRUCTURE, 1% GRAVEL  
11-30" LOAM, MASSIVE STRUCTURE, 2% GRAVEL  
30-90" GRAVELLY SANDY LOAM, 30% GRAVEL  
REQUIRED PERCOLATION DEPTHS) 18" & 60"
- EXPLORATION PIT #4A  
0-13" SILT LOAM, GRANULAR STRUCTURE, 5% GRAVEL  
13-70" LOAMY SAND, MASSIVE STRUCTURE, 30% GRAVEL & COBBLE  
REQUIRED PERCOLATION DEPTHS) 18" & 60"
- EXPLORATION PIT #5  
0-29" SILT LOAM, GRANULAR STRUCTURE, 5% GRAVEL  
29-72" LOAMY SAND, MASSIVE STRUCTURE, 30% GRAVEL & COBBLE  
REQUIRED PERCOLATION DEPTHS) 18" & 60"
- EXPLORATION PIT #6  
0-23" LOAM, GRANULAR STRUCTURE, 5% GRAVEL  
23-70" LOAMY SAND, MASSIVE STRUCTURE, 30% GRAVEL  
REQUIRED PERCOLATION DEPTHS) 18" & 60"

## DEVELOPER:

DEAN JENSEN  
1814 W. 75 E.  
KANSVILLE, UT 84037  
(801) 698-3830

## 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\_\_\_\_.

WEBER COUNTY ATTORNEY

## WEBER COUNTY SURVEYOR

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 COMMISSION ACCEPTANCE

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_

## WEBER COUNTY ENGINEER

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

WEBER COUNTY ENGINEER

## WEBER COUNTY PLANNING COMMISSION APPROVAL

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE OBTAINED ALL NECESSARY MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND THAT THIS PLAT OF VISTA VIEW SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945  
UTAH LICENSE NUMBER



## OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT, AND NAME SAID TRACT VISTA VIEW SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SAID EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## ACKNOWLEDGMENT

STATE OF UTAH ) ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNED(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH ) ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC



## Project Info.

Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 02-23-2021  
Home: VISTA VIEW  
SUBDIVISION  
Number: 7034-01  
Revision: 17-80  
Checked: \_\_\_\_\_

## Webster County Recorder

Entry No. \_\_\_\_\_ Fee Paid  
And Recorded: \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Webster County Recorder  
Deputy: \_\_\_\_\_

## 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

SECTION 17, T.6N., R.2E., S.L.B. & M.  
IN WEBER COUNTY  
SCALE 1" = 400'

26

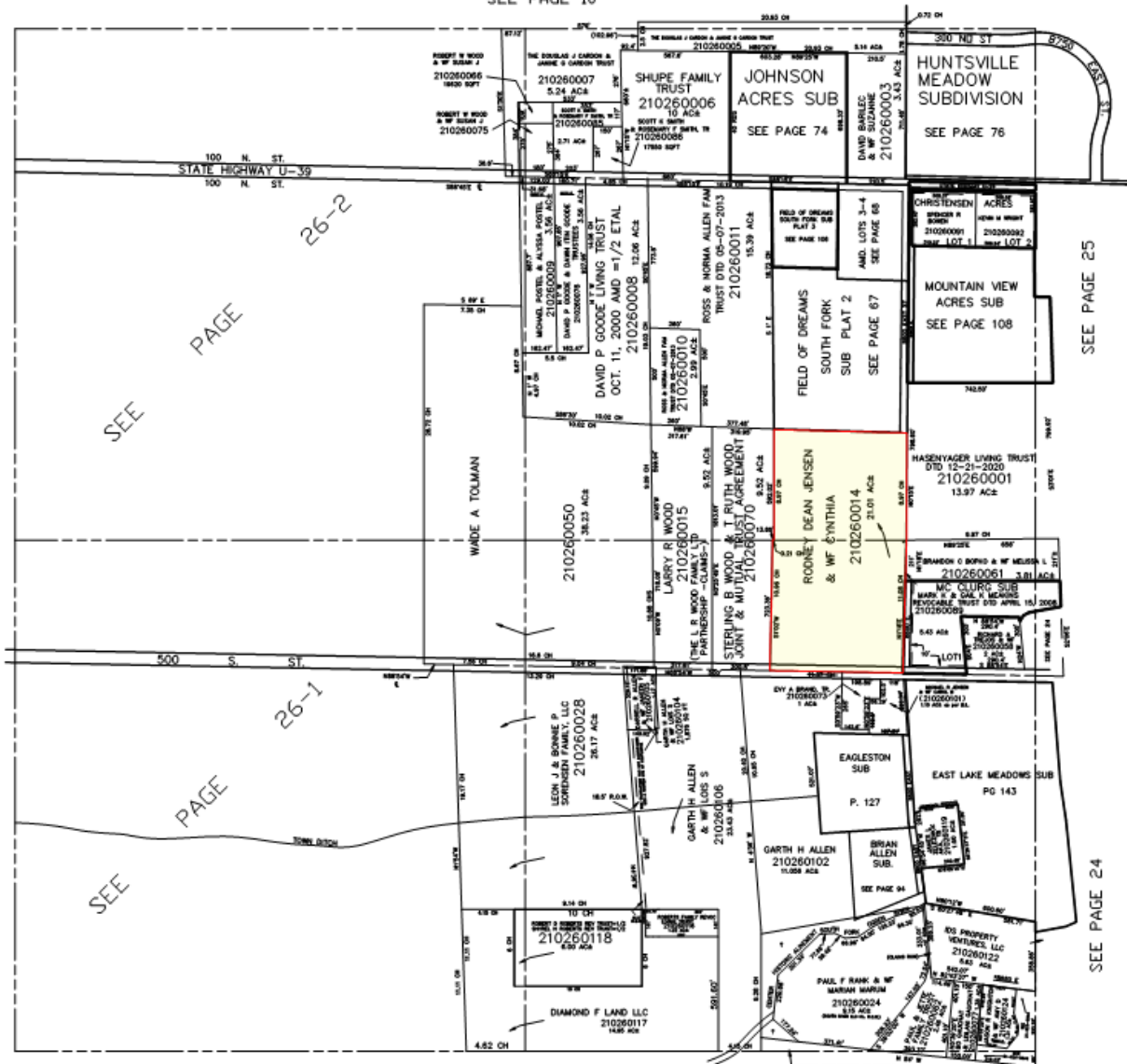
TAXING UNIT: 520

SEE PAGE 10

SEE BOOK 24, P. 20

SEE BOOK 24, P. 19

SEE BOOK 24, P. 18



SEE PAGE 34

SEE PAGE 33

\* ADDRESS AFFIDAVIT E#2806538  
E#2964999, E#3015053, E#3037743,  
E#3060513, E#3060514

\*FOR TAX PURPOSES ONLY\*

MTT 04-96



## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Request for recommendation of final approval of Harmony Farms Cluster Subdivision consisting of 16 lots, 3 open space parcels, public streets throughout the proposed subdivision.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, May 25, 2021

**Applicant:** Ian Silverberg, Owner

**Authorized Representative:** Chris Cave

**File Number:** UVE030217

#### Property Information

**Approximate Address:** 3000 East 3350 North, Eden

**Project Area:** 53.47 Acres

**Zoning:** FV-3, AV-3

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 22-023-0150

**Township, Range, Section:** Township 7 North, Range 1 East, Section 29

#### Adjacent Land Use

<b>North:</b>	3350 North St. /Residential	<b>South:</b>	Vacant
<b>East:</b>	Vacant	<b>West:</b>	Public Right-of-Way to be dedicated

#### Staff Information

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

**Report Reviewer:** SB

### Applicable Ordinances

- Title 104, Zones, Chapter 6, Agricultural Valley (AV-3) Zone
- Title 104, Zones, Chapter 14, Forest Valley (FV-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

### Development History

- 1/26/2021 – Sketch plan endorsement from Ogden Valley Planning Commission
- 2/23/2021 – Preliminary approval granted by Ogden Valley Planning Commission

### Background and Summary

**\*\*This staff report will appear similar to the report presented before the Planning Commission for preliminary approval. The purpose of this report is to explain how the proposal meets, or can meet, the applicable county standards. There are several ordinances that apply to both preliminary and final approval so the report and analysis will have some of the same information as the preliminary report.**

The developer is requesting final approval of the Harmony Ranch Cluster Subdivision, consisting of 16 lots, 3 open space parcels, and dedication of public streets, located at approximately 3000 East 3350 North, Eden. The proposal meets the requirements of the minimum width (80' in the AV-3 zone) and area (9,000 square feet, minimum, in all zones) requirements for lots in a cluster subdivision (LUC 108-3-7). Culinary water and secondary water will be provided by Nordic Mountain Water. Weber-Morgan Health Department has issued feasibility for on-site septic systems for each lot.

## Analysis

General Plan: The proposal conforms to the residential and resort development trends outlined in the Ogden Valley General Plan.

Zoning: The AV-3 and FV-3 zones allow Cluster Subdivision Development, as a permitted use. The Cluster ordinance allows for lot sizes as small as 9,000 square feet, as well as minimum lot width to be 80 feet. The proposal contains lots that range in size from .92 (87,006 square feet) to 1.997 acres.

Culinary water and sanitary sewage disposal: Prior to going before the **County Commission** for final approval, a letter from Nordic Mountain Water, granting final approval, as well as approval of any requirements regarding secondary water, must be submitted by the developer.

Review Agencies: The subdivision application will be required to comply with all review agency requirements, prior to receiving final approval from the **County Commission**.

Additional design standards and requirements: The developer will show a 10' paved trail along one side of each of the proposed roads within this development, as outlined in LUC §106-4-2 (f). Pathways shall connect using shortest distance reasonably possible (LUC 108-3-4 (c)). Four new public roads will be dedicated as part of final approval before the **County Commission**.

Review Agencies: To date, the proposed subdivision has been reviewed by the Surveyor's Office, Engineering Division, and the Fire District. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to the final Mylar being recorded.

Tax clearance: There are no outstanding tax payments currently related to these parcels.

## Previous Conditions of Approval

The roads throughout the subdivision be dedicated as public right-of-ways, per LUC § 106-2-2. – This will need to be shown on a final plat, with dedication accepted by the County Commission in a public meeting for final approval.

A financial guarantee for improvements will be required as outlined in LUC § 106-4-1. – This will be required prior to scheduling for final approval with the County Commission.

## Staff Recommendation

Staff recommends final approval of the Harmony Ranch Cluster Subdivision, consisting of 16 lots, 3 common areas, and an extension of a public street. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Final approval from culinary and, if applicable, secondary water suppliers is required prior to County Commission approval.
2. An open space agreement shall be recorded with the final plat to the title of all open space preservation parcels, that details the open space preservation plan and any related conditions of approval necessary to execute the open space preservation plan (LUC 108-3-5(f)(3)).

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 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.

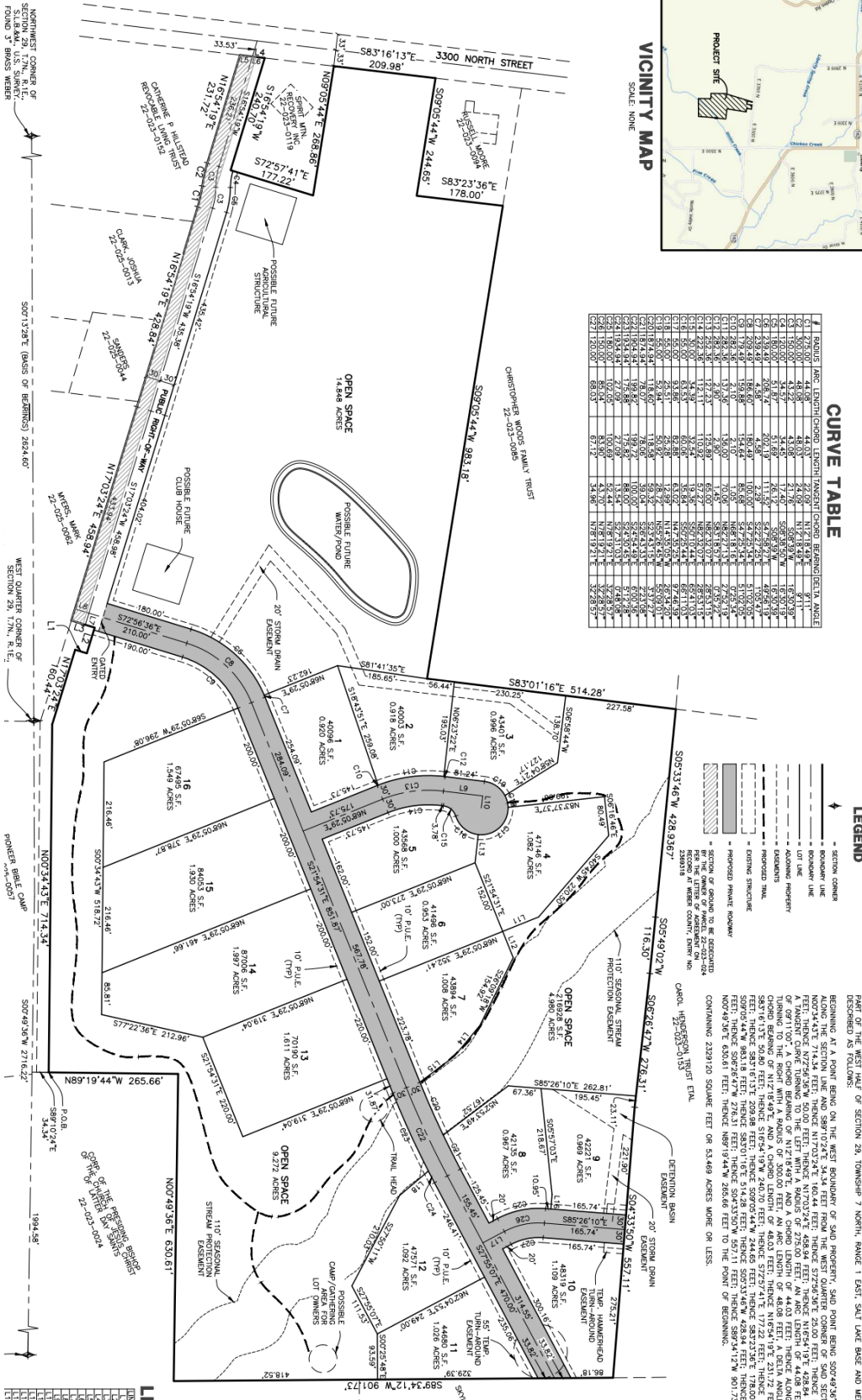
## Exhibits

### A. Subdivision Plat

**\*\*Exhibits are minimal in this staff report, due to the volume of information presented for preliminary approval, and the lack of conditions required for a recommendation of final approval from the planning commission.**

Map 1





CURVE TABLE			
STATION	ARC LENGTH	CHORD LENGTH	BEARING (DEG.)
1	12.00	12.00	0.00
2	12.00	12.00	0.00
3	12.00	12.00	0.00
4	12.00	12.00	0.00
5	12.00	12.00	0.00
6	12.00	12.00	0.00
7	12.00	12.00	0.00
8	12.00	12.00	0.00
9	12.00	12.00	0.00
10	12.00	12.00	0.00
11	12.00	12.00	0.00
12	12.00	12.00	0.00
13	12.00	12.00	0.00
14	12.00	12.00	0.00
15	12.00	12.00	0.00
16	12.00	12.00	0.00

Harmony Ranch Cluster Subdivision

PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, 2022

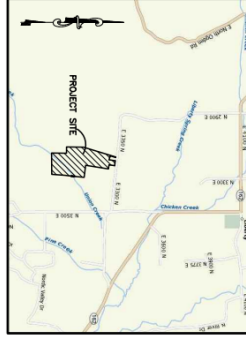
LEGEND

BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, 2022

VICINITY MAP

SCALE NONE





## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	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.
<b>Agenda Date:</b>	May 25, 2021
<b>Applicant:</b>	Pineview Watersides LLC
<b>Representative:</b>	Todd Meyers
<b>File Number:</b>	UVB050721 AAE 2021-04

#### Property Information

<b>Approximate Address:</b>	947 E Old Snow Basin Road
<b>Project Area:</b>	3.31 acres
<b>Zoning:</b>	FR-3
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	20-036-0035
<b>Township, Range, Section:</b>	T7N, R1E, Section 21

#### Adjacent Land Use

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

#### Staff Information

<b>Report Presenter:</b>	Steve Burton <a href="mailto:sburton@co.weber.ut.us">sburton@co.weber.ut.us</a> 801-399-8766
<b>Report Reviewer:</b>	RG

### Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 17, Forest Residential (FR-3) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

### Background and Summary

This property is on the County Commission agenda to be rezoned from CVR-1 to FR-3 on May 25, 2021. Assuming the rezoning is approved prior to the Planning Commission meeting, the applicant would like to receive preliminary approval from the Planning Commission for The Basin Subdivision, consisting of 13 lots. If the rezone is not approved prior to the meeting, this item will be taken off the agenda. All of the lots in this subdivision will be for single family dwellings. The smallest lot in this subdivision is 9,113 square feet, with 76 feet of width.

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:** By reducing the density from CVR-1 to FR-3, the density and intensity of uses decreases significantly in this area. By decreasing density, the proposal is in compliance with the Ogden Valley General Plan (Ogden Valley General Plan, Page 15).

**Zoning:** The subject property is located in the Forest Residential (FR-3) Zone. The purpose and intent of the FR-3 zone is identified in the LUC §104-17-1 as:

*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 minimum lot size in the FR-3 zone is 6,000 square feet and the minimum lot width is 60 feet. All lots within the subdivision meet the minimum zoning requirement for single family dwellings. The applicant is showing building envelopes on each of the lots. The building envelopes conform to the FR-3 zoning setbacks which are 25 feet from the front, 8 feet with total width of two side yards not less than 18 feet, and 30 feet rear.

**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.

**Parking:** Each lot in this subdivision will have a two or three-car garage with a full size driveway (total of 4 spaces per dwelling). Due to the narrow private rights-of-way, the applicant has also provided a spot for eleven standard parking spaces for guest parking, if needed.

**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. If the rezone is approved with a development agreement, then all conditions of the agreement shall be satisfied in relation to the subdivision 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

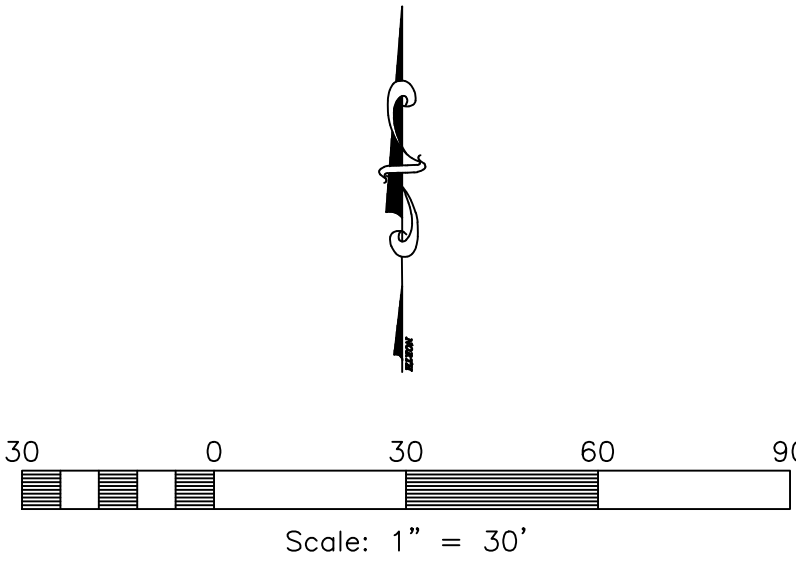
## Location Map 1





# The Basin

Weber County, Utah



REVISIONS	DATE	DESCRIPTION
	05-13-2021	NP RENDERING

<b>The Basin</b>	
WEBER COUNTY, UTAH	
<b>Landscape Plan</b>	

--

<b>Project Info.</b>
Landscape Architect: Nathan C. Peterson
Drafter: N. Peterson
Begin Date: 5-6-2021
Name: THE BASIN
Number: 7562-03

Sheet	
<b>1</b>	Sheets

Exhibit A



VICINITY MAP

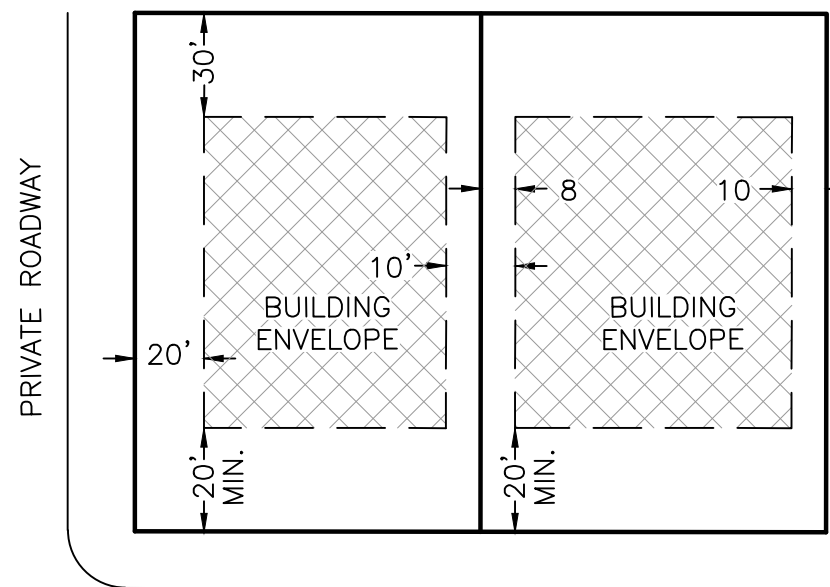
SCALE: NONE

## 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
- = EX.SS = EXISTING SANITARY SEWER LINE
- = PROPOSED CULINARY WATER LINE
- = EX.W = EXISTING CULINARY WATER LINE
- = PROPOSED STORM DRAIN
- = EX.SD = 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

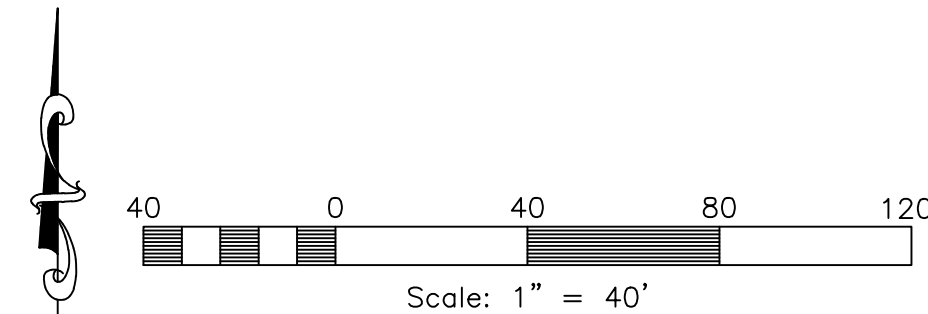
- CONTOURS ARE SHOWN IN ONE FOOT INTERVALS
- PROPERTY IS IN ZONE X PER FEMA FLOOD PANEL 4905700475F EFFECTIVE 6-2-2015
- PARCEL 'A' WILL BE OWNED AND MAINTAINED BY THE HOA.

## 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 <sup>2</sup>
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

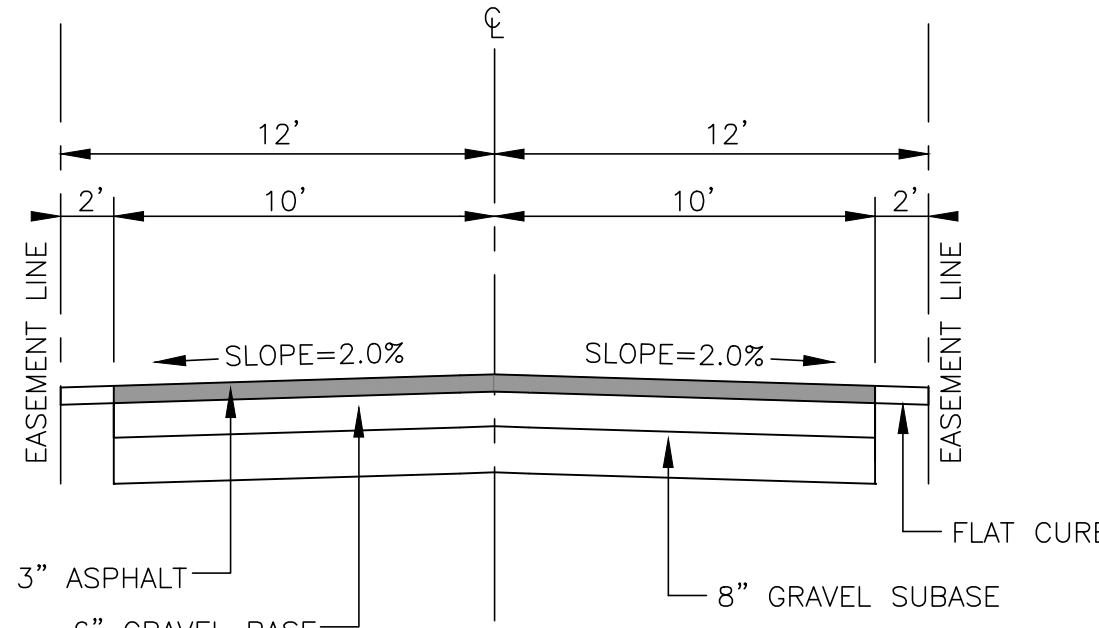
LID Retention	80% Percentile Rainfall Event	0.45	in
Is the site Feasible for LID?	Yes	0.45	
Site Imperviousness	NRCS Soil Group	CD	
Rv Equation		0.8391122	
R <sub>s</sub>		0.34	
V <sub>pool</sub>		1850	c.f.

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

C =	0.52					
I =	See Below in/hr					
A =	144145.97 ft <sup>2</sup>					
Q(out) =	0.66 ft <sup>3</sup> /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	
	2q = 64.4 ft <sup>3</sup> /s <sup>2</sup>		
	H = 3.00 ft		
	Cd = 0.62	(Estimate)	
	R = SORT(Q/psi/(0.7*(64.4*H)*0.5))		
	R = 0.16 feet		
	D = 1.88 inches		
	A = 11.08 inches *2		0.0768 ft *2

SUMMARY:	The required 100-yr storage volume is	9,810	cubic feet
	The required LID Retention volume is	1,850	cubic feet
	Orifice size is	4	inches



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

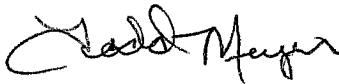
Re: Alternative Access Application

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