



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**September 16, 2020**  
**4:00 to 5:00 p.m.**

<https://us02web.zoom.us/j/85673377545>

1. UVT081720 - Consideration and action on a request for preliminary approval of Trappers Ridge at Wolf Creek Phase 6, 1<sup>st</sup> Amendment PRUD.
2. UVT081620 - Consideration and action on a request for preliminary approval of Trappers Ridge at Wolf Creek Phase 5, 1<sup>st</sup> Amendment PRUD.

**Adjourn**

*The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/ink in a web browser:*

<https://us02web.zoom.us/j/85673377545>

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791*





## 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 preliminary approval of Trappers Ridge at Wolf Creek Phase 6, 1 <sup>st</sup> Amendment PRUD.
<b>Type of Decision</b>	Administrative
<b>Agenda Date:</b>	Wednesday, September 16, 2020
<b>Applicant:</b>	Rick Everson
<b>File Number:</b>	UVE081620

#### Property Information

<b>Approximate Address:</b>	3440 N Big Piney Drive, Eden
<b>Project Area:</b>	10.153 acres
<b>Zoning:</b>	Residential Estates (RE-15)
<b>Existing Land Use:</b>	Residential Subdivision
<b>Proposed Land Use:</b>	Residential Subdivision
<b>Parcel ID:</b>	22-261-0006, 22-261-0007, 22-261-0008, 22-261-0009, 22-261-00010
<b>Township, Range, Section:</b>	T7N, R1E, Section 26

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

### Applicable Ordinances

- Title 101 (General Provisions) 1-7 (Definitions)
- Title 104 (Zones) Chapter 3 (Residential Estates RE-15)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District) Section 3 (Important Wildlife Habitat Areas)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Planned Residential Unit Development)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

### Development History

Trappers Ridge Phase 6 PRUD was recorded on July 17<sup>th</sup> 2006.

### Background

The applicant is requesting final approval of a 5-lot subdivision amendment to Trappers Ridge PRUD Phase 6. This is a proposal to expand the size of lots 115 through 119. Each lot has frontage on Big Horn Parkway, a public right-of-way. No additional roadway or subdivision improvements are part of this amendment. All public and subdivision improvements that are part of the original subdivision approval on July 17<sup>th</sup> 2006 are complete to a County Standard.

The proposal to enlarge the building pads into the open space reduces the total amount of open space of phase 6 by 7,728 square feet. The open space remaining after adjusting for the enlargement of the lots amounts to 66.8% combined between phases 5 and 6. The Weber County PRUD Code requires a minimum of 60% open space to be preserved.

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 RE-15 zone found in LUC §104-3. The following section is a brief analysis of this project against current land use regulations.

## Analysis

**General Plan:** This proposal is in conformity Residential Development Implementation Plan 1:1 of the Ogden Valley General Plan.

**Zoning:** The property is located in the RE-15 Zone. The purpose of this zone is stated in the LUC §104-3-1.

*“The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.”*

**Natural Hazards:** This proposal includes two studies to identify geologic hazards and to guide site preparations and excavations throughout the development. The Conclusions and Recommendation portion of the Geologic Reconnaissance Identify hazards and rate the severity of notable hazards. “Earthquake ground shaking and radon are the only hazards that may potentially affect all parts of the project area, while other hazards pose minimal risk.”

There are several recommendations to mitigate notable hazards.

1. It is generally recommended that the proposed structures be at-grade. For structures with basements, it is recommended that further site-specific ground-water levels be ascertained preceding development.
2. It is recommended that IGES observe the foundation excavation for all lots identified in this report.

The Geotechnical Investigation prepared by IGES, dated November 8, 2017, project number 01855-011, to assess the engineering properties and provide recommendations for development is available for review in the Weber County Planning Office.

**Flood Zone:** The entire development is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

**Sensitive Lands:** The sensitive lands map indicates that this development is within an Important Wildlife Habitat Area. §LUP104-28-3 states the limits of disturbance, which are as follows:

1. Wildlife areas should have open space connectivity to larger open space areas,
2. Roads and development away from wildlife corridors,
3. Minimize fencing types that would inhibit movement of big game,
4. Retain native vegetation such as trees, native vegetation, and grading between built and natural areas, and
5. Re-seed disturbance areas with native vegetation.

**Culinary, Irrigation, and Sanitary Services:** Wolf Creek Water and Sewer District will serve culinary, irrigation, and sanitary services for Trappers Ridge.

**Review Agencies:** The Weber County Fire District and Weber County Engineering and Weber County Planning Division have approved this proposal. Weber County Surveyors have submitted reviews that will be addressed by a revised subdivision plat.

**Tax Clearance:** The 2019 property taxes for all the lots included in this amendment are paid in full.

## **Staff Recommendation**

Staff recommends preliminary approval of Trappers Ridge at Wolf Creek Phase 6, 1<sup>st</sup> Amendment PRUD, consisting of 5 amended lots. This recommendation is based on the following conditions:

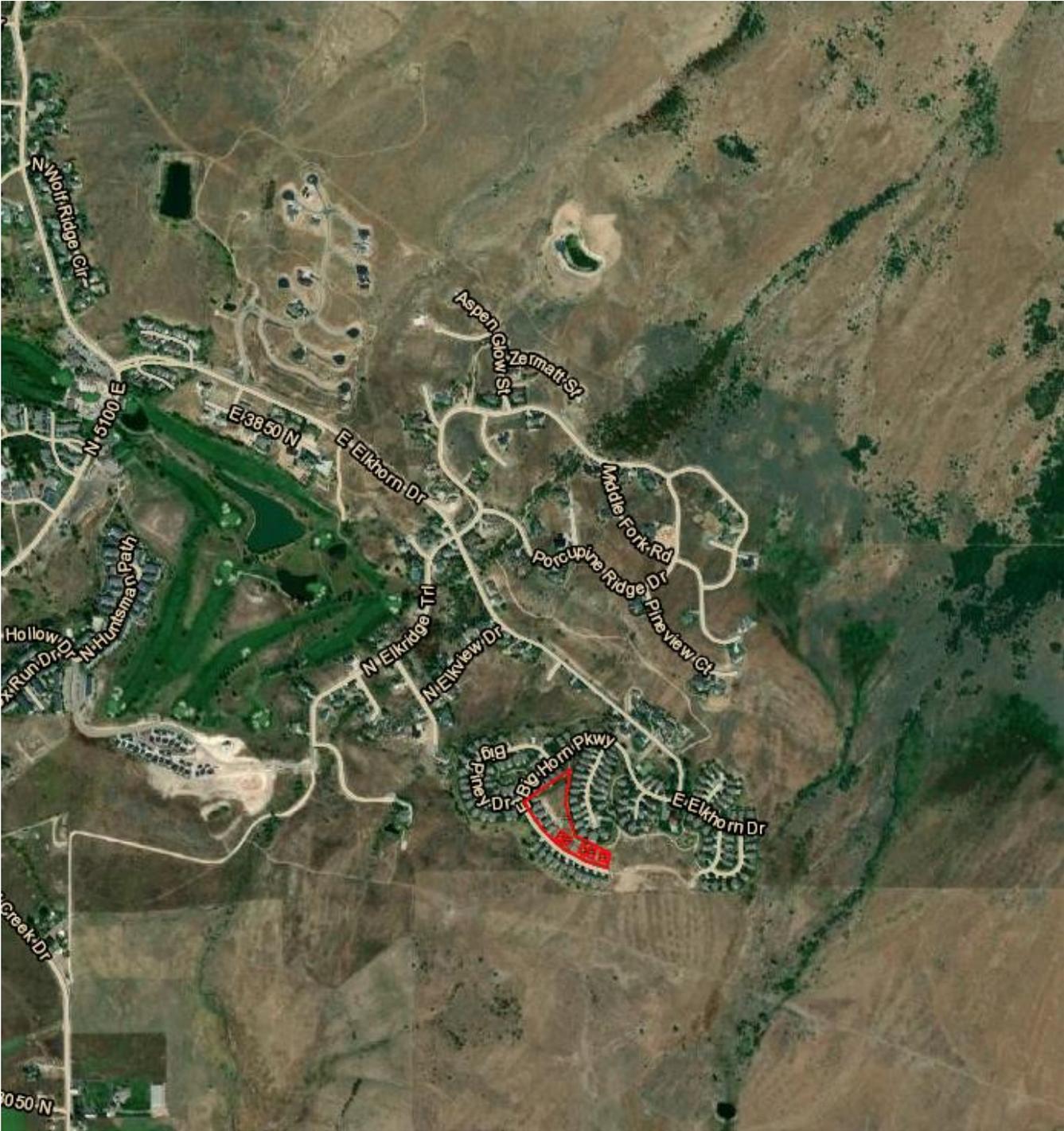
1. Prior to recording the subdivision plat, all Weber County review agency comments shall be addressed.

The following findings are the basis for staff's recommendations:

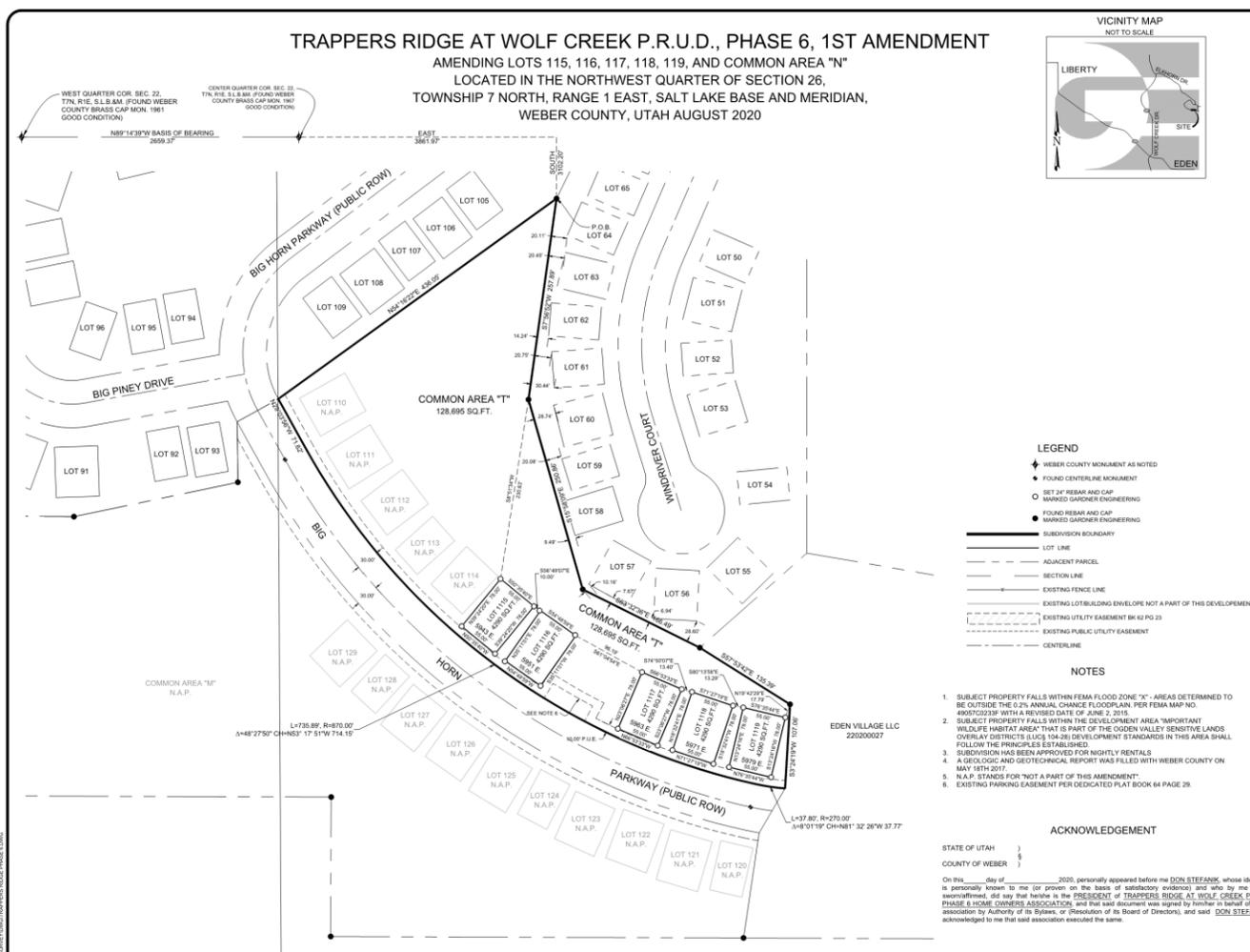
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

## **Exhibits**

1. Trappers Ridge at Wolf Creek Phase 6, 1<sup>st</sup> Amendment PRUD subdivision plat
2. Geologic Report (select pages)



**TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6, 1ST AMENDMENT**  
**AMENDING LOTS 115, 116, 117, 118, 119, AND COMMON AREA "N"**  
**LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,**  
**TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,**  
**WEBER COUNTY, UTAH AUGUST 2020**



**BOUNDARY DESCRIPTION**  
 ALL OF LOT 114, 115, 116, 117, 118, 119, AND ALL OF COMMON AREA "N" OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6 LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6 BEING LOCATED EAST 381.97 FEET AND SOUTH 310.20 FEET FROM THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 89°14'29" WEST BETWEEN SAID CENTER QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 22); RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 07°50'57" EAST 251.89 FEET; (2) SOUTH 15°50'57" EAST 20.56 FEET; (3) SOUTH 83°32'30" EAST 166.89 FEET; (4) SOUTH 57°52'42" EAST 139.39 FEET; (5) SOUTH 02°24'19" WEST 107.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BIG HORN PARKWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT 38.15 FEET; HAVING A CENTRAL ANGLE OF 58°15'11"; CHORD BEARS NORTH 81°32'58" WEST 77.77 FEET; (2) ALONG THE ARC OF A 670.00 FOOT RADIUS CURVE TO THE RIGHT 736.89 FEET; HAVING A CENTRAL ANGLE OF 48°27'55"; CHORD BEARS NORTH 53°11'51" WEST 714.15 FEET; (3) NORTH 29°03'58" WEST 71.82 FEET TO THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6; THENCE ALONG THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6 NORTH 54°16'22" EAST 436.05 FEET TO THE POINT OF BEGINNING, CONTAINING 3.842 ACRES.

**SURVEYOR'S CERTIFICATE**  
 I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 86, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6, 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-2317 AND HAVE VERIFIED ALL MEASUREMENTS THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREBY DESCRIBED TRACT OF REAL PROPERTY.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 Klint H. Whitney  
 Professional Land Surveyor  
 License No. 8227228  
 State of Utah

**OWNER'S DEDICATION**  
 I, THE UNDERSIGNED OWNER OF THE HEREBY DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:  
**TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6, 1ST AMENDMENT**  
 AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PROTECTION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SAID EASEMENTS; AND ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREA TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNER ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT TO WEBER COUNTY A PERPETUAL, OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 EDEN VILLAGE LLC  
 BY: RUSS WATTS - MEMBER  
 TRAPPERS RIDGE AT WOLF CREEK PRUD PHASE 6 HOME OWNERS ASSOCIATION  
 BY: DON STEFANIK - PRESIDENT  
**ACKNOWLEDGEMENT**  
 STATE OF UTAH )  
 ) COUNTY OF WEBER )  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me (RUSS WATTS), whose identity is personally known to me or proven on the basis of satisfactory evidence; and who, by his duly sworn affidavit, did say that he/she is the MEMBER of EDEN VILLAGE, LLC; and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws or (Resolution of its Board of Directors); and said (RUSS WATTS) acknowledged to me that said Corporation executed the same.

- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
  - FOUND CENTERLINE MONUMENT
  - SET 2" REBAR AND CAP MARKED GARDNER ENGINEERING
  - FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
  - MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - EXISTING FENCE LINE
  - EXISTING UTILITIES (ALONG ENVELOPE NOT A PART OF THIS DEVELOPMENT)
  - EXISTING UTILITY EASEMENT (BLACK P. 2)
  - EXISTING PUBLIC UTILITY EASEMENT
  - CENTERLINE

- NOTES**
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49007203P WITH A REVISED DATE OF JUNE 2, 2015.
  - SUBJECT PROPERTY FALLS WITHIN THE DEVELOPMENT AREA "IMPORTANT WILDLIFE HABITAT AREA" THAT IS PART OF THE OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS (LUCS 134-20) DEVELOPMENT STANDARDS IN THIS AREA SHALL FOLLOW THE PRINCIPLES ESTABLISHED.
  - SUBDIVISION HAS BEEN APPROVED FOR NIGHTLY VENTALS
  - A GEOLOGIC AND GEOTECHNICAL REPORT WAS FILLED WITH WEBER COUNTY ON MAY 16TH 2017
  - N.A.P. STANDS FOR "NOT A PART OF THIS AMENDMENT"
  - EXISTING PARKING EASEMENT PER DEDICATED PLAT BOOK 64 PAGE 28.

**ACKNOWLEDGEMENT**  
 STATE OF UTAH )  
 ) COUNTY OF WEBER )  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me (DON STEFANIK), whose identity is personally known to me or proven on the basis of satisfactory evidence; and who, by his duly sworn affidavit, did say that he/she is the PRESIDENT of TRAPPERS RIDGE AT WOLF CREEK PRUD PHASE 6 HOME OWNERS ASSOCIATION; and that said document was signed by him/her in behalf of said association by Authority of its Bylaws or (Resolution of its Board of Directors); and said (DON STEFANIK) acknowledged to me that said association executed the same.

**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 LICENSEE AND SURVEYOR FROM LIABILITY AS DESCRIBED IN THE RESPONSIBILITIES AND/OR LIMITATIONS RECORDED HEREIN.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 COUNTY SURVEYOR

**WEBER COUNTY ENGINEER**  
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 COUNTY ENGINEER

**WEBER COUNTY ATTORNEY**  
 I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND MAY CONVINCE THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO, AND NOW IN FORCE AND EFFECT.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 COUNTY ATTORNEY

**WEBER COUNTY COMMISSION ACCEPTANCE**  
 THIS IS TO CERTIFY THAT THE 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 \_\_\_\_\_, 2020.  
 CHAIRMAN, WEBER COUNTY COMMISSION  
 ATTEST: \_\_\_\_\_  
 WEBER COUNTY COMMISSION

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**ACKNOWLEDGEMENT**  
 STATE OF UTAH )  
 ) COUNTY OF WEBER )  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me (RUSS WATTS), whose identity is personally known to me or proven on the basis of satisfactory evidence; and who, by his duly sworn affidavit, did say that he/she is the MEMBER of EDEN VILLAGE, LLC; and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws or (Resolution of its Board of Directors); and said (RUSS WATTS) acknowledged to me that said Corporation executed the same.

**STAMP**  
 NOTARY PUBLIC  
**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 115, 116, 117, 118, 119 AND COMMON AREA "N". THE SURVEY WAS ORDERED BY WATTS ENTERPRISES. THE BOUNDARY WAS DETERMINED BY DEDICATED PLAT RECORDED AT BOOK 64, PAGE 28 OF THE WEBER COUNTY RECORDS. THE BASIS OF BEARING IS A LINE BETWEEN THE CENTER QUARTER CORNER OF SECTION 22 AND THE WEST QUARTER CORNER SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°14'29" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

**DEVELOPER:** EDEN VILLAGE LLC  
 5300 SOUTH HIGHLAND DRIVE  
 SALT LAKE CITY, UTAH

**COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FEE PAID: \_\_\_\_\_  
 FILED FOR AND RECORDED: \_\_\_\_\_  
 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR: \_\_\_\_\_  
 COUNTY RECORDER

**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING  
 5150 SOUTH 114 STREET, SALT LAKE CITY, UTAH 84119  
 OFFICE: 801-476-0202 FAX: 801-476-0666


**IGES**<sup>®</sup>

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May 18, 2017

Watts Enterprises  
 5200 South Highland Drive, Suite 100  
 Salt Lake City, Utah 84117  
 Attn: Mr. Rick Everson

IGES Project No. 01855-010

Subject: Reconnaissance-Level Geologic Hazards Assessment  
 Remaining Undeveloped Lots  
 Trappers Ridge at Wolf Creek Subdivision, Phases 5, 6, and 7  
 Eden, Utah

Mr. Everson:

At your request, IGES has performed a reconnaissance-level geologic hazard assessment for the remaining undeveloped lots of the Trappers Ridge at Wolf Creek Subdivision, Phases 5, 6, and 7, located in the city of Eden in Weber County, Utah (Figure A-1). This letter-report identifies the nature and associated risk of the applicable geologic hazards associated with the lots, based upon the results of the literature review and site reconnaissance conducted as part of this assessment.

## INTRODUCTION

Phases 5 and 6 of the Trappers Ridge at Wolf Creek Subdivision are largely developed, with roadways and utilities installed and most residential lots developed, while Phase 7 is currently completely undeveloped and has no infrastructure yet. Remaining undeveloped lots within Phase 5 include Lots 70, 74, 76, 77, and 79. Remaining undeveloped lots within Phase 6 include Lots 110, 111, 112, 114, 115, 116, 117, 118, and 119. Phase 7 development is to include the construction of 20 residential homes (Lots 130 through 149), an extension of Big Horn Parkway, and the northernmost part of Telluride Road (Figure A-2). IGES recently completed an individual geologic hazard assessment for the Lot 110 property (IGES, 2017), so it is not included in this assessment.

It is our understanding that the proposed residential development will generally consist of two-story single-family residences founded on spread footings with slab-on-grade flooring. The Phase 5, 6, and 7 properties are located in the northwestern quarter of Section 26 of Township 7 North, Range 1 East, approximately 2 miles north of Pineview Reservoir. The properties are bound on the east by the developed Trappers Ridge Phases 1, 2, 3, and 4 lots, on the north by undeveloped Phase 8 property, and on the south and west by undeveloped farmland.

## PURPOSE AND SCOPE

This study was performed as a reconnaissance-level geologic hazards assessment to identify any surficial or subsurface geologic hazards that may be extant on the remaining undeveloped

Areas with a high-risk determination always require additional site-specific hazard investigations and associated mitigation practices. For areas with a high-risk geologic hazard, simple avoidance is often considered.

The following are the results of the reconnaissance-level geologic hazard assessment for the remaining undeveloped lots within the Trappers Ridge Phases 5, 6, and 7 areas.

#### **Landslides/Mass Movement/Slope Stability**

On the geologic maps reviewed for this assessment, the predominant surficial geology of the property is mapped as various forms of mass-movement deposits, including colluvium and an older block landslide. Additionally, the landslide hazard maps that cover these properties show the properties within an area that contains landslide deposits undifferentiated from colluvial deposits. Though a mapped landslide scarp extends onto the southwestern part of the Phase 5 property and a younger mapped landslide extends into the south-central part of the Phase 6 property, none of the remaining undeveloped lots are located in these areas. No landslide hazards for the property were observed in the aerial imagery or during the site reconnaissance, and the shallowly exposed surficial materials observed during the site reconnaissance were consistent with the gravelly colluvial deposits (QTcg) denoted as being the block slide material. Slopes across these properties have an average gradient ranging between approximately 7:1 and 10:1 (horizontal to vertical), and as such do not warrant site-specific local slope stability analyses. Given this data, the site-specific landslide, mass-movement, and slope stability hazard associated with these properties is considered to be low.

It should be noted, however, that the surficial deposits that cover the properties are possibly underlain by the Norwood Tuff, a geologic unit known to be landslide-prone (Ashland, 2010). Additionally, the stability of the larger, older landslide mass within which the properties are contained is unknown and beyond the scope of work for this assessment.

#### **Rockfall**

No bedrock is exposed immediately upslope of any of the lots, therefore there is no rockfall source area. As such, the rockfall hazard associated with the property is considered to be low.

#### **Surface-Fault-Rupture and Earthquake-Related Hazards**

No faults are known to be present on or projecting towards the properties, and the closest mapped active fault to the properties is the Weber Segment of the Wasatch Fault Zone, located approximately 6.1 miles to the west of the western margin of the Phase 6 property (USGS and UGS, 2006). Given this information, the risk associated with surface-fault-rupture on the property is considered low.

The entire project area is subject to earthquake-related ground shaking from a large earthquake generated along the active Wasatch Fault. Given the distance from the Wasatch Fault, the hazard associated with ground shaking is considered to be moderate. Proper building design according to appropriate building code and design parameters can assist in mitigating the hazard associated with earthquake ground shaking.

### **Liquefaction**

According to the existing geologic literature for the area, the risk associated with earthquake-induced liquefaction is expected to be low. However, both shallow groundwater and granular soils are possible to be present on the properties; therefore, we cannot preclude the possibility for liquefaction to occur onsite. A liquefaction study, which would include borings and/or CPT soundings to a depth of at least 50 feet, was not performed for this project and is not a part of our scope of work.

### **Debris-Flows and Flooding Hazards**

The Phase 5, 6, and 7 properties are generally located on a broad topographic high between two drainages, and no alluvial fan deposits have been mapped on the property. Additionally, the properties are located outside of the 500-year floodplain for both of the drainages (FEMA, 2015a,b). Given this information, the risk associated with debris-flows and flooding hazards on the property is considered to be low. Though the Phase 5, Lot 70 property abuts the small gully near its northern margin, the drainage is considered to be too small to pose a flooding hazard, and the proposed residence is anticipated to be elevated several feet above the drainage, akin to what has been done with the developed residences present on Lots 69, 71, and 72.

### **Shallow Groundwater**

Groundwater levels are currently unknown for the property; however, the presence of hydrophilic plants on a number of the lots suggests that shallow groundwater conditions do exist. The risk associated with shallow groundwater is to be considered high for any proposed residences that include basements. For any proposed residence that will be an on-grade structure (will not include a basement), the presence of shallow groundwater (if encountered) could necessitate localized dewatering for construction of foundations and/or utilities.

### **Radon**

Limited data is available to address the radon hazard across the properties. However, at least one study (Solomon, 1996) shows the remaining undeveloped Phase 5 and Phase 6 lots within an area designated as having a moderate radon hazard. Though the Phase 7 lots are located outside of the Solomon (1996) study area, it is assumed that these lots also fall within an area designated as having a moderate radon hazard. As such, the radon hazard associated with all lots is considered to be moderate, and a site-specific radon hazard assessment is recommended for each individual lot to adequately address radon concerns across the properties.

## **CONCLUSIONS AND RECOMMENDATIONS**

Based upon the data collected and reviewed as part of this assessment, IGES makes the following reconnaissance-level conclusions regarding the geological hazards present at the remaining undeveloped lots of the Trappers Ridge Phases 5, 6, and 7 properties:

- **From a reconnaissance-level perspective, the remaining undeveloped lots of the Trappers Ridge Phases 5, 6, and 7 properties do not appear to have geological hazards that would adversely affect the development as currently proposed. This includes Lots 70, 74, 75, 76, and 77 of Phase 5, Lots 111, 112, and 114 through 119 of Phase 6, and Lots 130 through 149 of Phase 7. As such, no subsurface geologic**

**hazards investigative methods are considered to be necessary for the properties preceding development, and the properties are considered buildable from a geologic perspective.**

- Earthquake ground shaking, shallow groundwater, and radon are the only hazards that may potentially affect all parts of the project area, while other hazards pose minimal risk.
- Landslide, rockfall, surface-fault-rupture, debris-flow, and flooding hazards are considered to be low for all of the aforementioned lots.
- Groundwater levels are currently unknown, but are likely to be near-surface. Shallow groundwater hazards are considered to pose high risk to development for any proposed residents with a basement. Shallow groundwater is considered to pose minimal risk to development for any proposed residence that is to be an on-grade structure, though the presence of shallow groundwater (if encountered) could necessitate localized dewatering for construction of foundations and/or utilities.
- Published literature indicates that the liquefaction potential for the site is expected to be low. However, due to the likely presence of granular soils, unknown depth to groundwater, and the unknown character of the subsurface soils, the potential for liquefaction occurring at the site cannot be ruled out.

Given the conclusions listed above, IGES makes the following recommendations:

- To adequately address the radon hazard, a site-specific radon assessment for each individual lot is recommended.
- To avoid hazards associated with shallow groundwater, it is generally recommended that all of the proposed residences be on-grade structures without basements, unless site-specific subsurface data suggests otherwise. In some cases, residences with walk-out basements may be feasible without additional mitigation. For those residences that involve the construction of a basement, it is recommended that data regarding the anticipated groundwater levels be ascertained preceding development, such that appropriate mitigation practices for dealing with shallow groundwater hazards can be implemented (if necessary). If a basement is planned, a foundation drainage system is recommended.
- Though no landslide features were observed on the lots, the surficial deposits present across the Phase 5, 6, and 7 properties are mapped as being located within a larger block landslide mass and potentially underlain by the Norwood Tuff, which is a known landslide-prone unit. Individual lot owners should understand and accept that, while the potential for landslides impacting the site is qualitatively assessed to be low, considering these items of note, the risk associated with landslide is not zero. Additionally, it is recommended that IGES observe the foundation excavation for all lots identified in this report to assess subsurface soil conditions and to assess the presence of evidence of any

near-surface landslide-related features that may pose a localized threat to development on the lots.

- Given that many of the lots have excavation-induced breaks in slope present on them, appropriate grading measures are necessary on a lot-by-lot basis to reduce the risk that residences are susceptible to potential small-scale localized slope instabilities. For all lots in which these features are present, a setback of the proposed structure from the steeper slope of at least 15 feet is recommended, measured horizontally from the bottom of the foundation to the face of the slope. Additionally, reducing the risk of over-steepened slopes may include retaining walls, rockeries, and/or grading of the slope to a 2:1 H:V gradient.

### LIMITATIONS

The conclusions and recommendations presented in this report are based on limited geologic literature review and site reconnaissance, and our understanding of the proposed construction. It should be noted that these conclusions are based solely upon the readily-available geological data available at the time of the preparation of this report. It is possible that geologic hazards are present that may not be identified until construction activities expose adverse geologic conditions. Therefore, the geologic hazard classifications as denoted in this report are potentially subject to change with data collected from site-specific excavations across the property. This report was prepared in accordance with the generally accepted standard of practice at the time the report was written. No warranty, expressed or implied, is made.

### CLOSURE

We appreciate the opportunity to provide you with our services. If you have any questions, please contact the undersigned at your convenience at (801) 748-4044.

**Respectfully Submitted,  
IGES, Inc.**

Prepared by:



Peter E. Doumit, P.G., C.P.G.  
Senior Geologist

Reviewed by:

David A. Glass, P.E.  
Senior Geotechnical Engineer



## 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 preliminary approval of Trappers Ridge at Wolf Creek Phase 5, 1 <sup>st</sup> Amendment PRUD.
<b>Type of Decision</b>	Administrative
<b>Agenda Date:</b>	Wednesday, September 16, 2020
<b>Applicant:</b>	Rick Everson
<b>File Number:</b>	UVE081620

#### Property Information

<b>Approximate Address:</b>	3440 N Big Piney Drive, Eden
<b>Project Area:</b>	10.153 acres
<b>Zoning:</b>	Residential Estates (RE-15)
<b>Existing Land Use:</b>	Residential Subdivision
<b>Proposed Land Use:</b>	Residential Subdivision
<b>Parcel ID:</b>	22-239-0002, 22-239-0006, 22-239-0008, 22-238-0001, 22-238-0023
<b>Township, Range, Section:</b>	T7N, R1E, Section 26

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

### Applicable Ordinances

- Title 101 (General Provisions) 1-7 (Definitions)
- Title 104 (Zones) Chapter 3 (Residential Estates RE-15)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District) Section 3 (Important Wildlife Habitat Areas)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Planned Residential Unit Development)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

### Development History

Trappers Ridge Phase 5 PRUD was recorded on August 10<sup>th</sup> 2005.

### Background

The applicant is requesting final approval of a 5-lot subdivision amendment to Trappers Ridge PRUD Phase 5. This is a proposal to expand the size of lots 170, 174, 176, 177, and 179. Each lot has frontage on Big Piney Drive and Big Horn Parkway, both public rights-of-way. No additional roadway or subdivision improvements are part of this amendment. All public and subdivision improvements that are part of the original subdivision approval on August 10, 2005, are complete to a County Standard.

The proposal to enlarge the building pads into the open space reduces the total amount of open space of phase 5 by 4,174 square feet. The open space remaining after adjusting for the enlargement of the lots amounts to 66.8% combined between phases 5 and 6. The Weber County PRUD Code requires a minimum of 60% open space to be preserved.

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 RE-15 zone found in LUC §104-3. The following section is a brief analysis of this project against current land use regulations.

## Analysis

**General Plan:** This proposal is in conformity Residential Development Implementation Plan 1:1 of the Ogden Valley General Plan.

**Zoning:** The property is located in the RE-15 Zone. The purpose of this zone is stated in the LUC §104-3-1.

*“The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.”*

**Natural Hazards:** This proposal includes two studies to identify geologic hazards and to guide site preparations and excavations throughout the development. The Conclusions and Recommendation portion the Geologic Reconnaissance Identify hazards and rate the severity of notable hazards. “Earthquake ground shaking and radon are the only hazards that may potentially affect all parts of the project area, while other hazards pose minimal risk.”

There are several recommendations to mitigate notable hazards.

1. It is generally recommended that the proposed structures be at-grade. For structures with basements, it is recommended that further site-specific ground-water levels be ascertained preceding development.
2. It is recommended that IGES observe the foundation excavation for all lots identified in this report.

The Geotechnical Investigation prepared by IGES, dated November 8, 2017, project number 01855-011, to assess the engineering properties and provide recommendations for development is available for review in the Weber County Planning Office.

**Flood Zone:** The entire development is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

**Sensitive Lands:** The sensitive lands map indicates that this development is within an Important Wildlife Habitat Area. §LUP104-28-3 states the limits of disturbance, which are as follows:

1. Wildlife areas should have open space connectivity to larger open space areas,
2. Roads and development away from wildlife corridors,
3. Minimize fencing types that would inhibit movement of big game,
4. Retain native vegetation such as trees, native vegetation, and grading between built and natural areas, and
5. Re-seed disturbance areas with native vegetation.

**Culinary, Irrigation, and Sanitary Services:** Wolf Creek Water and Sewer District will serve culinary, irrigation, and sanitary services for Trappers Ridge.

**Review Agencies:** The Weber County Fire District and Weber County Engineering and Weber County Planning Division have approved this proposal. Weber County Surveyors have submitted reviews that will be addressed by a revised subdivision plat.

**Tax Clearance:** The 2019 property taxes for all the lots included in this amendment are paid in full.

## Staff Recommendation

Staff recommends preliminary approval of Trappers Ridge at Wolf Creek Phase 5, 1<sup>st</sup> Amendment PRUD, consisting of 5 amended lots. This recommendation is based on the following conditions:

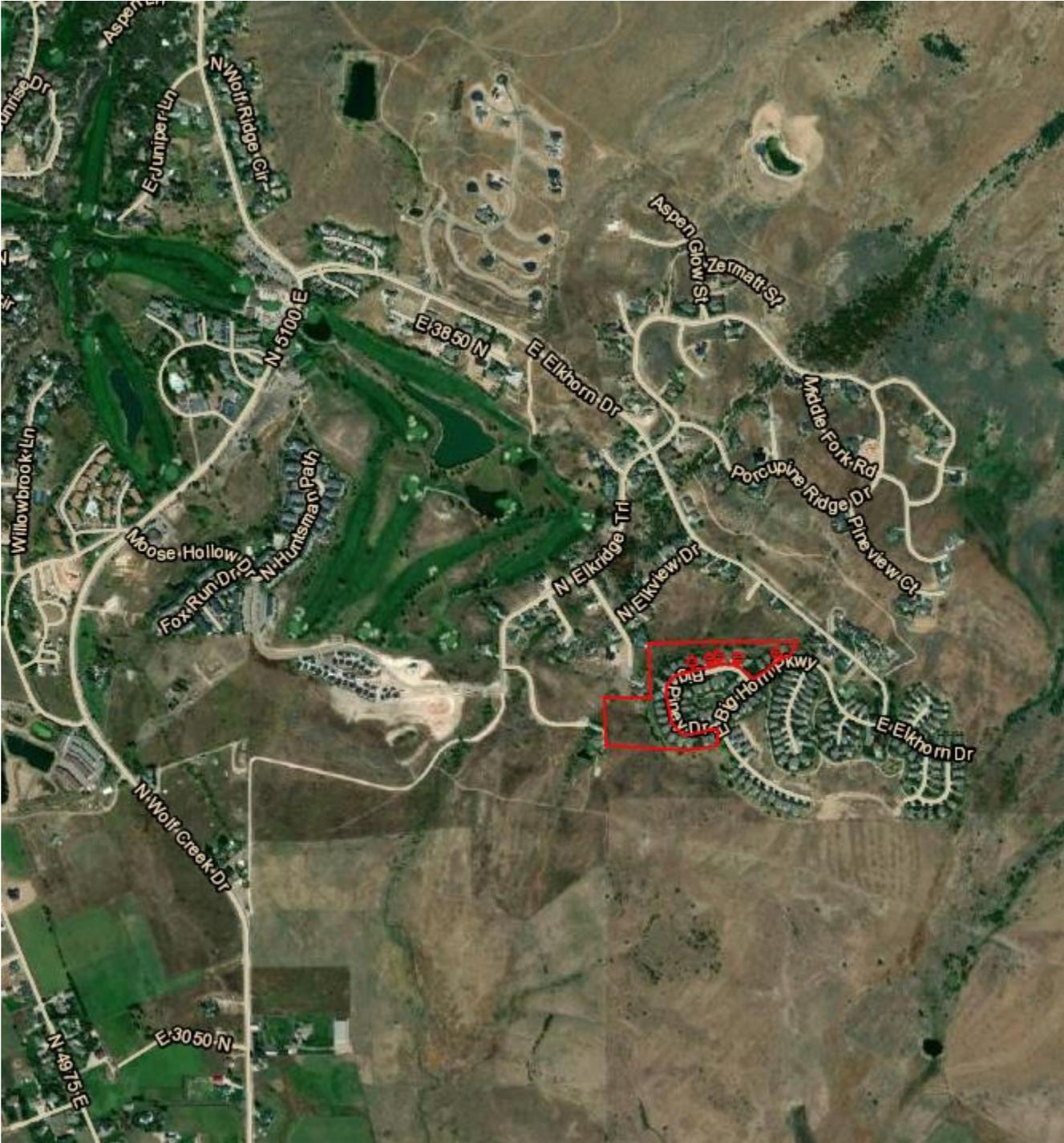
1. Prior to recording the subdivision plat, all Weber County review agency comments shall be addressed.

The following findings are the basis for staff's recommendations:

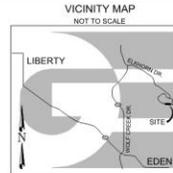
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

## Exhibits

- A. Trappers Ridge at Wolf Creek Phase 5, 1<sup>st</sup> Amendment PRUD subdivision plat
- B. Geologic Report (select pages)



**TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5, 1ST AMENDMENT**  
**AMENDING LOTS 70, 74, 76, 77, 79, AND COMMON AREA "L"**  
**LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,**  
**TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,**  
**WEBER COUNTY, UTAH AUGUST 2020**



**BOUNDARY DESCRIPTION**  
 ALL OF LOT 70, 74, 76, 77, 79, AND ALL OF COMMON AREA "L" OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5 LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5 BEING LOCATED SOUTH 00°00'00" EAST 324.28 AND NORTH 90°00'00" EAST 208.77 FEET FROM THE CENTER QUARTER CORNER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 89°14'39" WEST BETWEEN SAID CENTER QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 26) THENCE ALONG SAID BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°30'00" EAST 130.36 FEET; (2) NORTH 02°17'27" EAST 137.37 FEET; (3) NORTH 91°26'20" WEST 130.33 FEET; (4) NORTH 89°19'12" EAST 1109.17 FEET; (5) SOUTH 32°38'58" WEST 132.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BIG PINE DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT 127.84 FEET, HAVING A CENTRAL ANGLE OF 89°17'41"; CHORD BEARS SOUTH 65°59'10" WEST 126.53 FEET; (2) SOUTH 52°59'43" WEST 212.64 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BIG PINE DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 37°44'17" WEST 63.33 FEET; (2) ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE LEFT 208.33 FEET, HAVING A CENTRAL ANGLE OF 86°14'57"; CHORD BEARS NORTH 10°11'46" WEST 192.73 FEET; (3) SOUTH 78°00'00" WEST 314.48 FEET; (4) ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT 199.88 FEET, HAVING A CENTRAL ANGLE OF 88°03'23"; CHORD BEARS SOUTH 32°40'41" WEST 180.82 FEET; (5) SOUTH 11°03'00" EAST 184.33 FEET; (6) ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT 201.76 FEET, HAVING A CENTRAL ANGLE OF 88°59'23"; CHORD BEARS SOUTH 55°47'00" EAST 182.11 FEET; (7) NORTH 74°00'00" EAST 178.33 FEET TO THE WEST RIGHT-OF-WAY LINE OF BIG HORN PARKWAY; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT 28.94 FEET, HAVING A CENTRAL ANGLE OF 99°17'17"; CHORD BEARS SOUTH 24°27'19" EAST 28.94 FEET TO THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5; THENCE ALONG THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°44'17" EAST 78.75 FEET; (2) SOUTH 78°09'18" WEST 213.30 FEET; (3) NORTH 89°20'04" WEST 82.27 FEET; (4) NORTH 02°17'27" EAST 377.23 FEET TO THE POINT OF BEGINNING, EXCEPTION THEREFROM ALL OF LOTS 80, 71, 72, 73, 74, 75, 76, 78, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, AND 93 OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5, CONTAINING 10.193 ACRES.

**SURVEYOR'S CERTIFICATE**  
 I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227238 IN ACCORDANCE WITH TITLE 86, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5, 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-2-1 AND HAVE HERETOFORE DEPOSITED THE SAME WITH THE CLERK OF THE COUNTY OF WEBER COUNTY, UTAH. THAT THE REFERENCE MONUMENTS SHOWN HEREIN ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS ACCURATE TO ACCURATELY REPRESENT THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

KLINT H. WHITNEY, P.L.S. NO. 8227238



**OWNER'S DEDICATION**  
 I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID TRACT:

TRAPPER RIDGE AT WOLF CREEK P.R.U.D. PHASE 5, 1ST AMENDMENT AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT, OPEN, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS COMMON AREA, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT UNIT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT UNIT OWNER ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO THE COMMON AREA THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

EDEN VILLAGE LLC  
 BY: RUSS WATTS - MEMBER  
 EDEN VILLAGE HOME OWNERS ASSOCIATION  
 BY: DON STEFANK - PRESIDENT

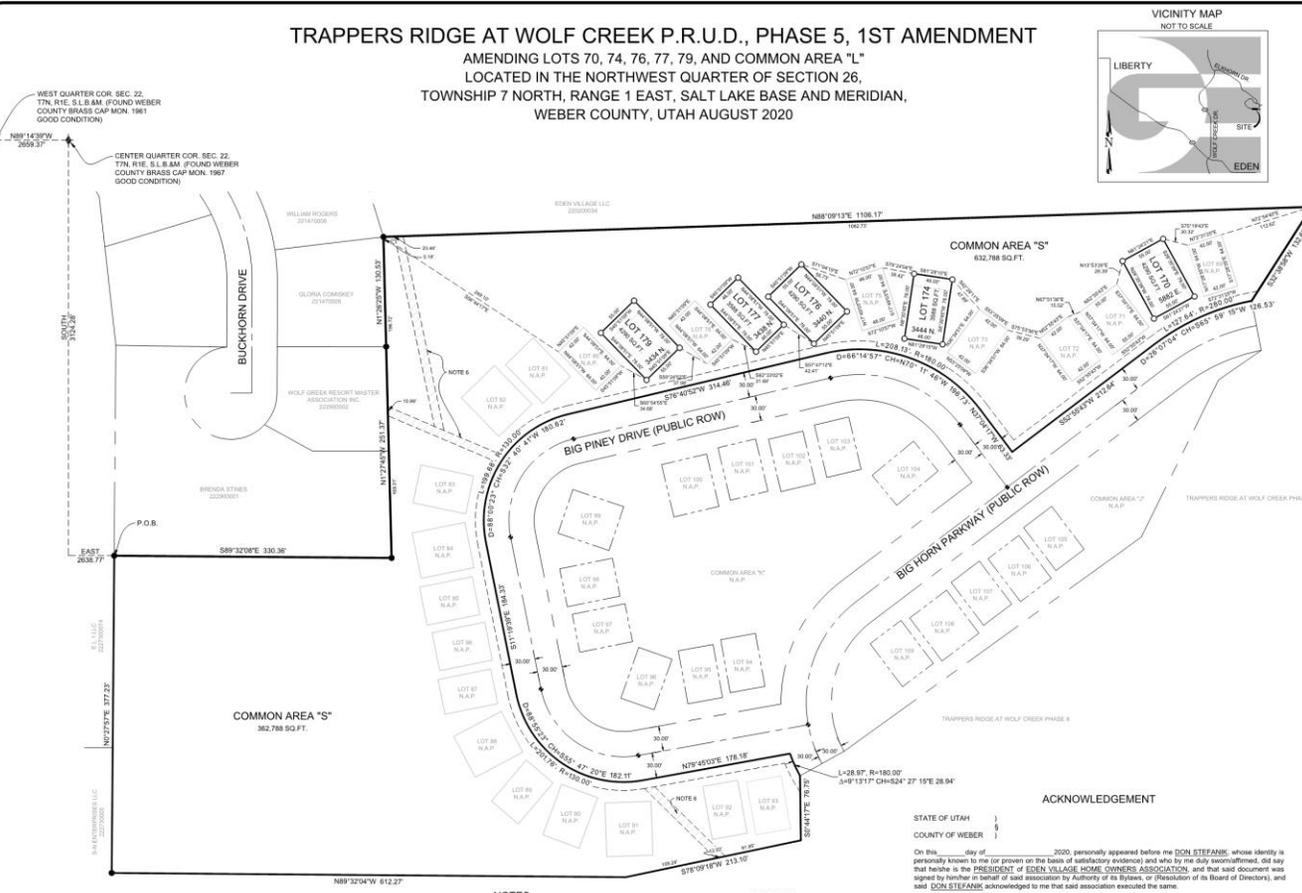
**ACKNOWLEDGEMENT**

STATE OF UTAH }  
 COUNTY OF WEBER }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me the \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who (s) do(es) not understand, do(es) say that he/she is the PRESIDENT of EDEN VILLAGE HOME OWNERS ASSOCIATION, and that said document was signed by him/her in behalf of said association by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said association executed the same.

STATE OF UTAH }  
 COUNTY OF WEBER }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me the \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who (s) do(es) not understand, do(es) say that he/she is the MEMBER of EDEN VILLAGE, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said Corporation executed the same.



**WEBER COUNTY ATTORNEY**  
 I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THEREBY AND NOW FOR FORCE AND EFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

COUNTY ATTORNEY

**WEBER COUNTY SURVEYOR**  
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT IMPLY THE LICENSED LAND SURVEYOR HAS DESCRIBED THE PLAN FROM THE RESPONSIBLE DESIGNER'S LIABILITY AS INDICATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

COUNTY SURVEYOR

**WEBER COUNTY COMMISSION ACCEPTANCE**  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

CHARVAL WEBER COUNTY COMMISSION ATTEST: \_\_\_\_\_  
 NAME/TITLE

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

COUNTY ENGINEER

**NOTES**

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 50-YEAR ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 4905020238L WITH A REVISED DATE OF JUNE 2, 2015.
- SUBJECT PROPERTY FALLS WITHIN THE DEVELOPMENT AREA "IMPORTANT WILDLIFE HABITAT AREA" THAT IS PART OF THE OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS (LUS) AND DEVELOPMENT STANDARDS IN THIS AREA SHALL FOLLOW THE PRINCIPLES ESTABLISHED.
- SUBDIVISION HAS BEEN APPROVED FOR MONTHLY RENTALS
- A GEOLOGIC AND GEOTECHNICAL REPORT WAS FILED WITH WEBER COUNTY ON MAY 16TH 2017.
- N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION"
- EXISTING UTILITY EASEMENT PER DEDICATED PLAN BOOK 62 PAGE 23.
- LOTS 80, 78, 75, 73, 71 AND 69 ALL HAVE EXISTING HOMES WHICH ARE ADJACENT TO THE LOTS BEING AMENDED.

THIS IS TO CERTIFY THAT THIS SUBDIVISION HAS BEEN APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**LEGEND**

- WEBER COUNTY MONUMENT AS NOTED
- FOUND CENTERLINE MONUMENT
- SET 3" REBAR AND CAP
- MARKED OWNER'S MONUMENT
- FOUND REBAR AND CAP
- MARKED OWNER'S ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE LINE
- EXISTING LOT/BUILDING ENVELOPE NOT A PART OF THIS DEVELOPMENT
- EXISTING UTILITY EASEMENT BK 62 PG 23
- EXISTING PUBLIC UTILITY EASEMENT
- CENTERLINE

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOTS 70, 74, 76, 77, 79, AND COMMON AREA "L". THE SURVEY WAS ORDERED BY WATTS ENTERPRISES. THE BOUNDARY WAS DETERMINED BY DEDICATED PLAT RECORDED AT BOOK 64, PAGE 25 OF THE WEBER COUNTY RECORDS. THE BASIS OF BEARING IS A LINE BETWEEN THE CENTER QUARTER CORNER OF SECTION 26 AND THE WEST QUARTER CORNER SECTION 22 TOWNSHIP 7 NORTH RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°14'39" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

<p>DEVELOPER: EDEN VILLAGE LLC                  5200 SOUTH HIGHLAND DRIVE                  SALT LAKE CITY, UTAH</p>	<p>S1 1</p>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER BY _____
		<p>15 5300 SOUTH HIGHLAND DRIVE SUITE 200 SALT LAKE CITY, UT 84119                  OFFICE: 801.476.0202 FAX: 801.476.0666</p>

**IGES**<sup>®</sup>Intermountain GeoEnvironmental Services, Inc.  
12429 South 300 East, Suite 100, Draper, Utah 84020  
T: (801) 748-4044 ~ F: (801) 748-40454153 South Commerce Drive, SLC, UT 84107  
T: (801) 270-9400 ~ F: (801) 270-9401

May 18, 2017

Watts Enterprises  
5200 South Highland Drive, Suite 100  
Salt Lake City, Utah 84117  
Attn: Mr. Rick Everson

IGES Project No. 01855-010

Subject: Reconnaissance-Level Geologic Hazards Assessment  
Remaining Undeveloped Lots  
Trappers Ridge at Wolf Creek Subdivision, Phases 5, 6, and 7  
Eden, Utah

Mr. Everson:

At your request, IGES has performed a reconnaissance-level geologic hazard assessment for the remaining undeveloped lots of the Trappers Ridge at Wolf Creek Subdivision, Phases 5, 6, and 7, located in the city of Eden in Weber County, Utah (Figure A-1). This letter-report identifies the nature and associated risk of the applicable geologic hazards associated with the lots, based upon the results of the literature review and site reconnaissance conducted as part of this assessment.

## INTRODUCTION

Phases 5 and 6 of the Trappers Ridge at Wolf Creek Subdivision are largely developed, with roadways and utilities installed and most residential lots developed, while Phase 7 is currently completely undeveloped and has no infrastructure yet. Remaining undeveloped lots within Phase 5 include Lots 70, 74, 76, 77, and 79. Remaining undeveloped lots within Phase 6 include Lots 110, 111, 112, 114, 115, 116, 117, 118, and 119. Phase 7 development is to include the construction of 20 residential homes (Lots 130 through 149), an extension of Big Horn Parkway, and the northernmost part of Telluride Road (Figure A-2). IGES recently completed an individual geologic hazard assessment for the Lot 110 property (IGES, 2017), so it is not included in this assessment.

It is our understanding that the proposed residential development will generally consist of two-story single-family residences founded on spread footings with slab-on-grade flooring. The Phase 5, 6, and 7 properties are located in the northwestern quarter of Section 26 of Township 7 North, Range 1 East, approximately 2 miles north of Pineview Reservoir. The properties are bound on the east by the developed Trappers Ridge Phases 1, 2, 3, and 4 lots, on the north by undeveloped Phase 8 property, and on the south and west by undeveloped farmland.

## PURPOSE AND SCOPE

This study was performed as a reconnaissance-level geologic hazards assessment to identify any surficial or subsurface geologic hazards that may be extant on the remaining undeveloped

Areas with a high-risk determination always require additional site-specific hazard investigations and associated mitigation practices. For areas with a high-risk geologic hazard, simple avoidance is often considered.

The following are the results of the reconnaissance-level geologic hazard assessment for the remaining undeveloped lots within the Trappers Ridge Phases 5, 6, and 7 areas.

#### **Landslides/Mass Movement/Slope Stability**

On the geologic maps reviewed for this assessment, the predominant surficial geology of the property is mapped as various forms of mass-movement deposits, including colluvium and an older block landslide. Additionally, the landslide hazard maps that cover these properties show the properties within an area that contains landslide deposits undifferentiated from colluvial deposits. Though a mapped landslide scarp extends onto the southwestern part of the Phase 5 property and a younger mapped landslide extends into the south-central part of the Phase 6 property, none of the remaining undeveloped lots are located in these areas. No landslide hazards for the property were observed in the aerial imagery or during the site reconnaissance, and the shallowly exposed surficial materials observed during the site reconnaissance were consistent with the gravelly colluvial deposits (QTcg) denoted as being the block slide material. Slopes across these properties have an average gradient ranging between approximately 7:1 and 10:1 (horizontal to vertical), and as such do not warrant site-specific local slope stability analyses. Given this data, the site-specific landslide, mass-movement, and slope stability hazard associated with these properties is considered to be low.

It should be noted, however, that the surficial deposits that cover the properties are possibly underlain by the Norwood Tuff, a geologic unit known to be landslide-prone (Ashland, 2010). Additionally, the stability of the larger, older landslide mass within which the properties are contained is unknown and beyond the scope of work for this assessment.

#### **Rockfall**

No bedrock is exposed immediately upslope of any of the lots, therefore there is no rockfall source area. As such, the rockfall hazard associated with the property is considered to be low.

#### **Surface-Fault-Rupture and Earthquake-Related Hazards**

No faults are known to be present on or projecting towards the properties, and the closest mapped active fault to the properties is the Weber Segment of the Wasatch Fault Zone, located approximately 6.1 miles to the west of the western margin of the Phase 6 property (USGS and UGS, 2006). Given this information, the risk associated with surface-fault-rupture on the property is considered low.

The entire project area is subject to earthquake-related ground shaking from a large earthquake generated along the active Wasatch Fault. Given the distance from the Wasatch Fault, the hazard associated with ground shaking is considered to be moderate. Proper building design according to appropriate building code and design parameters can assist in mitigating the hazard associated with earthquake ground shaking.

### **Liquefaction**

According to the existing geologic literature for the area, the risk associated with earthquake-induced liquefaction is expected to be low. However, both shallow groundwater and granular soils are possible to be present on the properties; therefore, we cannot preclude the possibility for liquefaction to occur onsite. A liquefaction study, which would include borings and/or CPT soundings to a depth of at least 50 feet, was not performed for this project and is not a part of our scope of work.

### **Debris-Flows and Flooding Hazards**

The Phase 5, 6, and 7 properties are generally located on a broad topographic high between two drainages, and no alluvial fan deposits have been mapped on the property. Additionally, the properties are located outside of the 500-year floodplain for both of the drainages (FEMA, 2015a,b). Given this information, the risk associated with debris-flows and flooding hazards on the property is considered to be low. Though the Phase 5, Lot 70 property abuts the small gully near its northern margin, the drainage is considered to be too small to pose a flooding hazard, and the proposed residence is anticipated to be elevated several feet above the drainage, akin to what has been done with the developed residences present on Lots 69, 71, and 72.

### **Shallow Groundwater**

Groundwater levels are currently unknown for the property; however, the presence of hydrophilic plants on a number of the lots suggests that shallow groundwater conditions do exist. The risk associated with shallow groundwater is to be considered high for any proposed residences that include basements. For any proposed residence that will be an on-grade structure (will not include a basement), the presence of shallow groundwater (if encountered) could necessitate localized dewatering for construction of foundations and/or utilities.

### **Radon**

Limited data is available to address the radon hazard across the properties. However, at least one study (Solomon, 1996) shows the remaining undeveloped Phase 5 and Phase 6 lots within an area designated as having a moderate radon hazard. Though the Phase 7 lots are located outside of the Solomon (1996) study area, it is assumed that these lots also fall within an area designated as having a moderate radon hazard. As such, the radon hazard associated with all lots is considered to be moderate, and a site-specific radon hazard assessment is recommended for each individual lot to adequately address radon concerns across the properties.

## **CONCLUSIONS AND RECOMMENDATIONS**

Based upon the data collected and reviewed as part of this assessment, IGES makes the following reconnaissance-level conclusions regarding the geological hazards present at the remaining undeveloped lots of the Trappers Ridge Phases 5, 6, and 7 properties:

- **From a reconnaissance-level perspective, the remaining undeveloped lots of the Trappers Ridge Phases 5, 6, and 7 properties do not appear to have geological hazards that would adversely affect the development as currently proposed. This includes Lots 70, 74, 75, 76, and 77 of Phase 5, Lots 111, 112, and 114 through 119 of Phase 6, and Lots 130 through 149 of Phase 7. As such, no subsurface geologic**

**hazards investigative methods are considered to be necessary for the properties preceding development, and the properties are considered buildable from a geologic perspective.**

- Earthquake ground shaking, shallow groundwater, and radon are the only hazards that may potentially affect all parts of the project area, while other hazards pose minimal risk.
- Landslide, rockfall, surface-fault-rupture, debris-flow, and flooding hazards are considered to be low for all of the aforementioned lots.
- Groundwater levels are currently unknown, but are likely to be near-surface. Shallow groundwater hazards are considered to pose high risk to development for any proposed residences with a basement. Shallow groundwater is considered to pose minimal risk to development for any proposed residence that is to be an on-grade structure, though the presence of shallow groundwater (if encountered) could necessitate localized dewatering for construction of foundations and/or utilities.
- Published literature indicates that the liquefaction potential for the site is expected to be low. However, due to the likely presence of granular soils, unknown depth to groundwater, and the unknown character of the subsurface soils, the potential for liquefaction occurring at the site cannot be ruled out.

Given the conclusions listed above, IGES makes the following recommendations:

- To adequately address the radon hazard, a site-specific radon assessment for each individual lot is recommended.
- To avoid hazards associated with shallow groundwater, it is generally recommended that all of the proposed residences be on-grade structures without basements, unless site-specific subsurface data suggests otherwise. In some cases, residences with walk-out basements may be feasible without additional mitigation. For those residences that involve the construction of a basement, it is recommended that data regarding the anticipated groundwater levels be ascertained preceding development, such that appropriate mitigation practices for dealing with shallow groundwater hazards can be implemented (if necessary). If a basement is planned, a foundation drainage system is recommended.
- Though no landslide features were observed on the lots, the surficial deposits present across the Phase 5, 6, and 7 properties are mapped as being located within a larger block landslide mass and potentially underlain by the Norwood Tuff, which is a known landslide-prone unit. Individual lot owners should understand and accept that, while the potential for landslides impacting the site is qualitatively assessed to be low, considering these items of note, the risk associated with landslide is not zero. Additionally, it is recommended that IGES observe the foundation excavation for all lots identified in this report to assess subsurface soil conditions and to assess the presence of evidence of any

near-surface landslide-related features that may pose a localized threat to development on the lots.

- Given that many of the lots have excavation-induced breaks in slope present on them, appropriate grading measures are necessary on a lot-by-lot basis to reduce the risk that residences are susceptible to potential small-scale localized slope instabilities. For all lots in which these features are present, a setback of the proposed structure from the steeper slope of at least 15 feet is recommended, measured horizontally from the bottom of the foundation to the face of the slope. Additionally, reducing the risk of over-steepened slopes may include retaining walls, rockeries, and/or grading of the slope to a 2:1 H:V gradient.

### LIMITATIONS

The conclusions and recommendations presented in this report are based on limited geologic literature review and site reconnaissance, and our understanding of the proposed construction. It should be noted that these conclusions are based solely upon the readily-available geological data available at the time of the preparation of this report. It is possible that geologic hazards are present that may not be identified until construction activities expose adverse geologic conditions. Therefore, the geologic hazard classifications as denoted in this report are potentially subject to change with data collected from site-specific excavations across the property. This report was prepared in accordance with the generally accepted standard of practice at the time the report was written. No warranty, expressed or implied, is made.

### CLOSURE

We appreciate the opportunity to provide you with our services. If you have any questions, please contact the undersigned at your convenience at (801) 748-4044.

**Respectfully Submitted,  
IGES, Inc.**

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