

OGDEN VALLEY PLANNING COMMISSION

PLANNING MEETING AGENDA

June 29, 2016

5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Consent Agenda:
 - 1.1. CUP 2016-07 Consideration and action for a request to amend a previously approved conditional use for the Trapper's Ridge at Wolf Creek P.R.U.D. The amendment will add Phase 8, consisting of 18 lots, to the existing multi-phased P.R.U.D. This P.R.U.D. amendment will run concurrently with the request for preliminary subdivision approval of the Trapper's Ridge at Wolf Creek P.R.U.D., Phase 8 located within the approved Wolf Creek Resort Master Development. (Eden Village LLC, Applicant)
 - 1.2. UVR00116 & AE 2016-04: Consideration and action on a request for preliminary approval of Reflections Subdivision (6 Lots) and approval of an alternative access by private right of way at approximately 5650 East 1900 North in the Agricultural Valley (AV-3) Zone and Shoreline (S-1) Zone. (Cortney Valentine, Agent)
 - 1.3 UVE050516 Consideration and action on a request for preliminary approval of East Lake Meadows Subdivision (5 Lots) located at approximately 8600 East 500 South in the Agricultural Valley (AV-3) Zone and Forest Valley (FV-3) Zone. (Brad Dobson, Applicant)
2. Legislative Items:
 - a. New Business: Public Meeting:
 1. Ogden Valley General Plan Public Hearing: A public hearing to receive public comment, to discuss and consider the proposed Ogden Valley General Plan. After the hearing the Planning Commission may make final recommendation on the plan to the County Commission.
3. Public Comment for Items not on the Agenda
4. Remarks from Planning Commissioners
5. Planning Director Report
6. Remarks from Legal Counsel
7. Adjourn to Convene to a Work Session (Depending on the Ogden Valley General Plan Time Frame)
 - WS1. DISCUSSION: Review and Discussion of the Bridges at Wolf Creek P.R.U.D, a 364 unit Master Planned Project

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session will be held in the Breakout Room. A pre-meeting will be held in Room 108 beginning at 4:30 p.m. – No decisions are made in this meeting



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



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a request to amend a previously approved conditional use for the Trapper's Ridge at Wolf Creek P.R.U.D. The amendment will add Phase 8, consisting of 18 lots, to the existing multi-phased P.R.U.D. This P.R.U.D. amendment will run concurrently with the request for preliminary subdivision approval of the Trapper's Ridge at Wolf Creek P.R.U.D. Phase 8, located within the approved Wolf Creek Resort Master Development.

Type of Decision: Administrative

Agenda Date: Wednesday, June 29, 2016

Applicant: Eden Village, LLC

File Number: CUP2016-07

Property Information

Approximate Address: 5800 East Big Horn Parkway

Project Area: 8.618 Acres

Zoning: RE-15

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-020-0034

Township, Range, Section: T7N, R1E, Section SW 23 & NW 26

Adjacent Land Use

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

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: SM

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 3 Residential Estate Zones (RE-15)
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

The Planning Division recommends approval of the request to amend a previously approved conditional use for the Trapper's Ridge at Wolf Creek P.R.U.D. The amendment will add Phase 8, consisting of 18 lots, to the existing multi-phased P.R.U.D. This P.R.U.D. amendment will run concurrently with the request for preliminary subdivision approval of the Trapper's Ridge at Wolf Creek P.R.U.D. Phase 8, located within the approved Wolf Creek Resort Master Development (see Exhibit A for the proposed preliminary subdivision). The proposed subdivision will be the eighth phase to the in the Trapper's Ridge at Wolf Creek P.R.U.D. that was approved in 2002. The architectural style of the homes in Phase 8 will mirror those in the previous phases in the Trapper's Ridge Development (see Exhibit B for the architectural designs). The

proposal includes approximately 36,445 square feet of common area including a swimming pool as an amenity to the development (see Exhibit C for the common area landscape design and pool location).

Eden Village, LLC has been a part of the recent restructure of the Wolf Creek Resort development and has received approval of the "Second Amendment to the Wolf Creek Resort Zoning Development Agreement" for the transfer of 5 units from "The Fairway's" to "Trapper's Ridge" on June 7, 2016. The applicant would now like to move forward with the subdivision process and has submitted the required information as outlined in the Uniform Land Use Code of Weber County (LUC) §108-5 for consideration and approval of the proposed PRUD and preliminary subdivision. Planned Residential Unit Developments are listed as a "Conditional Use" in the LUC and are required to receive concurrent preliminary subdivision approval according to the approval process outlined in LUC §108-5-6(d)(3)(c).

Conditional use permits should be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere. To ensure that the natural environment is preserved to the greatest possible extent, the Planning Commission, subject to the reviews and recommendations of the required public agencies, must review and approve the general site and architectural design of the building, the layout of the parking areas and the landscaping.

As part of the preliminary subdivision requirements, subdivision review process and approval procedure, the proposal has been reviewed against the current subdivision ordinance and the standards in the RE-15 zone. The preliminary subdivision must be presented to the Planning Commission for their recommendation to the County Commission for approval. The Planning Commission, subject to the requirements of this chapter, may recommend approval, approval with conditions or denial of the P.R.U.D. to the County Commission. The proposed P.R.U.D., including the preliminary subdivision and lot configuration, is in conformance with the existing P.R.U.D., current zoning and the Zoning Development Agreement Master Plan (see Exhibit D for the approved Wolf Creek Resort Concept Plan) as well as the applicable requirements in the LUC, based on the recommended conditions listed in this staff report. The following is staff's analysis of the proposed P.R.U.D. as a condition use, the design review and the preliminary subdivision.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Residential Estate Zone more particularly described as the RE-15 zone. The purpose and intent of the RE-15 zone is identified in the LUC §104-3-1 as:

"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."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the existing PRUD and the standards in the RE-15 zone in LUC §104-3 to ensure that the regulations and standards have been adhered to. The proposed subdivision, with the recommended conditions listed in this staff report, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The purpose and intent of a Planned Residential Unit Development (PRUD) is intended to "allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas." The site development standards for the RE-15 zone requires a minimum lot area of 15,000 sq. ft. with a minimum lot width of 100' per LUC §104-3-7. The proposed PRUD utilizes the allowed flexibility to create a neighborhood with lot sizes varying from 10,016 square feet to 19,498 square feet and lot widths varying from 55 feet to 130 feet. The preliminary drawings include the following minimum yard setbacks:

- Front Yard: 20 feet
- Side Yard: 12 feet
- Rear Yard: 20 feet
- Side Facing Street (corner lot): 20 feet

Based on the allowed flexibility of a PRUD, the proposed layout, lot configuration and lot size are acceptable. Staff recommends a "No Access" note and line to be added to the proposed Lot 166 along either Trappers Trail Road or

Telluride Ridge Lane to restrict access per LUC §106-2-4(c) which prohibits interior lots from having frontage on two streets except where unusual conditions make other design undesirable. A condition of approval has been added to staff's recommendations to ensure the final subdivision is submitted with the required "No Access" note on the plat.

Common Area: The general requirements for a P.R.U.D. identify the need to preserve common open space. The applicant is proposing to dedicate approximately 36,445 square feet of common area which is 15.4% of the net developable area. The preliminary subdivision identifies the common open space as "Common Area" and will be dedicated upon recording to a Community Association. The CC&R's will need to comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance and ownership of the common area. Prior to receiving final approval of the subdivision, the applicant will need to provide to the County a copy of the proposed CC&R's for review as well as a cash escrow to be held by Weber County for the proposed improvements including the common area amenities. The dedication language on the final plat will need to include language to grant ownership of the common area to the Community Association. A condition of approval has been added to ensure the final subdivision submittal includes the correct dedication language on the plat, a cost estimate for the improvements and a draft copy of the CC&R's for review by the applicable agencies prior to final approval.

Natural Hazards Overlay Zone: The proposed subdivision is located in a Zone "X" as determined by FEMA to be an area determined to be outside 500-year floodplain. A geotechnical study has been performed and a report has been prepared by Earthtec Engineering dated March 10, 2016, identified as Project #167002. A geologic site reconnaissance has taken place and a report has been prepared by IGES dated June 20, 2016, identified as Project #018550-007. All site development will need to adhere to the recommendations of these reports and a note will need to be added to the final plat as well as a separate "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of the geotechnical and geological recommendations to future property owners.

Culinary water, irrigation water and sanitary sewage disposal: The applicant has provided a feasibility letter from the Wolf Creek Water and Sewer District for the culinary water, irrigation water and sanitary sewer (see Exhibit E). The applicant will need to provide a "Capacity Assessment Letter" from the Wolf Creek Water and Sewer District as part of the final subdivision submittal. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water will be required for the expansion of the water system and water lines serving the subdivision prior to the subdivision receiving final approval from the County Commission. These items have been included in the conditions of approval to ensure they are included in the final subdivision application submittal.

Review Agencies: The Weber County Surveyor's Office, the Weber Fire District and the Ogden Valley Starry Nights have reviewed the proposal. The Weber County Fire District has approved the proposal and the Weber County Surveyor's Office has provided the applicant with redlined drawings that will need to be addressed on the final plat. Additional lighting details will need to be provided during the final subdivision process to ensure that the outdoor lighting associated with the common area adheres to the LUC. The Weber County Engineering Division has not reviewed the proposal to date. A condition of approval has been made part of the Planning Division's recommendations to ensure that any conditions of the Engineering Division and Weber Fire District are strictly adhered to.

Additional design standards and requirements: The applicant would like to utilize the ability to have nightly rentals as an option allowed in the P.R.U.D. ordinance for the owner's in the Trapper's Ridge at Wolf Creek P.R.U.D. Phase 8. Currently the proposal does not include lock out sleeping rooms so additional parking requirements will not be necessary at this time. A note will need to be added to the final plat to declare this subdivision approved for nightly rentals.

Conditional Use Review: The proposed P.R.U.D. is conditionally allowed in the RE-15 Zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. As a requirement of the conditional use permit, the applicant has provided a "Will-Serve Letter" from Wolf Creek Water and Sewer District (see Exhibit E) for culinary, irrigation and waste water services. The applicant has provided the required material to facilitate a thorough review of the proposed project including preliminary subdivision plan, grading, drainage, and a geologic site reconnaissance and geotechnical report.

Design Review: The RE-15 Zone and the proposed conditional use, mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed

conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes improvements for the construction of Trapper's Trail Road and Telluride Ridge Land together with sidewalk, curb and gutter. The applicant has provided four parking spaces on the improvement plans located in the common area along Trapper's Trail Road for the pool amenity (see Exhibit C). The proposed parking meets the parking standards as outlined in LUC §108-8.

2) *Considerations relating to outdoor advertising.* The applicant has not proposed any signage or outdoor advertising as part of the application. If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.

3) *Considerations relating to landscaping, screening and buffering.* The applicant has been able to adequately address the minimum landscaping requirements of the Design Review as outlined in LUC §108-1-4(3) and the Ogden Valley Architectural, Landscape and Screening Design Standards as outlined in LUC §108-2-5 and §108-2-9 by providing landscaped common area to buffer and screen the P.R.U.D. between Trapper's Ridge Road and the lots located in the Elkhorn Subdivision Phase 4 and has situated the larger lots in the P.R.U.D. along the exterior boundary of the P.R.U.D. adjacent to the development in the Elkhorn Subdivision Phase 3 (see Exhibit A & C).

4) *Considerations relating to buildings and site layout.* The individual lot layout has been reviewed against the design criteria of the RE-15 Zone in the LUC §104-3, the Design Review in the LUC §108-1, and the Ogden Valley Architectural, Landscape and Screening Design Standards in the LUC §108-2-4. The lot sizes in the P.R.U.D. will mimic the lot sizes of the adjacent development in the Elkhorn Subdivision Phase 3 as well as in the Trapper's Ridge at Wolf Creek P.R.U.D. including matching the existing architectural style of the existing homes in the development.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant has provided civil engineered drawings that identify the existing and proposed topography, contour lines, utilities, easements and drainage. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* Phase 8 of the Trapper's Ridge at Wolf Creek has been designed around the existing approved P.R.U.D. development and is in conformance with the approved Conceptual Plan that was adopted with the Wolf Creek Resort Master Development.

Tax clearance: The 2013 property taxes are delinquent on parcel# 22-020-0034. The 2016 property taxes will be due in full on November 1, 2016. A condition of approval has been added to staff's recommendation to ensure delinquent taxes are paid in full prior to recording the final plat.

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 §106-1-6(b).

Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- Does this subdivision meet the requirements of applicable County Land Use Codes?
- Does this subdivision comply with the Wolf Creek Resort Zoning Development Agreement Conceptual Plan?
- In considering the proposed planned residential unit development, the planning commission shall review and consider the following, as applicable:
 - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*

- *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*
- *The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.*
- *The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.*
- *The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.*
- *The demonstrated ability of the proponents of the planned residential unit development to financially carry out the proposed project under total or phase development proposals within the time limit established.*

Staff Recommendation

Staff recommends approval of the request to amend a previously approved conditional use for the Trapper's Ridge at Wolf Creek P.R.U.D. The amendment will add Phase 8, consisting of 18 lots, to the existing multi-phased P.R.U.D. This P.R.U.D. amendment will run concurrently with the request for preliminary subdivision approval of the Trapper's Ridge at Wolf Creek P.R.U.D. Phase 8, located within the approved Wolf Creek Resort Master Development. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "No Access" note and line will be placed on lot 166 on the final plat limiting access to lot 166 from either Trapper's Trail Road or Telluride Ridge Lane.
2. The final subdivision plat shall reflect the correct dedication language on the plat for the common area to be granted to the Community Association.
3. A cost estimate for the subdivision improvements shall be a part of the final subdivision submittal.
4. A draft copy of the CC&R's will be provided to the County for review by the applicable agencies prior to final approval.
5. A "Capacity Assessment Letter" from the Wolf Creek Water and Sewer District and a construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision are required prior to the subdivision receiving final approval from the County Commission.
6. All site development will need to adhere to the recommendations of the Earthtec Engineering's geotechnical report dated March 10, 2016, identified as Project #167002 and IGES's geologic site reconnaissance report dated June 20, 2016, identified as Project #018550-007.
7. A note on the final plat and a separate "Natural Hazards Disclosure" document will be required to be recorded to provide notice of any recommendations to future property owners regarding Earthtec Engineering's geotechnical report dated March 10, 2016, identified as Project #167002 and IGES's geologic site reconnaissance report dated June 20, 2016, identified as Project #018550-007.
8. Additional lighting details will need to be provided during the final subdivision process to ensure that the outdoor lighting associated with the common area adheres to the LUC.
9. A note will need to be added to the final plat to declare this subdivision approved for nightly rentals.
10. All delinquent taxes will be paid in full prior to recording the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the preliminary subdivision.
4. The property located in the Elkhorn Subdivision Phase 3 which is adjacent to the exterior boundary of the overall Trapper's Ridge at Wolf Creek P.R.U.D. will not be adversely affected due to the larger lots being located along the exterior boundary line.
5. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
6. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

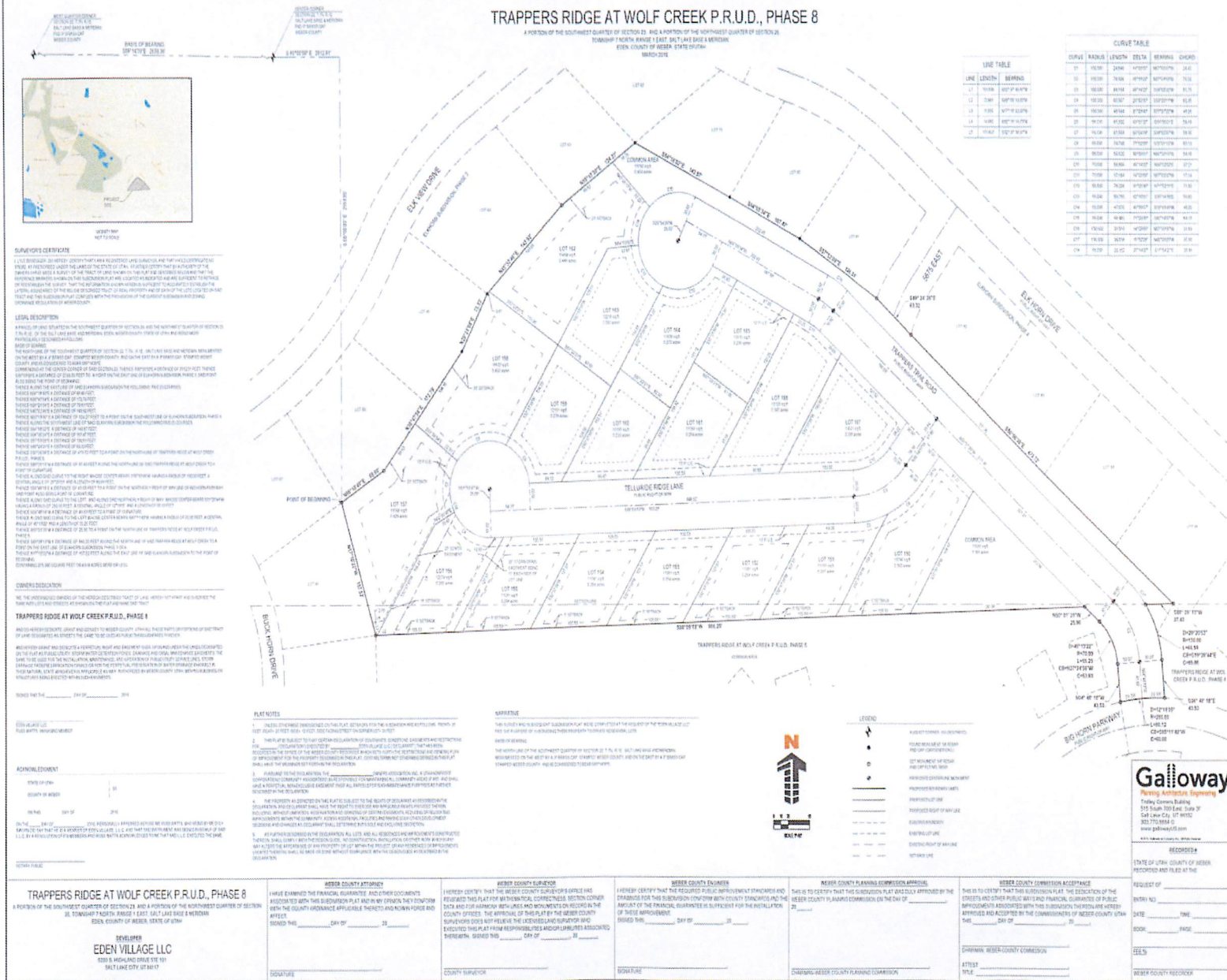
Exhibits

- A. Proposed Trapper's Ridge at Wolf Creek P.R.U.D., Phase 8 preliminary subdivision
- B. Architectural Plans
- C. Landscape Plans
- D. Wolf Creek Resort Zoning Development Conceptual Plan
- E. Feasibility Letter

Location Map



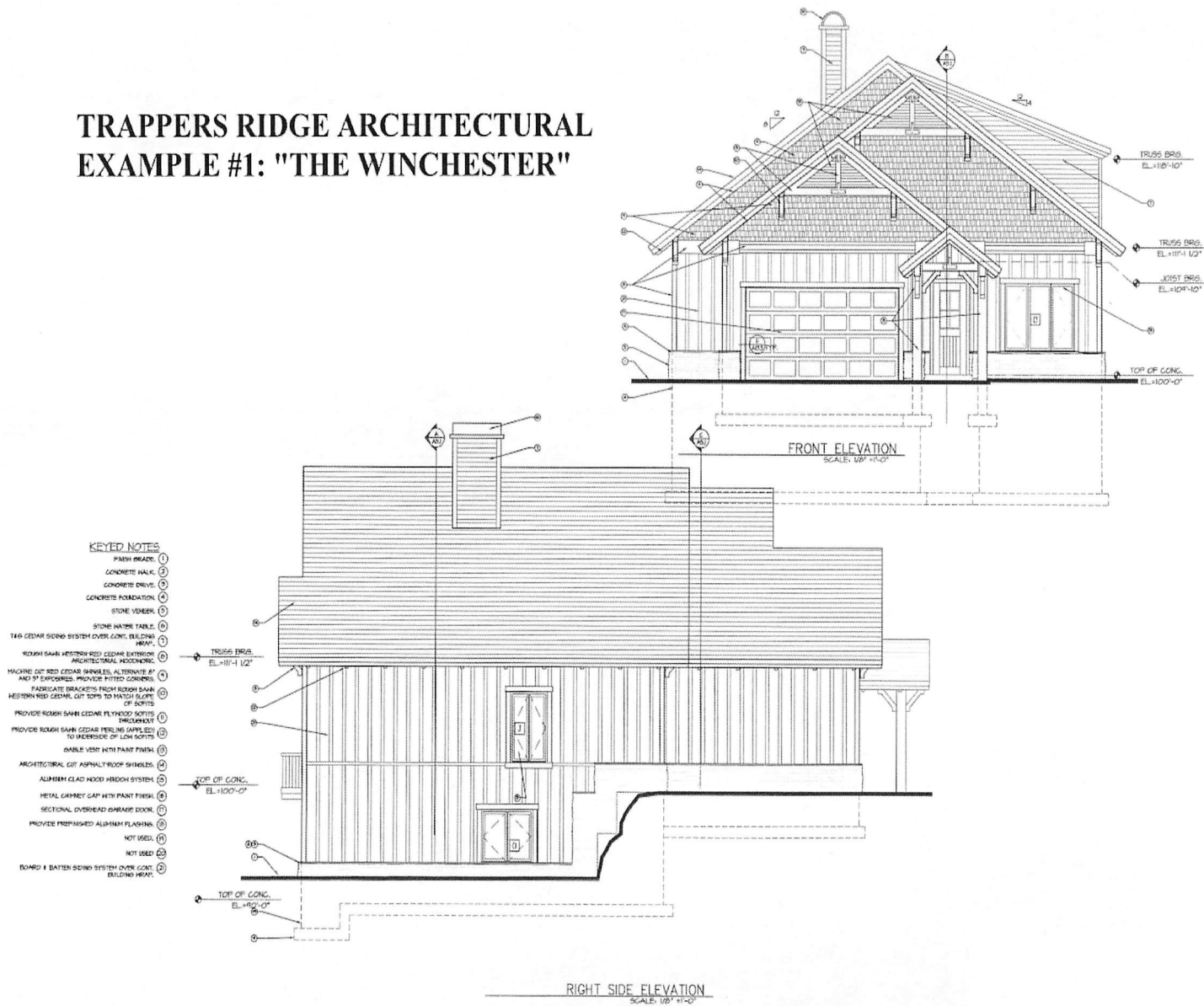
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
EDEN COUNTY OF UTAH, STATE OF UTAH.



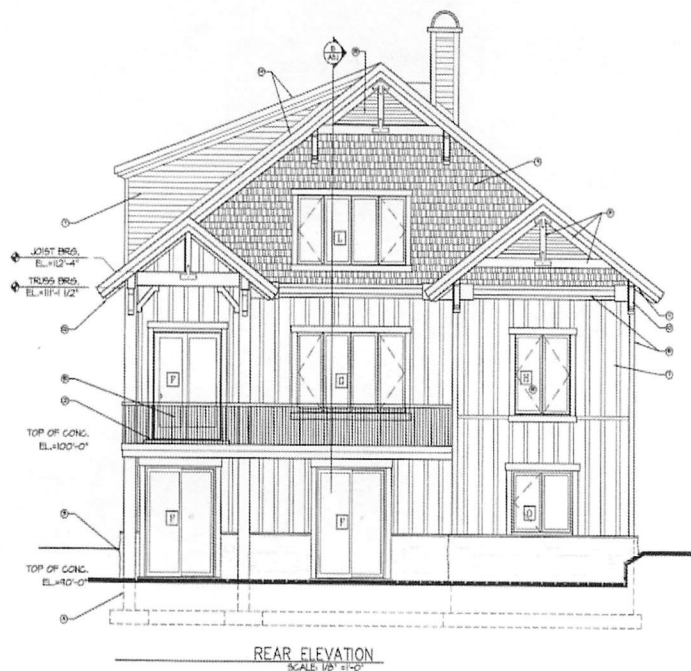
TRAPPERS RIDGE ARCHITECTURAL EXAMPLE #4: "THE TELLURIDE"



TRAPPERS RIDGE ARCHITECTURAL EXAMPLE #1: "THE WINCHESTER"

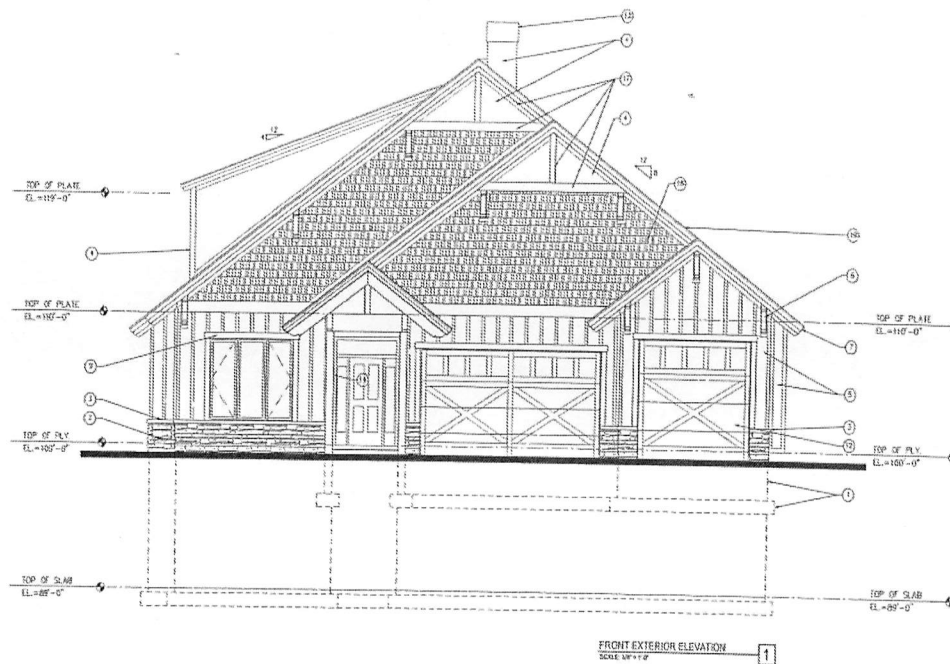


TRAPPERS RIDGE ARCHITECTURAL EXAMPLE #1: "THE WINCHESTER"



- KEYED NOTES**
- ① FINISH GRADE.
 - ② CONCRETE PAD.
 - ③ CONCRETE DRIVE.
 - ④ CONCRETE FOUNDATION.
 - ⑤ STONE VENER.
 - ⑥ STONE WATER TABLE.
 - ⑦ T&B CEDAR SIDING SYSTEM OVER CONT. BUILDING WRAP.
 - ⑧ ROUGH SAWN WESTERN RED CEDAR EXTERIOR ARCHITECTURAL KICKBOARD.
 - ⑨ MACHINE CUT RED CEDAR SHINGLES, ALTERNATE 4" AND 3" EXPOSURES, PROVIDE FITTED CORNERS.
 - ⑩ FANBRATE BRACKETED PITCH ROOFING SAWN WESTERN RED CEDAR, CUT TOPS TO MATCH SLOPE OF ROOF.
 - ⑪ PROVIDE ROUGH SAWN CEDAR PLYWOOD SOFFITS THICKNESS.
 - ⑫ PROVIDE ROUGH SAWN CEDAR FENCING (APPLIED TO UNDERSIDE OF LOFT SOFFITS).
 - ⑬ SABLE VENE WITH PAINT FINISH.
 - ⑭ ARCHITECTURAL CUT ASPHALT ROOF SHINGLES.
 - ⑮ ALUMINUM CLAD HOOD KITCHEN SYSTEM.
 - ⑯ METAL CHIMNEY CAP WITH PAINT FINISH.
 - ⑰ SECTIONAL OVERHEAD GARBAGE DOOR.
 - ⑱ PROVIDE PREFINISHED ALUMINUM FLASHING.
 - ⑲ NOT USED.
 - ⑳ NOT USED.
 - ㉑ BOARD & BATTEN SIDING SYSTEM OVER CONT. BUILDING WRAP.

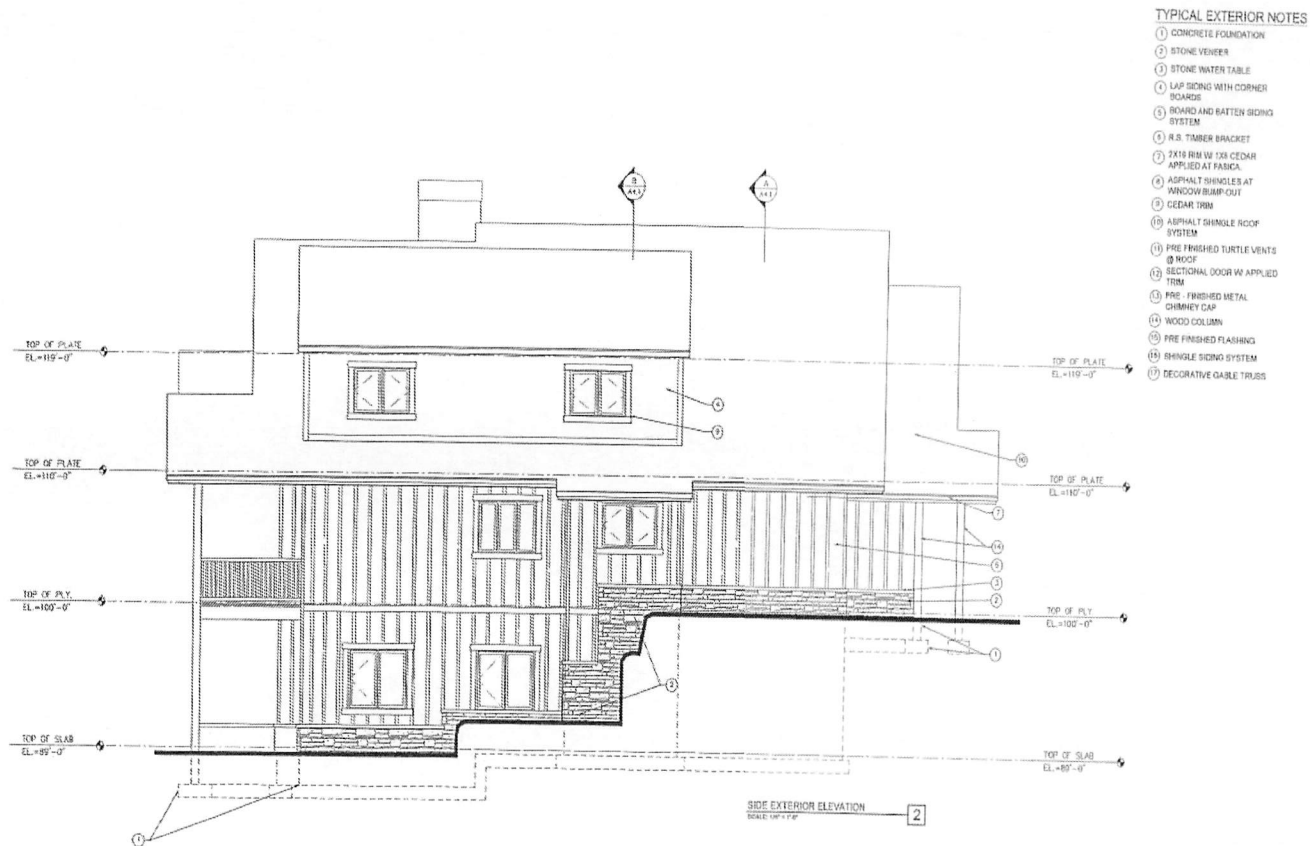
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



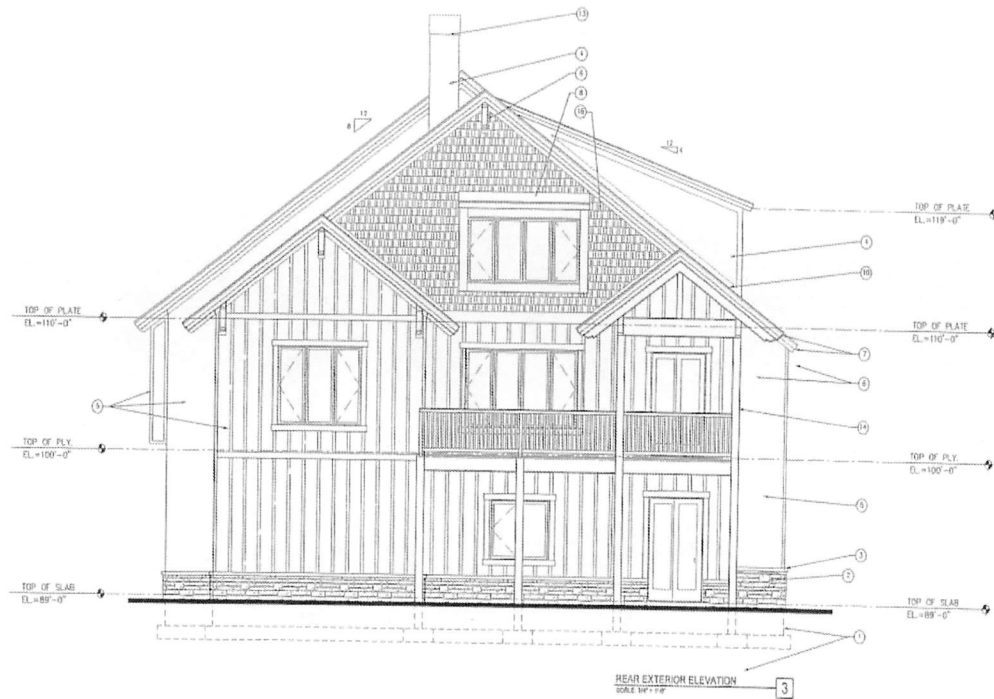
TYPICAL EXTERIOR NOTES

- 1) CONCRETE FOUNDATION
- 2) STONE VENEER
- 3) STONE WATER TABLE
- 4) LAP SIDING WITH CORNER BOARDS
- 5) BOARD AND BATTEN SIDING SYSTEM
- 6) R.S. TIMBER BRACKET
- 7) 2X15 RM WP 1X8 CEDAR APPLIED AT PANDA
- 8) ASPHALT SHINGLES AT WINDOW BUMP-OUT
- 9) CEDAR TRIM
- 10) ASPHALT SHINGLE ROOF SYSTEM
- 11) PRE FINISHED TURTLE VENTS @ ROOF
- 12) SECTIONAL DOOR W/ APPLIED TRIM
- 13) PRE FINISHED METAL CHIMNEY CAP
- 14) WOOD COLUMN
- 15) PRE FINISHED FLASHING
- 16) SHINGLE SIDING SYSTEM
- 17) DECORATIVE GABLE TRUSS

TRAPPERS RIDGE ARCHITECTURAL
EXAMPLE #2: "THE BIG HORN"



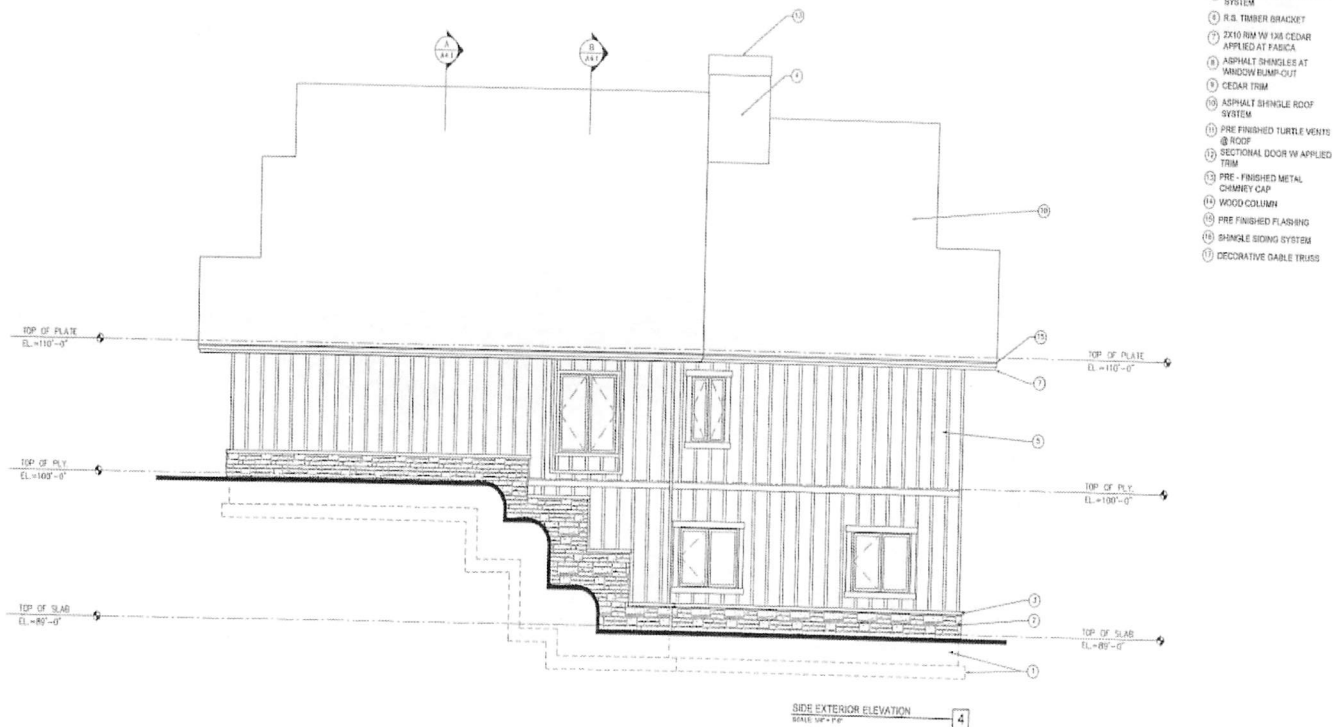
**TRAPPERS RIDGE ARCHITECTURAL
EXAMPLE #2: "THE BIG HORN"**



TYPICAL EXTERIOR NOTES

- ① CONCRETE FOUNDATION
- ② STONE VENT
- ③ STONE WATER TABLE
- ④ LAP SIDING WITH CORNER BOARDS
- ⑤ BOARD AND BATTEN SIDING SYSTEM
- ⑥ R.S. TIMBER BRACKET
- ⑦ 2X16 RIB W/ 1X8 CEDAR APPLIED AT FASCIA
- ⑧ ASPHALT SHINGLES AT WINDOW BUMP-OUT
- ⑨ CEDAR TRIM
- ⑩ ASPHALT SHINGLE ROOF SYSTEM
- ⑪ PRE FINISHED TURTLE VENTS
- ⑫ ROOF
- ⑬ SECTIONAL DOOR W/ APPLIED TRIM
- ⑭ PRE-FINISHED METAL CHIMNEY CAP
- ⑮ WOOD COLUMN
- ⑯ PRE FINISHED PLASMAKIT
- ⑰ SHINGLE SIDING SYSTEM
- ⑱ DECORATIVE GABLE TRUSS

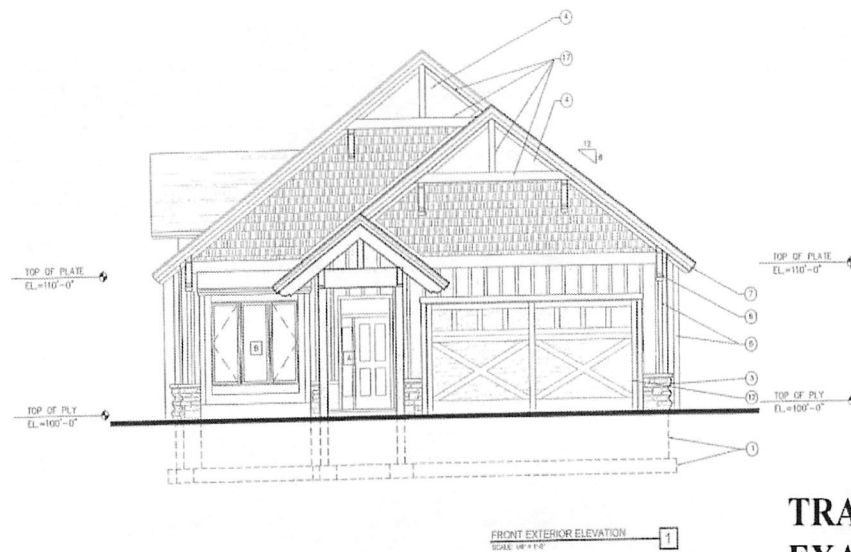
**TRAPPERS RIDGE ARCHITECTURAL
EXAMPLE #2: "THE BIG HORN"**



TYPICAL EXTERIOR NOTES

- (1) CONCRETE FOUNDATION
- (2) STONE VENER
- (3) STONE WATER TABLE
- (4) LAP SIDING WITH CORNER BOARDS
- (5) BOARD AND BATTEN SIDING SYSTEM
- (6) R.S. TRUSS BRACKET
- (7) 2X10 RM W/ 1X4 CEDAR APPLIED AT FABICA
- (8) ASPHALT SHINGLES AT WINDOW BUMP-CUT
- (9) CEDAR TRIM
- (10) ASPHALT SHINGLE ROOF SYSTEM
- (11) PRE FINISHED TURTLE VENTS @ ROOF
- (12) SECTIONAL DOOR W/ APPLIED TRIM
- (13) PRE - FINISHED METAL CHIMNEY CAP
- (14) WOOD COLUMN
- (15) PRE FINISHED FLASHING
- (16) SHINGLE SIDING SYSTEM
- (17) DECORATIVE CABLE TRUSS

TRAPPERS RIDGE ARCHITECTURAL EXAMPLE #2: "THE BIG HORN"



TRAPPERS RIDGE ARCHITECTURAL EXAMPLE #3: "THE SADDLEBACK"



TYPICAL EXTERIOR NOTES

- 1) CONCRETE FOUNDATION
- 2) STONE VENEER
- 3) STONE WATER TABLE
- 4) STUCCO SYSTEM
- 5) CEDAR FACED PLY. 3/4" BOARDS WITH 1X3 CEDAR BATTEN
- 6) R.S. TIMBER BRACKET
- 7) 2X8 RM W/ 1X4 CEDAR APPLIED AT FASCIA
- 8) ASPHALT SHINGLES AT WINDOW BUMP-OUT
- 9) CEDAR TRIM
- 10) ASPHALT SHINGLE ROOF SYSTEM
- 11) PRE FINISHED GABLE VENTS
- 12) SECTIONAL DOOR W/ APPLIED TRIM
- 13) PRE - FINISHED METAL CHIMNEY CAP
- 14) WOOD COLUMN
- 15) PRE FINISHED FLASHING



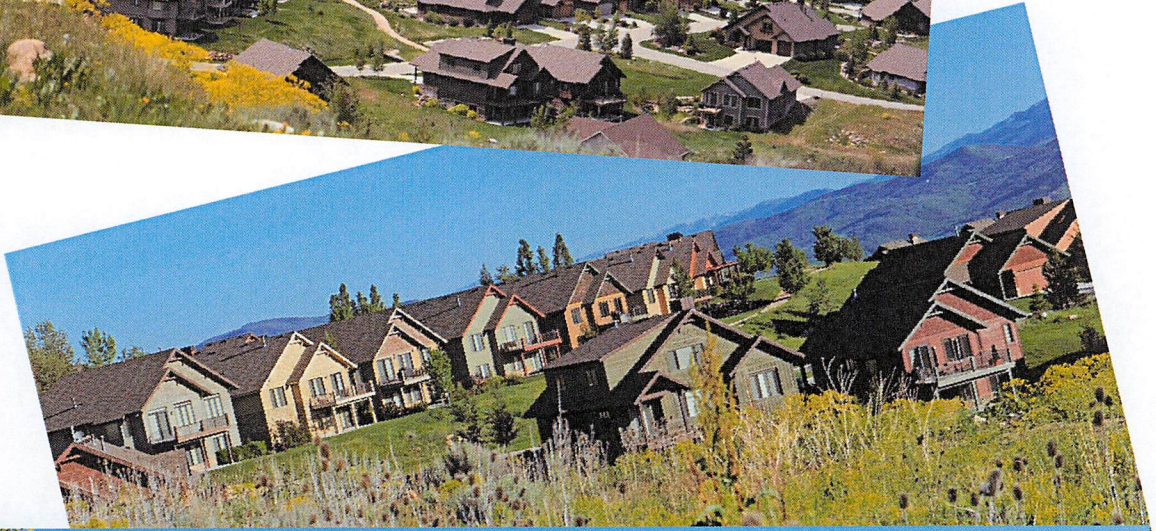
TYPICAL EXTERIOR NOTES

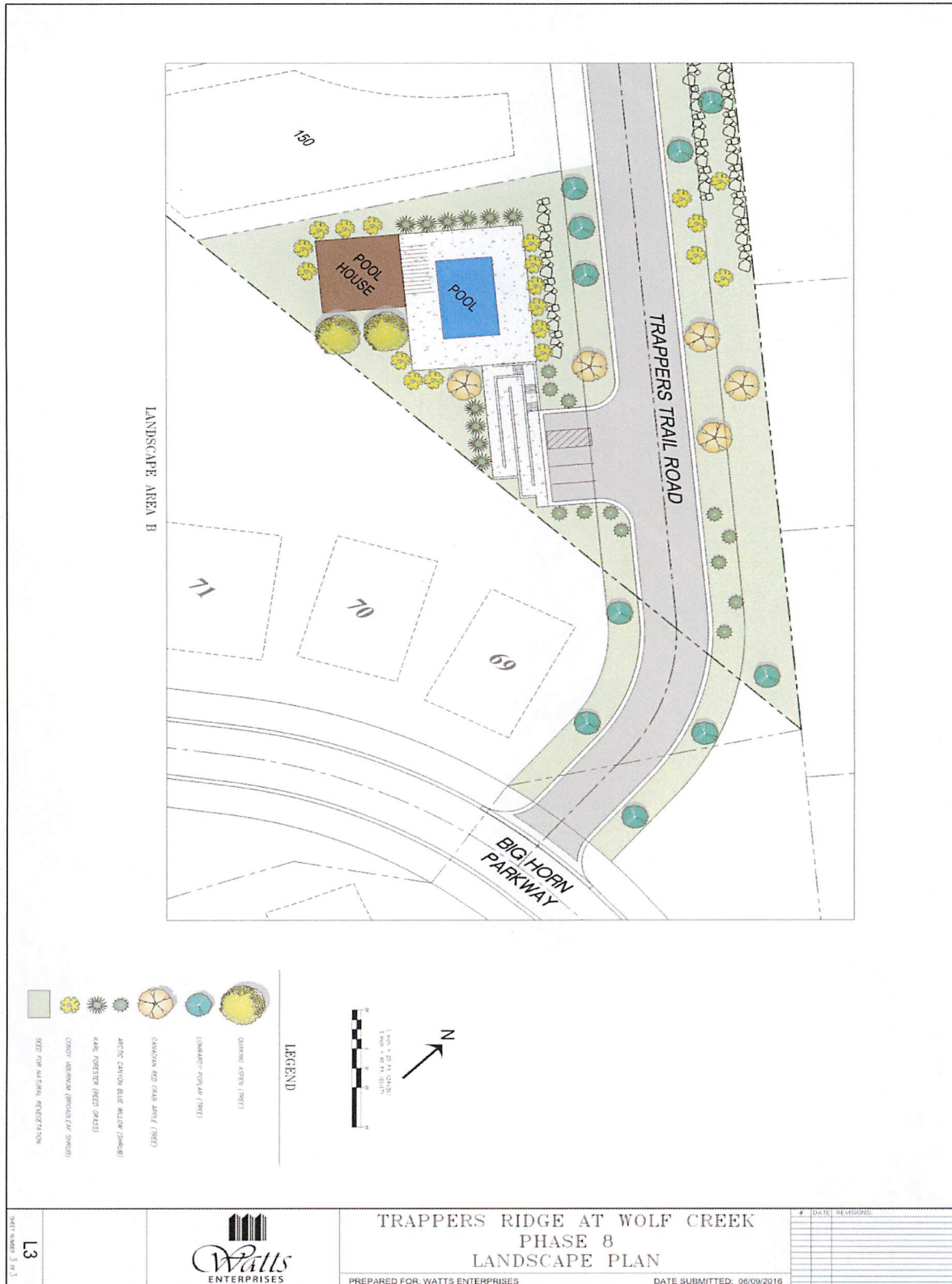
- (1) CONCRETE FOUNDATION
- (2) STONE VENEER
- (3) STONE WATER TABLE
- (4) STUCCO SYSTEM
- (5) CEDAR FACED PLY. BOARDS WITH 1X3 CEDAR BATTEN
- (6) R.S. TIMBER BRACKET
- (7) 2X8 FIM W/ 1X4 CEDAR APPLIED AT FASCIA
- (8) ASPHALT SHINGLES AT WINDOW BUMP-OUT
- (9) CEDAR TRIM
- (10) ASPHALT SHINGLE ROOF SYSTEM
- (11) PRE FINISHED GABLE VENTS
- (12) SECTIONAL DOOR W/ APPLIED TRIM
- (13) PRE - FINISHED METAL CHIMNEY CAP
- (14) WOOD COLUMN
- (15) PRE FINISHED FLASHING

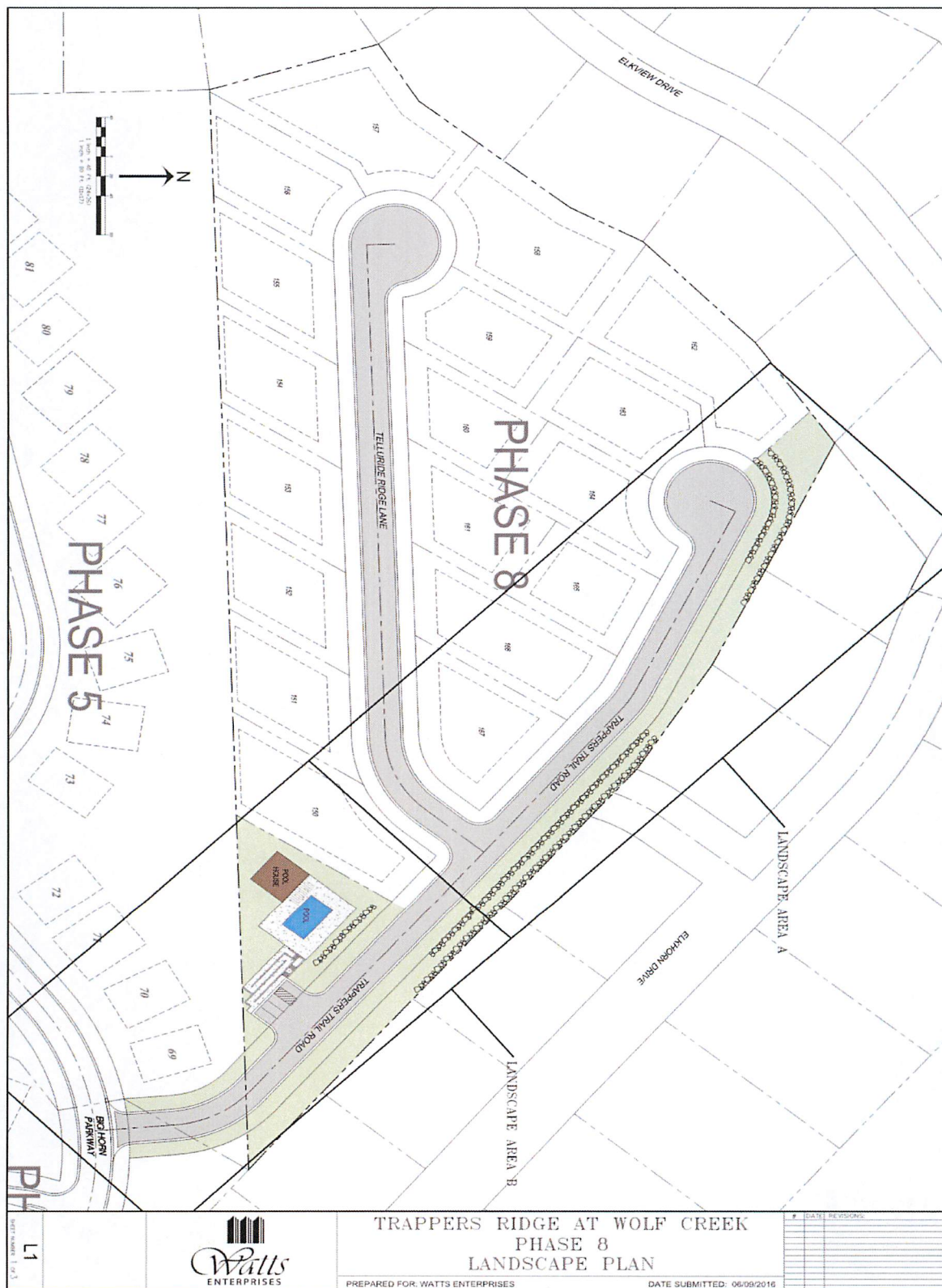
**TRAPPERS RIDGE ARCHITECTURAL
EXAMPLE #3: "THE SADDLEBACK"**

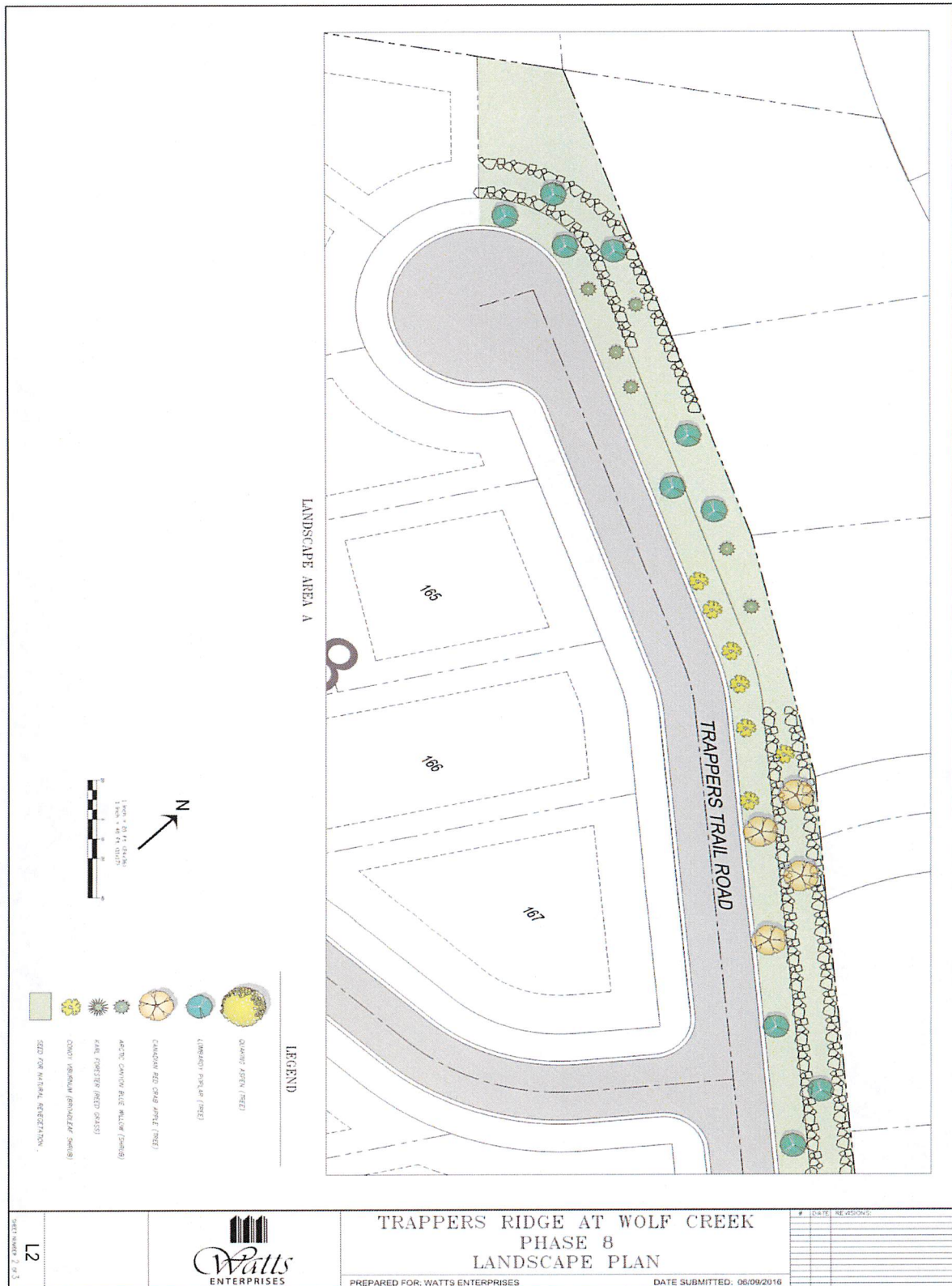


Exhibit B-Architectural Renderings



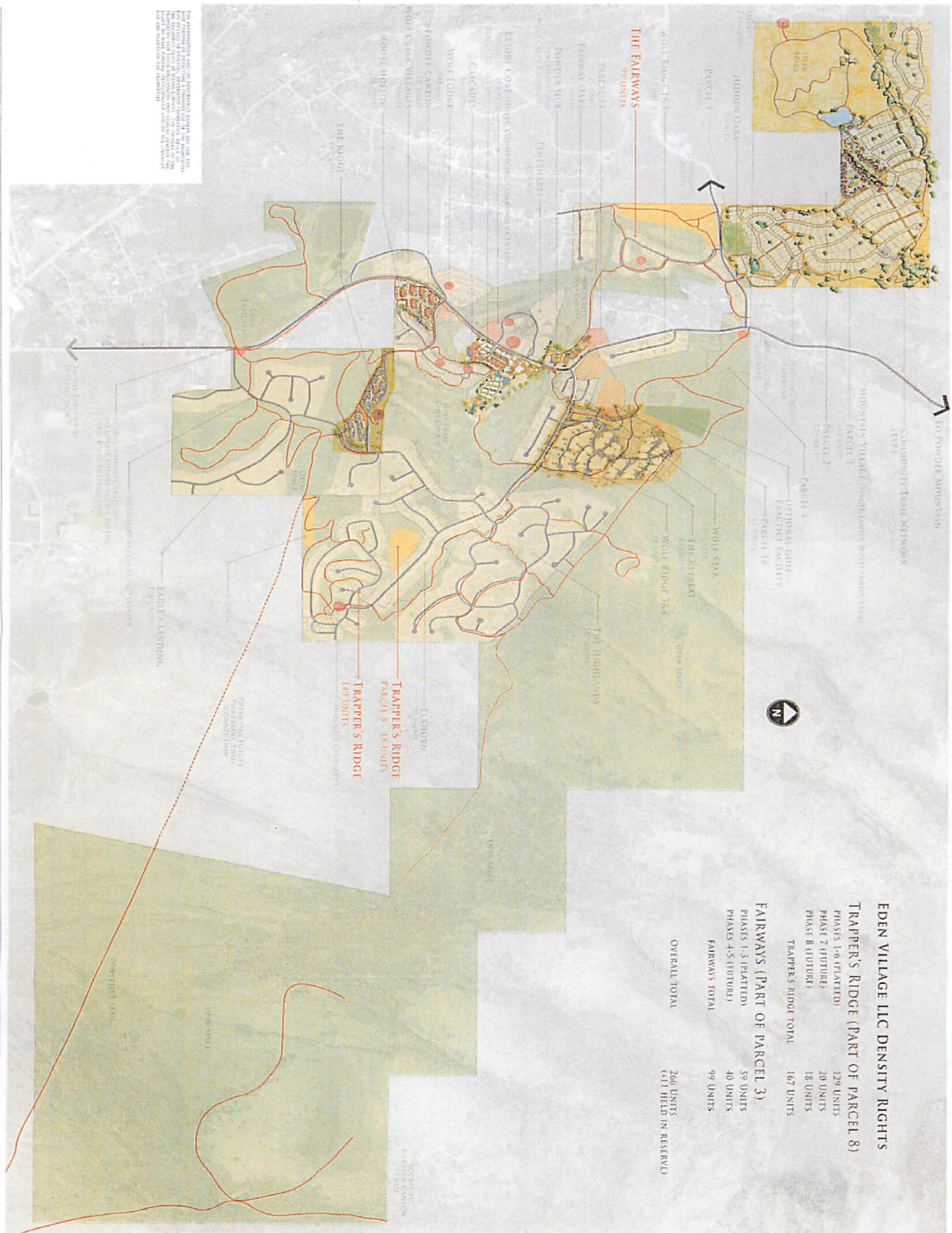






WOLF CREEK RESORT

MARCH 2016



LANGVARDT DESIGN GROUP

EXHIBIT "C" POST-TRANSFER



Wolf Creek Water and Sewer Improvement District

P.O. Box 658
3632 N. Wolf Creek Dr.
Eden, Utah 84310
(801) 745-3435
Fax (801) 745-3454

RE: Fairways at Wolf Creek PRUD Phase 4
Fairways at Wolf Creek PRUD Phase 5
Trappers Ridge at Wolf Creek PRUD Phase 8

Russ-

Based on our recent discussions, we understand that you are working with the County to adjust your master plans at the Fairways and Trappers Ridge projects referenced above. It is our understanding that the first step of the process will be to reduce the density in Fairways by 16 units, transferring 5 of those to Trappers, and holding 11 in reserve for future use. This leaves the following project densities:

- Fairways at Wolf Creek PRUD Phase 4 – 23 homes*
- Fairways at Wolf Creek PRUD Phase 5 – 17 homes*
- Trappers Ridge at Wolf Creek PRUD Phase 8 – 18 homes*

Within the master planning process Wolf Creek Water and Sewer Improvement District has previously anticipated service in accordance with the original master plans and this amendment does not inhibit our ability to serve either of these projects. The excess units to be held in reserve will also remain able to be served by WCWSID with possible conditions depending on where the units are eventually transferred to and other developments or changes that have occurred in the meantime.

As you are aware, we operate three separate systems, culinary water, irrigation/secondary water, and sewer with treatment. The capacity of each of these systems is subject to state laws and limitations applied by the Division of Drinking Water and Department of Environmental Quality. In particular, the amount of culinary water we are required to have available is dependent on 1) continuing to supply irrigation water, and 2) limiting outdoor use of culinary water. At the same time, the supply of irrigation water is dependent on flow to the Wolf Creek diversion, which as you know may change due to pumping related to development at Powder Mountain.

In view of these concerns, we anticipate the following conditions will be placed upon all future developments:

Exhibit D-Feasibility Letter

- Landscaping plans shall limit irrigated areas and minimize installation of turf, both for building lots and common areas. Each building lot/unit shall be equipped with at least one hosebib tied to the irrigation system.
- Landscaping plans will be reviewed and approved by WCWSID, with an emphasis on xeriscaping and installed as approved
- Drip irrigation systems shall be used for all shrub and tree beds, consistent with the existing Design Guidelines (2010) of the Wolf Creek Master HOA. We strongly recommend design of the irrigation systems with zones based upon planting demand.
- No basement sump pump or footing drain shall be connected to the sanitary sewer.

In summary, WCWSID is at present able to provide culinary water, sewer, and irrigation services to the projects listed above upon payment of impact fees per our standard schedule. This commitment to Master Planned densities is subject to future review until the connection and impact fees have been paid.

Let me know if you have any further questions.

Thanks,



Rob Thomas

General Manager

WCWSID



Staff Report for Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of Reflections Subdivision (6 lots), and approval of an alternative access by private right of way (AE 04-2016) at approximately 5650 East 1900 North.

Agenda Date: Wednesday, June 29, 2016

Applicant: Cortney Valentine, agent

File Number: UVR 060116 and AE 04-2016

Property Information

Approximate Address: 5650 East 1900 North, Eden UT

Project Area: 25.673 acres

Zoning: Agricultural Valley AV-3 and Shoreline S-1

Existing Land Use: Agricultural

Proposed Land Use: Residential and agriculture

Parcel ID: 20-002-0081

Township, Range, Section: T6N, R1E, Section 2

Adjacent Land Use

North:	Residential	South:	Pineview Res.
East:	School	West:	Agriculture

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

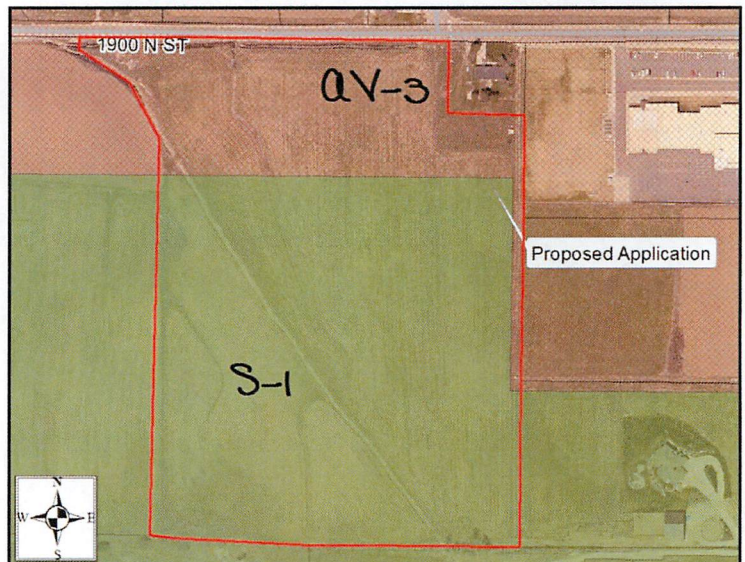
- Weber County Land Use Code Title 104 (Zones) Chapter 6 Agricultural Valley (AV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 10 Shoreline (S-1 Zone)
- Weber County Land Use Code Title 106 (Subdivision)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 Supplementary and Qualifying Regulations

Background

The applicant is requesting preliminary plat approval of Reflections Subdivision (6 lots), and approval of an alternative access by private right of way (AE 04-2016) at approximately 5650 East 1900 North in the AV-3 and S-1 Zones.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan in a manner that does not detract from the Valley's rural character and natural setting. Subdivisions that meet the requirements of applicable Land Use Codes conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.



Land Use Code Standards: As part of the subdivision process, the proposal has been reviewed against the adopted current zoning and subdivision code (LUC §106) to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Zoning:

Parcels Split by Zoning Boundaries: LUC §104-1-4 explains that when a proposed lot is split by a zoning boundary the standards for area requirements depends on which of the zones has the more restrictive (or larger) area requirement. This is based upon a two-thirds rule.

- If two-thirds of the lot's area is contained in less restrictive zone, the lot may develop based upon the minimum standards of that zone. However the home must be built in that less restrictive zone.
- If this is not the case then the home can be built in the larger zone, but the lot must meet the lot standards of that zone. The area within the less restrictive zone may be applied to lot to meet the larger standard.

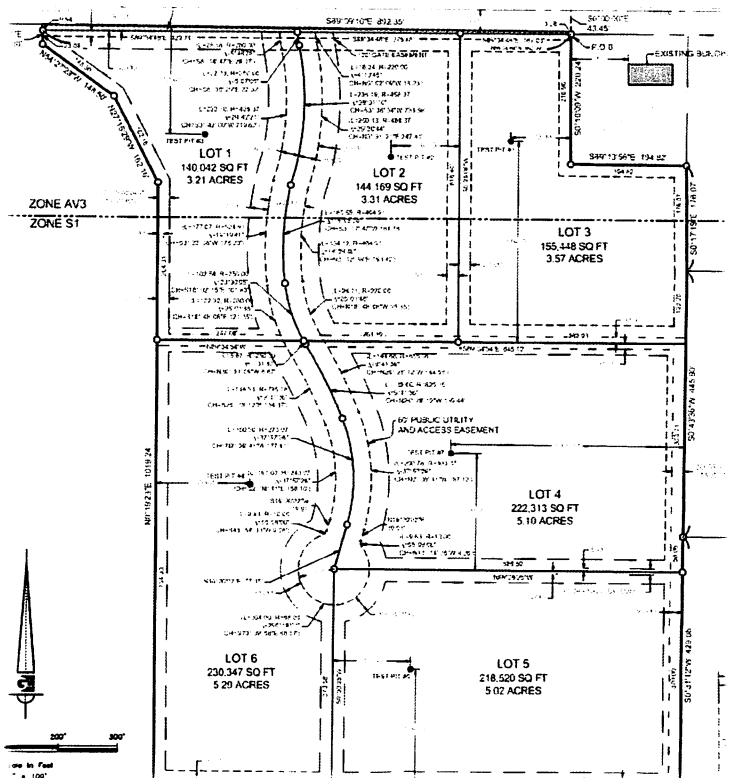
Lot area, frontage/width and yard regulations: The proposed 25 acre subdivision is proposed as three lots (5-7) meeting the minimum 5 acre lot area and 300 foot lot width requirements of the S-1 Zone, and three lots (1-3) which are split by a zoning boundary. These three lots (1-3) meet the minimum 3 acre lot area and 150 lot width requirements of the AV-3 Zone, as more than 2/3rds of the lot area is in the less restrictive AV-3 Zone. The homes on Lots 1, 2, and 3 will be required to be built in the AV-3 zone, which is 350 feet south of 1900 North.

Access: Lots 1, 2, and 3 in the proposed subdivision all front and can have access from 1900 North, although access for Lots 1 and 2 could also access from the private right of way as they function as corner lots. Road dedication is required for 1900 North with a road width of 80 feet as identify by the Ogden Valley Transportation Element Map adopted into the General Plan.

Alternative Access: The applicant is requesting approval of access to Lots 4, 5 and 6 by way of a private right of way. The right of way, which may be gated in the future, shall be constructed to meet the requirements provided in LUC §108-7-29, the Weber Fire District, and the Weber County Engineering Division.

LUC §108-7-31 states: *Approval (of the alternative access) is subject to the applicant demonstrating compliance with the following criteria and conditions:*

- 1) *Criteria.*
 - a) *The lot/parcel is a bona fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or*
 - b) *The lot/parcel is a bona fide agricultural parcel that is actively devoted to an agricultural use that is the main use and is the subject parcel of an approved agri-tourism operation; or*
 - c) *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.*



2) *Conditions.*

- a) *It shall be demonstrated that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right; and*
- b) The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

As the proposed subdivision is bounded on the East side by the elementary school and some residential flag lots, on the North side by 1900 North, on the South side by Pineview Reservoir, and on the West by a 16 acre agricultural parcel (see Map 1 for site location). Staff has been in discussion with the owners of the adjacent parcel to the West regarding a three lot subdivision. Based on the boundary conditions and the required minimum lot acreage of the S-1 Zone, the Planning Division agrees that it is impractical to extend a street to serve the proposed three lots that do not have frontage on 1900 North.

Culinary water and sanitary sewage disposal: A feasibility letter has been provided for the culinary and wastewater systems for the proposed subdivision. The culinary water for the proposed subdivision will be provided by Eden Water Works and wastewater is controlled by individual septic systems. An onsite wastewater systems agreement will need to be executed and recorded in conjunction with the Mylar to ensure adequate notice is given to future property owners of the required improvements prior to receiving a building permit through Weber County.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office, and the Weber Fire District have reviewed and approved the proposal. All review agency comments have been attached as Exhibit B.

Additional design standards and requirements: As this is a rural subdivision in an agricultural area of the Ogden Valley the applicant is requesting that a recommendation be made to the Weber County Commission to defer the street improvements of curb, gutter, and sidewalk along 1900 North even though the property is near the school. A trail currently exists on this property next to the roadway.

As the lot lines of the subdivision follow the center line of the right of way easement, it has been suggested that an additional front setback be required to 60 feet in lieu of the standard 30 feet. This would allow for the homes to align in a normal fashion along the private access.

Tax clearance: The 2015 property taxes have been paid.

Public Notice: The required noticing for the preliminary 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 §106-1-6b.

Summary of Considerations

Does the subdivision meet the requirements of the Land Use Code?

- The subdivision meets the requirements for a subdivision and the zones it is located in.

Staff Recommendation

Staff recommends preliminary plat approval of Reflections Subdivision (6 lots), and approval of an alternative access by private right of way (AE 04-2016). This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Requirements of the Weber County Engineering Division.
2. Requirements of the Weber-Morgan Health Department.
3. Requirements of the Weber Fire District.
4. Requirements of the Weber County Surveyor's Office.
5. Requirements of the Weber County Recorder.
6. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all applicable County codes.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Subdivision Plat
- B. Agency review comments

Photo of the proposed subdivision

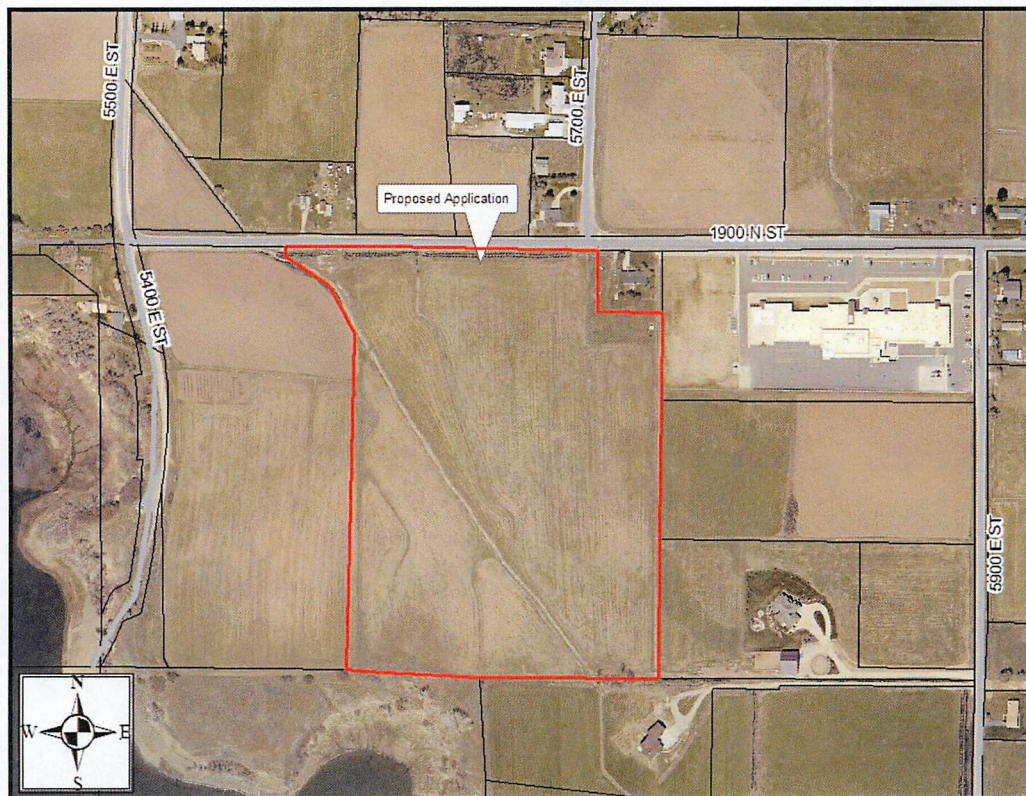


Exhibit A

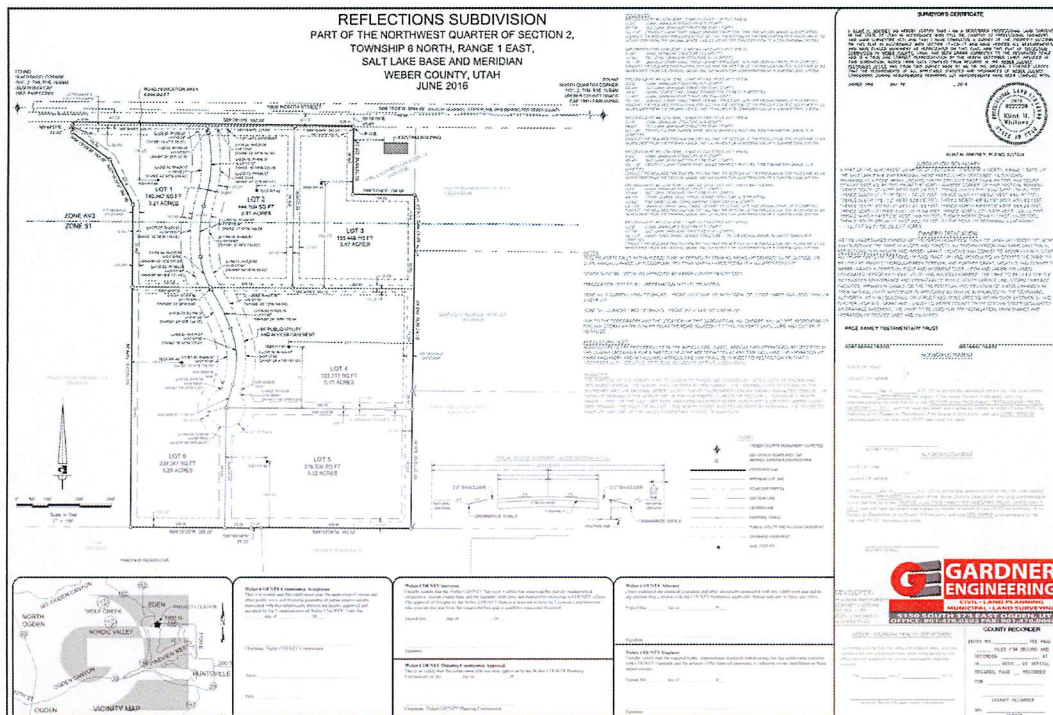


Exhibit B-Review Agencies Comments

Engineering Review 2

Project: Reflections Subdivision

User: Blane Frandsen

Department: Weber County Engineering Division

Created: 2016-06-22

Approved: Not Approved

Notes: I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application:
 1. The determination of the access amendment needs to be resolved first to see **if the concept of an access easement is approved.**
 2. **The right of way dedication for 1900 N by the general plan would be for a 40 foot half street.**
2. The proposed subdivision will need to have curb, gutter and sidewalk **along 1900 North similar to that provided easterly along 1900 North in the vicinity of the school. Regarding the improvements along the proposed access easement as a bare minimum there will need to be a deferred by the planning commission to be signed by the developer prior to final approval.**
3. A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."
4. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8" of 4" minus sub-base and 6" road-base. Compaction tests on both will be required
5. An excavation permit is required for all work done within the existing right-of-way.
6. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
7. A Storm Water Construction Activity Permit is required for any construction that:
 1. disturbs more than 5000 square feet of land surface area, or
 2. consist of the excavation and/or fill of more than 200cubic yards of material, or
 3. Requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit.
8. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>. **Please see Engineering Review 2 regarding the SWPPP review.**
9. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Weber County Surveyor's 1st Review

Project: Reflections Subdivision

User: Bahy Rahimzadegan

Department: Weber County Surveyor's Office

Created: 2016-06-22

Approved: Not Approved

Notes: In reviewing the above referenced plat, we have marked areas that still require attention. We have included a copy of the plat marked with these changes. If you have any questions or comments we are here to serve and help you in any possible way to expedite the approval process for this subdivision.

We can be reached at the Weber County Surveyors Office at (801) 399-8075. Thank you.

Weber Fire District Review

Project: Reflections Subdivision

User: Brandon Thueson

Department: Weber County Special Events, Weber Fire District

Created: 2016-06-06

Approved: Yes

Notes: FEE NOTICE:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: Weber Fire District.

REVIEW STATUS: APPROVED WITH CONDITIONS

SPECIFIC COMMENTS:

1. Fire Hydrant(s): If water lines are available to connect to which can support fire hydrants, then hydrants must be installed that meet spacing requirements. The maximum spacing between hydrants in a residential area is 500 ft. One new fire hydrant must be provided within 400 feet of the furthest most portion of a building or facility (see IFC 507.5.1). **3 New hydrants have been proposed.**
2. Fire Flow: All dwellings structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC. For more information regarding fire flow, please contact Fire Marshal Thueson at 801-782-3580.
3. Provide a temporary address marker at the building site during construction.
4. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
5. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
6. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
7. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

A written response for this review is required.

Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.



Staff Report for Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of East Lake Meadows Subdivision (5 lots) at approximately 8600 East 500 South.

Type of Decision: Administrative

Agenda Date: Wednesday, June 29, 2016

Applicant: Brad Dobson, owner

File Number: UVE 050516

Property Information

Approximate Address: 8600 East 500 South, Huntsville UT

Project Area: 19.02 acres

Zoning: Agricultural Valley AV-3 and Forest Valley FV-3

Existing Land Use: Agricultural

Proposed Land Use: Residential and agriculture

Parcel ID: 21-026-0120 and 21-026-0120

Township, Range, Section: T6N, R2E, Section 16 and 17

Adjacent Land Use

North:	Residential	South:	N. Branch of the S. Fork of the Ogden River
East:	Residential	West:	Residential

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

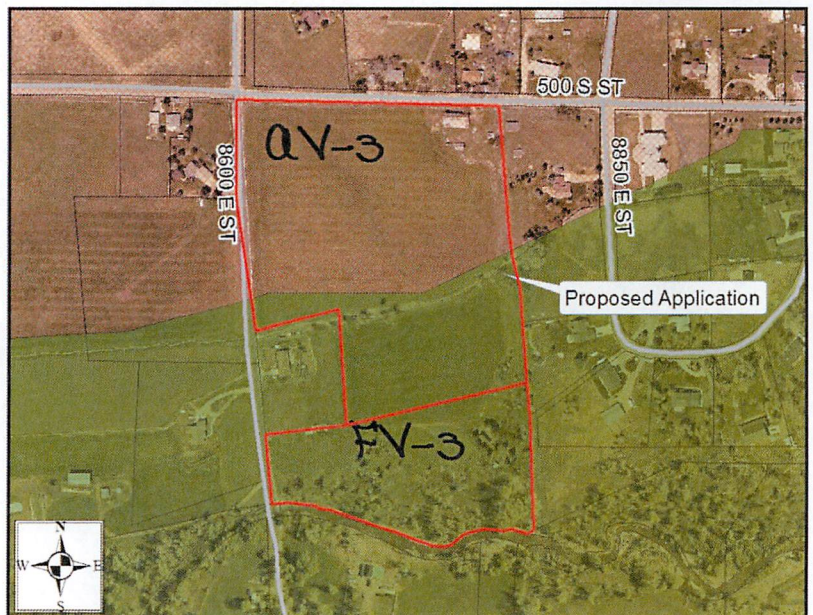
Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 Agricultural Valley (AV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 Forest Valley (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivision)

Background

The applicant is requesting preliminary approval of East Lake Meadows Subdivision consisting of five lots. The proposed subdivision is 19 acres located at approximately 8600 East 500 South near Huntsville. Currently a home exists on the property and will be on Lot 5 consisting of 7.01 acres. A zoning boundary splits this property approximately where an irrigation ditch crosses through the subject property placing it into the AV-3 and FV-3 Zones.



Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan in a manner that does not detract from the Valley's rural character and natural setting. Subdivisions that meet the requirements of applicable Land Use Codes conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Land Use Code Standards: As part of the subdivision process, the proposal has been reviewed against the adopted current zoning and subdivision code (LUC §106) to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Zoning:

Parcels Split by Zoning Boundaries: LUC §104-1-4 explains that when a proposed lot is split by a zoning boundary the standards for area requirements depends on which of the zones has the more restrictive (or larger) area requirement. This is based upon a two-thirds rule.

- If two-thirds of the lot's area is contained in less restrictive zone, the lot may develop based upon the minimum standards of that zone. However the home must be built in that less restrictive zone.
- If this is not the case then the home can be built in the larger zone, but the lot must meet the lot standards of that zone. The area within the less restrictive zone may be applied to lot to meet the larger standard.

Lot area, frontage/width and yard regulations: The proposed subdivision meets the minimum 3 acre lot area and 150 foot lot width requirements of the AV-3 and FV-3 Zones (LUC §104-8 and 104-14). Each lot meets each zones requirement, as the two zones have the same area and width standards.

Access: The lots in the proposed subdivision all front and can have access from 500 South or 8600 East. Both roads require road dedication and road widths of 66 feet.

Sensitive lands: Lot 5 is adjacent to the North Branch of the South Fork of the Ogden River and will require a 75 foot area of non disturbance for the high water mark of the river.

Flood Plain: Most of the proposed subdivision is located in Zone "X", however an area along the river is in Zone "AE" as determined by the FEMA maps. This Zone "AE" is typically referred to as the floodplain, and has a one percent chance of flooding.

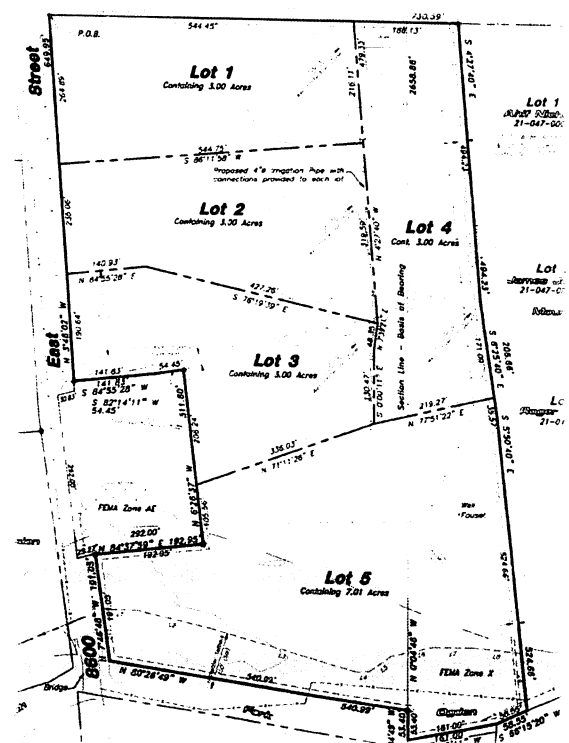
Culinary water and sanitary sewage disposal: A feasibility letter has been provided for the culinary and wastewater systems for the proposed subdivision. The culinary water for the proposed subdivision will be provided by a private wells and wastewater is controlled by individual septic systems. A private well and onsite wastewater systems agreements will need to be executed and recorded in conjunction with the Mylar to ensure adequate notice is given to future property owners of the required improvements prior to receiving a building permit through Weber County.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office, and the Weber Fire District have reviewed and approved the proposal. All review agency comments have been attached as Exhibit B.

Additional design standards and requirements: As this is a rural subdivision in an agricultural area of the Ogden Valley the applicant is requesting that a recommendation be made to the Weber County Commission to defer the street improvements of curb, gutter, and sidewalk on both 8600 East and 500 South.

Tax clearance: The 2015 property taxes have been paid.

Public Notice: The required noticing for the preliminary 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 §106-1-6b.



Summary of Considerations

Does the subdivision meet the requirements of the Land Use Code?

- The subdivision meets the requirements for a subdivision and the zones it is located in.

Staff Recommendation

Staff recommends preliminary plat approval of East Lake Meadows Subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Requirements of the Weber County Engineering Division.
2. Requirements of the Weber-Morgan Health Department.
3. Requirements of the Weber Fire District.
4. Requirements of the Weber County Surveyor's Office.
5. Requirements of the Weber County Recorder.
6. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all applicable County codes.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Subdivision Plat
- B. Agency review comments

Photo of the proposed subdivision

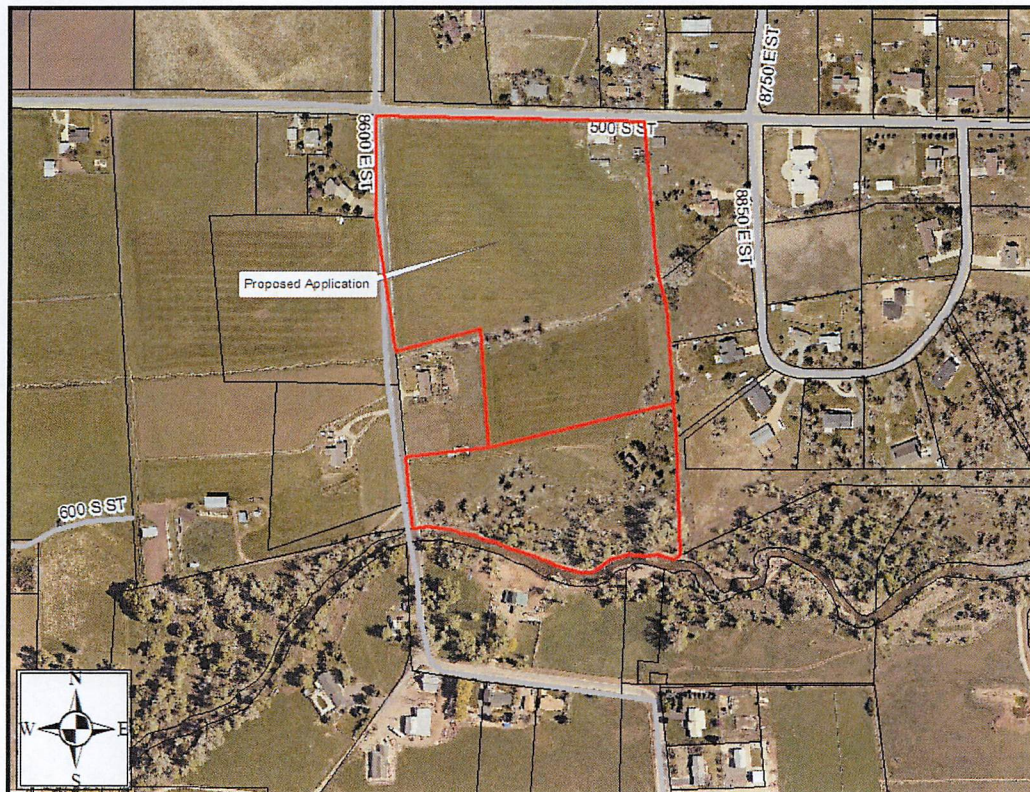
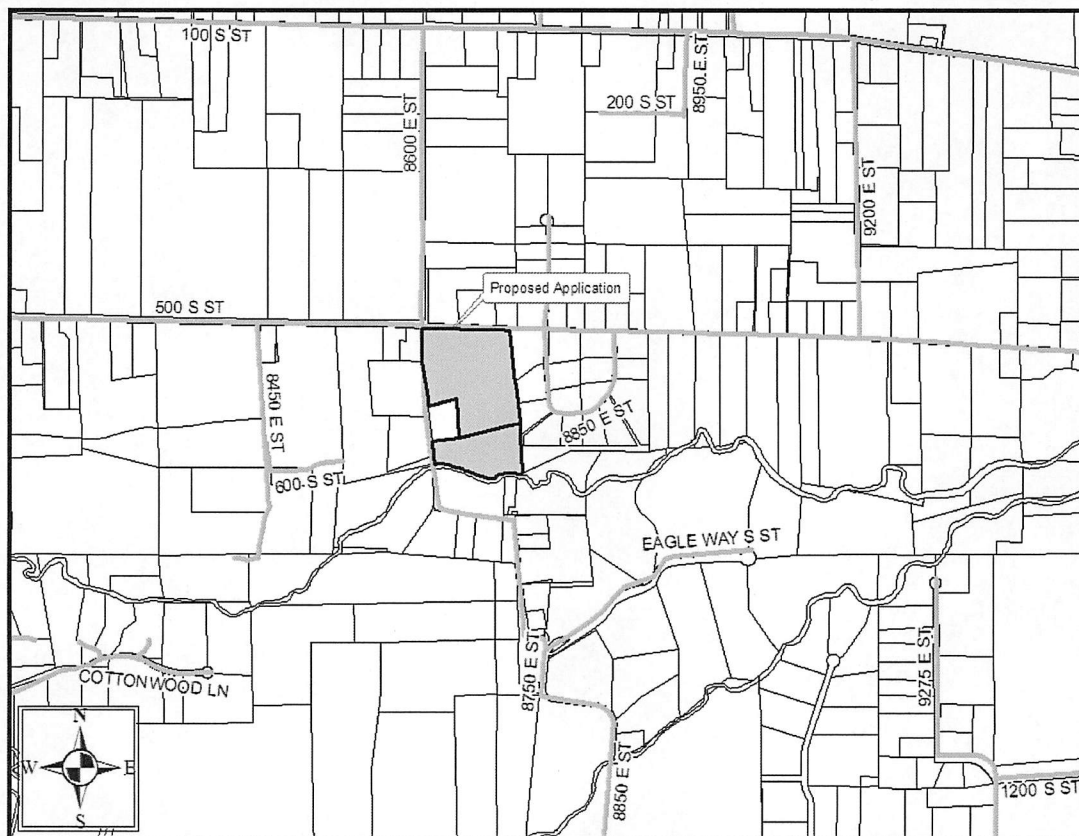


Exhibit A



A Part of the Southeast Quarter of Section 17,
and A Part of the Southwest Quarter of Section 16,
Township 6 North, Range 2 East, Salt Lake Base & Meridian
March 2016

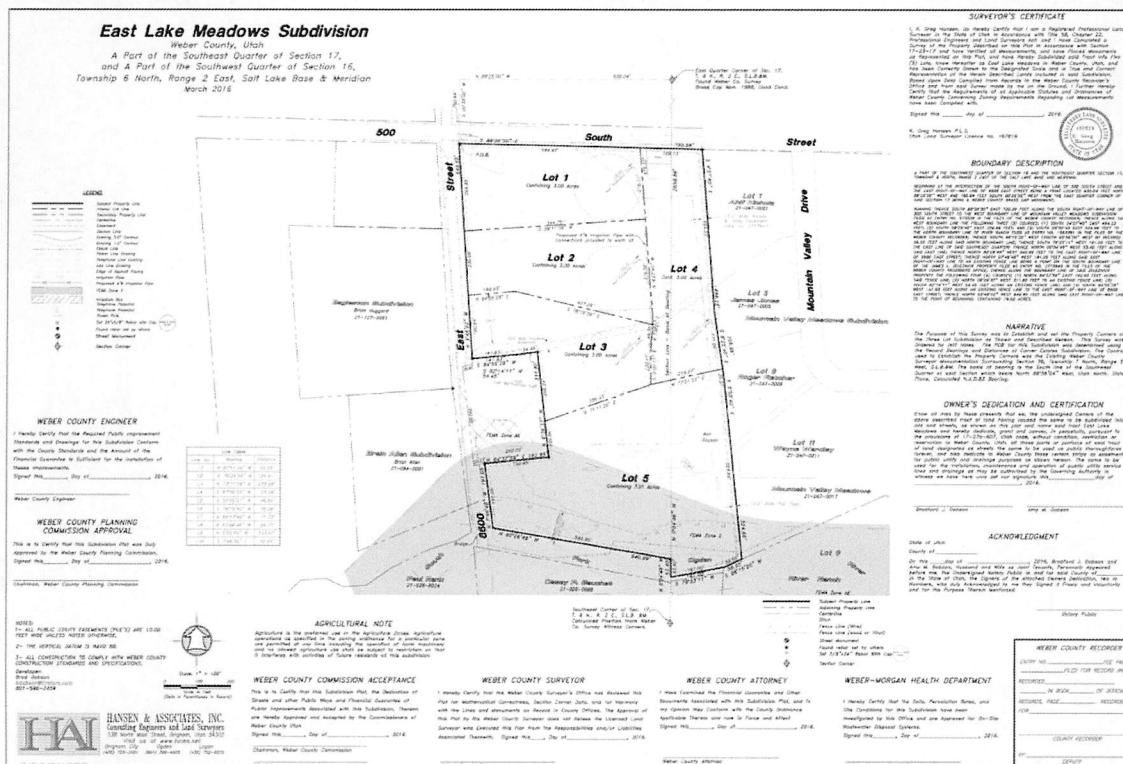


Exhibit B-Review Agencies Comments

Engineering Review 1

Project: East Lake Meadows Subdivision

User: Blane Frandsen

Department: Weber County Engineering Division

Created: 2016-06-08

Approved: Not Approved

Notes: I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.
 1. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than one hundred (100) feet to the inch and shall show:
 1. Please label the solid contour lines as to elevation, to enable one to see the Flood zone limits for the AE Flood Zone.
 2. The location of percolation test holes on each lot.
 3. Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Engineering drawings may be required during preliminary approval in subdivisions.
 4. Please be sure all structures surrounding and or in near proximity to the subdivision are shown. The Zelenic property would appear to have a home on it.
2. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
3. The ditch in the front of the property will need to be piped with. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.
4. A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the roads adjacent to these properties until curbs and gutters are installed."
5. There will need to be a drainage easement given for the South Fork of the Ogden River.
6. A geotechnical report needs be completed for the subdivision.
7. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8" of 4" minus sub-base and 6" road-base. Compaction tests on both will be required.
8. The 8600 East is projected to need a 66' ROW. Please dedicate the applicable ROW.
9. 500 South shall have a right of way of 66'.
10. An excavation permit is required for all work done within the existing rights-of-way from Weber County.
11. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
12. Pursuant to the 2016 Weber County MS4 Storm Water Permit provisions for onsite retention of a 90 percentile storm shall be considered as well as for Low Impact Development BMP's when developing the lots of this Subdivision.
13. At the time of development Storm Water Construction Activity Permits will be required for any construction that:
 1. disturbs more than 5000 square feet of land surface area, or
 2. consist of the excavation and/or fill of more than 200 cubic yards of material, or

3. Requires a building permit for which excavation or fill is a part of the construction, and less than one acre if part of a common plan of development.
14. Storm Water Pollution Prevention Plans (SWPPP) are now required to be submitted for all new developments over 5 acres of total area or less than where development occurs as part of a common plan of development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. Each new lot must be considered as falling within a common plan of development for the new subdivision. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.
15. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Weber County Surveyor 1st Review

Project: East Lake Meadows Subdivision

User: Bahy Rahimzadegan

Department: Weber County Surveyor's Office

Created: 2016-06-02

Approved: Not Approved

Notes: In reviewing the above referenced plat, we have marked areas that still require attention. We have included a copy of the plat marked with these changes. If you have any questions or comments we are here to serve and help you in any possible way to expedite the approval process for this subdivision.

We can be reached at the Weber County Surveyors Office at (801) 399-8075. Thank you.

Weber Fire District Review

Project: East Lake Meadows Subdivision

User: Brandon Thueson

Department: Weber County Special Events, Weber Fire District

Created:

Approved: No review has been submitted yet.