Ogden Valley Maximum Zoning Density Study

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Photo Courtesy of Ogden Valley – 360 Degrees of Natural Adventure; http://ogdenvalley.blogspot.com/2010/10/after-rainbow-in-ogden-valley-falls.html

Executive Summary

In anticipation for the forthcoming Ogden Valley General Plan update, Weber County staff found a need to discover the maximum development potential of the Ogden Valley. There have been similar attempts to discover this in the past but none have gone to the level of detail as this study. It is intended to be used as an empowering educational tool for the County and the Ogden Valley public to understand the direction current trends are pushing valley development. It should stand as a baseline from which to challenge existing development regulations and verify that they are guiding the valley toward the public's desired outcomes.

To calculate final build-out, or as we've termed it, the "maximum zoning density," we considered the total number of dwelling units allowed by the current zoning, then adjusted each by the following ordinance constraints:

- Reduced for public lands
- Reduced for sloped areas
- Reduced or increased based on previous entitled approvals, such as cluster subdivisions, Planned Residential Unit Development (PRUD), and Development Agreements
- Increased for existing legal non-conforming parcels.

We find that under current ordinances and the above ordinance-based constraints final build-out could yield up to approximately 24,116 dwelling units. That is approximately 20,500 units more than what exists today – and does not include the Town of Huntsville. This is significant change, and it requires no legislative decisions to permit.

Considering this potential it is imperative to know how long it will take to reach the maximum potential. We provide population projections based on the current average ten-year rate of change. The projections demonstrate that if the growth continues to increase at similar rates as in the past the valley will experience full build-out in approximately 45 years.[1] The projections also show that in this timeframe there could be nearly as many dwelling units as permanent residents. This indicates the high demand for recreational/second homes.[2]

We will continue to challenge these findings and projections throughout the general plan process. If they prove correct there will be dramatic impacts on infrastructure in the valley. If they prove true it will change the current pastoral way of life.

As we embark on the Ogden Valley General Plan update process the implications of this report need to be considered by the County and valley residents. Over the next year, the County's consultants for the general plan update will assist the County to enable the public voice on the valley's desires for the future. Until that time we recommend that valley residents reflect on the question, "As we grow, are we comfortable with growing at status quo, or are changes needed?"

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[1] Earlier projections estimated full build-out in approximately 30 years. This was based on inaccurate 2010 Census data. See pg 27 of this report for more information.

[2] Earlier projections estimated more dwelling units than people within the next 15 years. This was based on inaccurate 2010 Census data. This sentence has been updated based on more accurate data.

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1.0 Introduction

In anticipation for the forthcoming Ogden Valley General Plan update Weber County staff found a need to discover the true maximum development potential of the Ogden Valley if developed to full build-out under existing zoning laws. There have been similar attempts to discover this in the past but none have gone to the level of detail as this study. It is intended to be used as an empowering educational tool for the County and the Ogden Valley public to understand the direction current trends are pushing valley development. It should stand as a baseline from which to challenge existing development regulations and verify that they are guiding the valley toward the public's desired outcomes.

1.1 What is Maximum Zoning Density?

For the purposes of this study, Maximum Zoning Density is the sum of dwelling units (DU's) allowed within every zoning designation in a given area. It estimates how many dwelling units will exist when the current zoning is completely built-out. The residential build-out of a zone occurs when all the land within that zone is divided at the minimum lot size requirement of the zone and a residential use, or other similar allowed use, is established on each resulting lot. In short, it is how many residences can be established in the community based on current zoning standards.

Depending on the goals of the community, enacting a minimum lot size requirement in a community may be an attempt to promote public health, safety and welfare, assist with the preservation of a desired community appearance, and enhance a community's economic position;[3] but what providing a minimum lot size requirement also does is allows a community to estimate how many housing units will result in a given area based on a ratio of the number of resulting lots and the acreage of the area. For example, in the Ogden Valley's AV-3 zone, the minimum lot size requirement is three acres for a residential use, or in other words a dwelling unit-to-acreage ratio of 1:3. This is an equivalent gross density of 0.33 dwelling units per acre (DUA's). Factoring in approximately 10% of the land for rights-of-way and access, the AV-3 zone yields a more probable net density of 0.297 DUA's in the Ogden Valley.

Applying the relevant ratio calculation to each zone will yield the maximum potential number of units in that zone. Taking the sum of each zoning designation in the Ogden Valley will yield the maximum estimated number of dwelling units in the Ogden Valley. Providing this calculation will help the community to understand potential growth patterns and estimate their impacts. This is one of the necessary first steps to re-evaluating the General Plan of a community.

1.2 Why Calculate Maximum Zoning Density?

[3] See D.M. Becker, *The Police Power and Minimum Lot Size Zoning, Part I, a Method of Analysis*, Wash U. L. Q. 3, 263-323 (1969) for a challenging analysis on the legitimacy of standard lot size requirements.

The point of calculating maximum zoning density is to help the community challenge their own expectations of the future. It is intended to be a tool to help answer the question: As we grow, are we comfortable with growing at status quo? Or are changes needed?

The maximum zoning density is a number intended to act as a metric to measure the usefulness and effect that the tools of zoning employ in a community. It calculates the final build-out of a community, and as such should be used to verify that current zoning is meeting the objectives of the community's vision and goals. If it is found that the resulting metric is unpalatable, then the new knowledge should be used to challenge the plan and/or the tool. It is harmful to the effect of a community plan, together with the vision, goals, and objectives, to retain contradictory implementation tools in a zone.

As part of this evaluation it must be realized that the maximum zoning density does not necessarily mean that final build-out will come to full fruition, and even if it does it won't occur all at once. Growth rates will likely continue to follow existing trends.

A primary purpose of zoning is to help temper the unpredictable and inconsistent nature of development. This not only benefits basic human expectations on our perceptions of quality of life as we interface with our community, it also helps to provide more predictability and consistency in the real estate market, thereby promoting the financial welfare of the community as a whole. When a community relies on non-regulatory externalities (such as financial constraints) to control growth rather than utilizing tools in the zoning toolbox then there is less control over predictability of future development. The location, size and configuration, sprawl patterns, and infrastructure impacts of development then become dependent on less predictable market motivators and innovative development techniques. If the recent housing boom and bust taught anything it's that dependence on financial externalities, instead of carefully considered zoning regulations, can lead to a wide array of variance in predictable futures.

1.3 Why Are We Even Considering More Growth?

There are some who feel that the Ogden Valley is already crowded relative to the comfort of existing residents. Why would we consider more growth? Why not simply shut the gate at the mouth of the Canyon and call it good? These are questions that are often called to mind in a community that enjoys a degree of separation from faster growing urban and suburban communities. The answer is fairly simple: development rights in the Ogden Valley have already been allocated through the zoning code. To use these rights all a land owner must do is demonstrate compliance with adopted standards. Shutting the proverbial "growth gate" at the mouth of the canyon translates to an advocation for the removal of development rights. This is not an impossible task. It has been done in the Ogden Valley in the past using the tool of downzoning. However it is usually met with stiff resistance from private property rights advocates. Removing development potential is a politically polarizing subject. Thus,

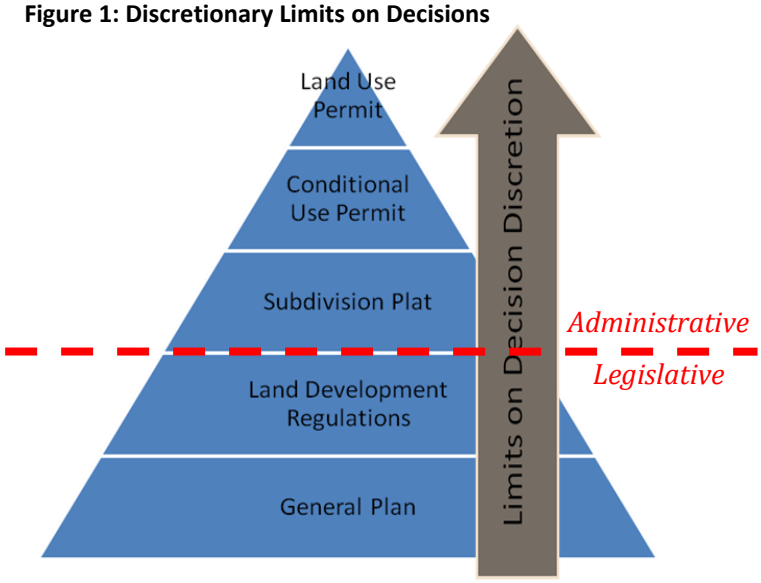
"As we grow, are we comfortable with growing at status quo? Or are changes needed?"

there needs to be a careful balance between regulating development in the best interest of the community welfare and preserving an individual's private property rights.

When zoning first came to the Ogden Valley the valley floor was zoned for one acre minimum lot sizes. It is speculated that this was done in an effort to provide equity and fairness to as many people as possible by allocating rights to each uniformly. By the 1990's, residents of the valley became aware that one acre lot sizes could yield so much development potential and so little development predictability that the shifting political sands resulted in a downzone of the valley floor to three acre minimum lot sizes. The negative effects of this action still resonate with some opponents of the move; folks who felt that two-thirds of their property wealth was removed from them.

The County grants many development approvals. It is easy for the average lay-person to believe that there is some built in right for the County to deny any development request. This is all too painfully clear when one approaches the Planning Commission or County Commission in public comment period and presents a completely reasonable opposition to an application just to find that the application gets approved anyway. The truth is that the County does not have limitless discretion to choose who develops and who does not. As better explained in Section 3.1, the County has very limited discretion when it comes to denying development applications in cases where the application complies with adopted laws.[4] See Figure 1 for a graphic representation.

Figure 1: Discretionary Limits on Decisions



What this means is that so long as development rights exist in the valley then the community should expect those rights to eventually be used. To do this the community needs to have a good understanding of what rights exist and where. This study provides that.

1.4 What's the Point of Planning?

There are many considerations that go into a response to such a question. One appropriate consideration relevant to conservative Weber County would illustrate the potential financial implication both with and without a pro-active land use plan.

Land owners have a naturally myopic tendency to develop their land to the maximum return on investment (ROI). This type of development focuses on boundaries-in ROI and often fails to consider

[4] See UCA §17-27a-508.

the less measurable impacts of their development on the community as a whole, such as the expense of mitigation of development impacts on infrastructure, demand for government services, and the impacts on the environment. This boils down to one question: who is responsible for paying for these impacts?[5] If a community fails to hold the developer accountable for their community impacts then the public can become liable for the costs of mitigation. The rush to respond to urgent mitigating efforts thrusts the community into a reactive planning mode. Reactive planning fails to adequately lead development in a manner that minimizes future community costs, but rather chases the problems after the opportunity to act has passed. In essence, it creates a social environment in which the long term costs of development are being subsidized by the community at large to the sole benefit of the developer(s).

Conversely, through proactive land use planning a community can guide future development in a manner that generally predicts future needs and expenses. When planned correctly a financially conservative community can continue to experience steady growth rates without necessarily experiencing increasing tax rates.

2.0 Density Calculations

2.1 Maximum Zoning Density

There have been various attempts to calculate maximum potential densities in the Ogden Valley in the past with varying degrees of success. The 1998 Ogden Valley General Plan estimated a maximum build-out of 6,200 dwelling units.[6] Current county staff does not have complete documentation as to how this number was computed, but given the writings in the 1998 plan it is likely that this number was tied to a "carrying capacity" analysis, also known as a constraints analysis. Such an analysis does not adequately consider the likelihood that constraints can be overcome, as better illustrated in Section 3.1 of this report, and tying the maximum zoning density calculation to this yields potential for a gross underestimation. The 2005 Ogden Valley General Plan Recreation Element estimated a maximum build-out of 16,000 dwelling units.[7] However it has since been discovered that some of the calculations that led to this number failed to account correctly for the density potential in the FR-3 zone, a zone with one of the highest density potentials. Another informal estimation conducted

[5] Be aware that the many jurisdictions, including Weber County, try to offset this expense with impact fees. The impacts mentioned here are the lasting impacts that are less measurable than those for which impact fees are created. Impact fees are most responsive to the calculable and predictable impacts a development has on the community. Weber County's current impact fee schedule contemplates very specific predictable and measurable impacts. There are practical limitations to the use of impact fees. For example, because of the specificity required to use them they are applied on a development-by-development basis and often fail to consider the bigger picture. There are also legal limitations to their use. According to UCA §11-36a, Impact Fees Act, they must be allocated within six years of the collection of the fee, and as such fail to be more responsive to long term financial impacts.

[6] See *Ogden Valley General Plan*. Weber County. 1998. Section 8.06. Accessed Jul 10, 2014. http://www.co.weber.ut.us/mediawiki/index.php/Ogden_Valley_General_Plan

[7] See *2005 Ogden Valley General Plan Recreation Element*. Weber County. 2005. 112. Accessed July 10, 2014. http://www.co.weber.ut.us/planning_commission/packets/OVGP_Rec_Element.pdf

by former county staff in 2009[8] led to the belief that there is potential for up to 20,000 dwelling units in the Ogden Valley. A complete record for how each of these numbers were obtained is not available at this time, but given the wide array of variance it seemed prudent to take a closer look at the zoning codes at this time and provide a more complete, documented, and replicable maximum zoning density calculation. Section 3.2 of this report covers in detail the assumptions and limitations of these calculations for the reader's review.[9]

As can be observed in Table 1, the maximum number of dwelling units at full built-out is approximately 24,116. This number is the sum of the maximum potential of each zone based on the maximum potential by development type (traditional subdivision development versus cluster subdivision development) and maximum potential by sewer and water provisions. Table 2 will help explain this better. Table 2 breaks out density by zone based on water/sewer type and based on development type—traditional or cluster/PRUD. Table 1 assumes the highest beneficial use will be produced for each zone, and sums each for the total. Because of limited infrastructure and the expense of developing on sloped areas, a reasonable estimation of actual build-out is probably closer to 20,000 to 22,500.

[8] Estimation conducted by Justin Morris in or around 2009.

[9] There is little pride in authorship in these calculations. Skeptics and critics are invited to analyze the methods, assumptions, and limitations in the report and exhibits to find potential errors that may change the totals. Consensus on a reasonable estimation will be imperative if the County anticipates engaging a Transferable/Purchasable Development Rights program in the future.

Table 1: Density By Zone, Maximum Potential

Zone		Dwelling Units
Forestry Zone	F-40	2711.05
Forestry Zone	F-10	783.19
Forestry Zone	F-5	2377.80
Shoreline Zone	S-1	104.73
Forest Valley Zone	FV-3	6222.91
Agricultural Valley Zone	AV-3	4286.06
Forest Residential Zone	FR-1	265.97
Residential Estates Zone	RE-20	154.80
Residential Estates Zone	RE-15	767.65
Residential Manufactured Home Zone	RMH-1-6	14.34
Forest Residential Zone	FR-3	2161.06
Commercial Valley Resort Recreation Zone	CVR-1	1591.21
Destination Recreation Resort	DRR-1	2426.00
Commercial, Valley Zone	CV-1	0.00
Commercial, Valley Zone	CV-2	250.00
Gravel Zone	G	0.00
Manufacturing Valley	MV-1	0.00
Open Space Zone	O-1	0.00
Grand Total Ogden Valley Dwelling Units at Full Build-Out by Highest Density Possibility:		24116.76

Table 2: Density By Zone, Type of Development, and Sewer and Water Considerations

Zone		Number of Dwelling Units			
		Traditional Subdivision Development		Cluster/PRUD Subdivision Development	
		Community Sewer and Water	Septic and Well	Community Sewer and Water	Septic and Well
Forestry Zone	F-40	2711.05	2711.05	2326.77	2326.77
Forestry Zone	F-10	783.19	783.19	573.98	573.98
Forestry Zone	F-5	2377.80	2377.80	2249.89	2249.89
Shoreline Zone	S-1	104.73	104.73	5.49	5.49
Forest Valley Zone	FV-3	6034.06	6034.06	6222.91	6222.91
Agricultural Valley Zone	AV-3	3526.04	3526.04	4286.06	4286.06
Forest Residential Zone	FR-1	197.38	197.38	265.97	265.97
Residential Estates Zone	RE-20	154.80	122.75	152.97	124.52
Residential Estates Zone	RE-15	767.65	749.56	744.79	765.95
Residential Manufactured Home Zone	RMH-1-6	14.34	1.58	14.34	1.58
Forest Residential Zone	FR-3	2161.06	797.20	1613.77	805.67
Commercial Valley Resort Recreation Zone	CVR-1	0.00	0.00	1591.21	322.87
Destination Recreation Resort	DRR-1	2426.00	2426.00	2426.00	2426.00
Commercial, Valley Zone	CV-1	0.00	0.00	0.00	0.00
Commercial, Valley Zone	CV-2	250.00	250.00	250.00	250.00
Gravel Zone	G	0.00	0.00	0.00	0.00
Manufacturing Valley	MV-1	0.00	0.00	0.00	0.00
Open Space Zone	O-1	0.00	0.00	0.00	0.00
Grand Total Ogden Valley Dwelling Units at Full Build-Out by Development Type by Water/Sewer Type:		21508.09	20081.34	22724.16	20627.67

2.2 Current Density

In contrast, the current number of dwelling units in the unincorporated Ogden Valley, as can be observed in Table 3, is approximately 3,600 units. This number was derived using various GIS data, and is subject to potential selection errors. As such should be considered an estimate. According to the Weber County Assessor's office the actual number of assessed residential units in the unincorporated Ogden Valley is 3,536. The County Assessor reports that the Town of Huntsville has a total of 244 dwelling units, yielding a grand total for both incorporated and unincorporated Ogden Valley of 3,780 residential dwelling units. This is six times less than the maximum potential build-out.

Table 3: Current Dwelling Units by Zone

Zone		Dwelling Units
Forestry Zone	F-40	189.00
Forestry Zone	F-10	213.00
Forestry Zone	F-5	241.00
Shoreline Zone	S-1	28.00
Forest Valley Zone	FV-3	705.00
Agricultural Valley Zone	AV-3	1015.00
Forest Residential Zone	FR-1	162.00
Residential Estates Zone	RE-20	34.00
Residential Estates Zone	RE-15	306.00
Residential Manufactured Home Zone	RMH-1-6	0.00
Forest Residential Zone	FR-3	650.00
Commercial Valley Resort Recreation Zone	CVR-1	81.00
Destination Recreation Resort	DRR-1	0.00
Commercial, Valley Zone	CV-1	0.00
Commercial, Valley Zone	CV-2	0.00
Gravel Zone	G	0.00
Manufacturing Valley	MV-1	0.00
Open Space Zone	O-1	0.00
Grand Total Ogden Valley Current Dwelling Units by Zone*:		3624.00

*Weber County Assessor's data indicates a total of 3,536 residential units in the Ogden Valley (3,780 if including incorporated Huntsville). This difference may be a selection error based on existing GIS data.

3.0 How Density Was Calculated

3.1 Legislative Authority for Density, and Related Administrative Obligations

It is important to note that with the exception of method and assumption number two in section 3.2 all calculations were derived under the current legislative framework established by Weber County for the Ogden Valley. A legislative action is a discretionary decision made by the County's legislative body. In Weber County the legislative body is the County Commission.

A legislative action is defined by the Utah State Ombudsman's Office as follows:

> ***A legislative act is a decision made by a public vote of the city council or county commission that results in an ordinance, amendment to an ordinance, adoption of the general plan, amendment to the plan, or creation of an official policy, rule or code of general community-wide application. Only a body of elected council members or county commissioners can make legislative decisions. These actions by local legislators are afforded great deference by the courts. The local city council or county commission has the discretion of adopting any plan, ordinance, rule, or standard as a legislative act unless it can be proven that their decision does not advance the general welfare of the community. As long as it is "reasonably debatable" that the***

> ***local decision advances the general welfare, and does not violate state or federal statutes and constitutions, it will be upheld.***[10]

Legislative decisions differ from *administrative* decisions. A land owner has an entitled right to approval of (and the County Commission shall approve) an administrative decision so long as it adheres to all relevant adopted laws.[11] An administrative decision is defined as follows:

> ***When the council, commission, planning commission, board of adjustment, appeals authority, or their staff administers and enforces a legislatively adopted plan, ordinance, rule, or standard, however, their decisions are not legislative acts. They are administrative or quasi-judicial acts and they are not entitled to the same deference as legislative acts. These non-legislative decisions must be supported by substantial and factual evidence that must be included in a formal record of the decisions. All actions and decisions made by staff, executives, boards of adjustment, appeals boards, and hearing officers are administrative or quasi-judicial acts. Many decisions by legislative bodies are not legislative at all, since they do not result in an ordinance, general plan, code, rule or policy. Decisions involving individual subdivision approvals, variances, conditional use permits, and site plans are never legislative. They are administrative and must all be supported by substantial evidence in the record if they are to be legal and enforceable.***[12]

The total density set forth by the current zoning was created by the County's legislative authority. Future legislative actions (i.e. new or amended ordinances, rezones, or conservation easements) may dramatically alter the resulting calculations. Because of the wide discretion the County Commission has in deciding legislative decisions it is impossible to predict how total maximum density may change through time.

One may posit that it is an inappropriate assumption that certain lands in the valley will be developed or further developed to their maximum potential because of a myriad of localized constraints. Such constraints may include the configuration of existing development, areas encumbered by undesirable physical features, areas far removed from existing transportation infrastructure, areas underserved by water availability, etc. While it is true that these constraints may slow future growth, they are not legislative restrictions under the control of the Weber County Commission. Each of them can be overcome given the appropriate level of financial inputs, design

[10] See C.M. Call, *A Utah Citizens Guide to Land Use Regulation.* Salt Lake City: State of Utah Department of Natural Resources. 2005. 29.
[11] See UCA §17-27a-506 and UCA §17-27a-508 for state law governing administrative decisions.
[12] See C.M. Call, *A Utah Citizens Guide to Land Use Regulation.* Salt Lake City: State of Utah Department of Natural Resources. 2005. 31.

innovation, and political pressure on other agencies. If they can be overcome the landowner will then have a right to approval pursuant to the requirements of an administrative decision.

Ignoring potential density based on these constraints may be shortsighted. There are voluminous case studies in the planning profession that show innovative methods used to overcome the problem. Some are directly resolved by the developer, and others are a result of shifting public pressure directly attributed to development. Consider the following local examples:

Areas Encumbered by Undesirable Physical Features Example: In the case of Canyon Estate Drive at the mouth of Big Cottonwood Canyon in Salt Lake County, the 43 lot Tavaci development employed an innovated and expensive method to gain access to building sites. Image 1 depicts one of two concrete bridges designed to negotiate the steep topography of the area. According to the project developer[13] the access (a private road) came at a cost of $7.5 million, and was designed in a manner so as to optimize the visual aesthetics over more intrusive access methods.

Image 1: Access to Tavaci Development, Salt Lake County, Utah

Water Constraints Case Example: The Provo River Project was created in part due to a determination by the Salt Lake City Council that a water scarcity in the growing Salt Lake Valley could be harmful to the health, safety, and general welfare of community.[14] The city created the Metropolitan Water District of Salt Lake City, who partnered with the Provo River Water Users Association (PRWUA) to bring water from a new Reservoir in Provo Canyon to Salt Lake City. The need for such an exhaustive project was a direct result of an aggregation of local development which pushed the limits of existing water availability in the area. In this specific case the project did require legislative

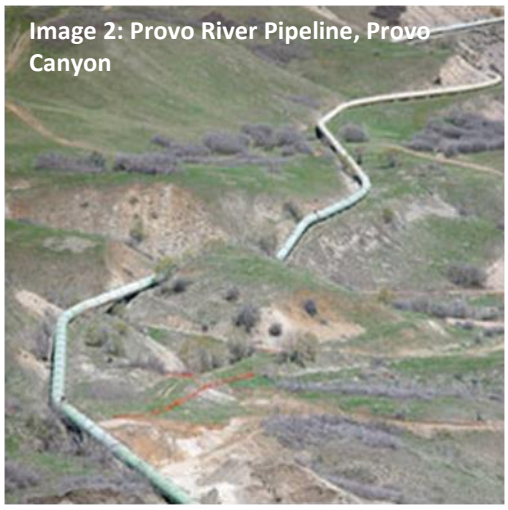


Image 2: Provo River Pipeline, Provo Canyon

[13] In a July 1, 2014 phone discussion the developer of Tavaci indicated that the total cost to construct the access was approximately $7.5 million dollars. The intent of the bridges was to reduce the visual impact of the access when viewed from surrounding properties. Original approvals were for cuts and fills in the mountainside in excess of 100 feet vertical. The bridge method was adapted from existing hillside projects in coastal California.

[14] L.W. Hooton Jr., "The Metropolitan Water District of Salt Lake City Provo River Project – Deer Creek Reservoir," Accessed June 24, 2014. http://www.slcdocs.com/utilities/PDF%20Files/deercreek.pdf.

action on behalf of Salt Lake City, but in the event a similar situation were to occur in the Ogden Valley the project would likely be under the control of the Weber Basin Conservancy District, which is a separate political subdivision from the County. In other words, County legislative control over such an expansion would be limited. Cases similar to, but more extreme than the Provo River Project are the link from Lake Mead to Los Angeles and the recently failed attempt to pipe water from the Snake Valley area to Las Vegas. Given the right resources and development pressures, water provision in the Ogden Valley may fall outside of the direct control of the Weber County Commission.

Areas Removed from Existing Infrastructure Case Example: Utah County's long standing policy is that any land owner desiring density greater than 0.2 DUA (5 acre lots) should annex into an adjacent city or incorporate. In the cases of Eagle Mountain and Saratoga Springs, Images 3 and 4, the developers incorporated. Approximately one decade after initial development the newly increased traffic demand along the existing infrastructure in the area proved too intense. The mounting development pressure led Utah Department of Transportation to construct two new four lane highways[15] to provide access to the area and upgrade two others from two lane highways to five.[16] In this case developers were not compelled to provide adequate infrastructure necessarily related to the impacts of their developments. They built first and the State reacted after. Evidence of this type of reactive transportation planning can be found throughout the state. Residents of Ogden Valley should not expect current infrastructure capacity to be a defining limitation to growth. Given the right financial environment, innovative design abilities, and political pressure, traffic infrastructure is more likely to follow development patterns, not lead it.

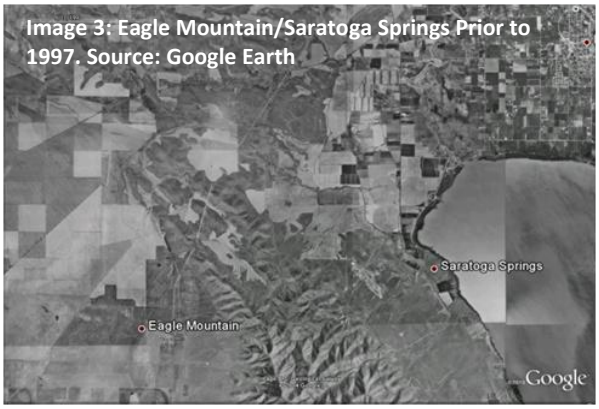


Image 3: Eagle Mountain/Saratoga Springs Prior to 1997. Source: Google Earth

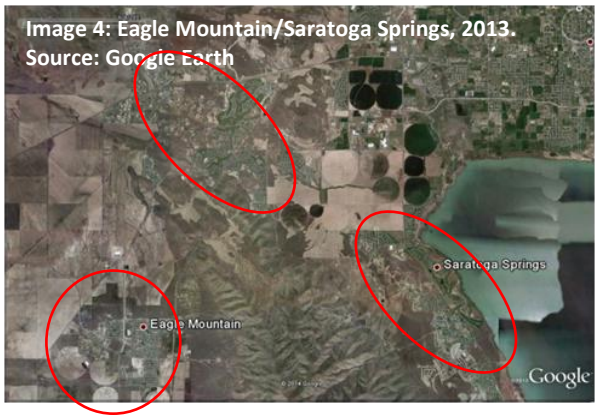


Image 4: Eagle Mountain/Saratoga Springs, 2013. Source: Google Earth

[15] Highway 85, connects northern Lehi City to the Northern area of Saratoga Springs (east/west); and Highway 145, also known as Pioneer Crossing, connects to American Fork Main Street to Saratoga Springs (east/west).
[16] Highway 73, connecting Lehi's Main Street through Saratoga Springs toward western Utah County and Tooele County (east/west); and Highway 68, the primary north/south arterial in the area connecting communities on the western side of Utah Lake to Southern Salt Lake County.

One constant remains in these three case studies: if the development rights exist or are granted by the local legislative authority, then overcoming other constraints is only a matter of financial and/or political motivations; and in many cases, political motivations will shift as populations grow. The best method of maintaining the County's legislative control over development growth is through development right allocation. This is why the maximum zoning density potential is so important to understand. If development can happen, and given the maximum zoning density potential for the Ogden Valley it can in a significant amount, then we need to rely on a proactive plan for how it will.

3.2 The Assumptions and Methods

Every study is based on a certain set of assumptions. Biases in the assumptions may lead to inappropriate errors in the results. For this reason clear articulation of the assumptions and methods used to obtain the results are provided below; others may independently obtain the same results by replicating the methods. Critical analysis of them is encouraged if it means producing better data for future analysis. A complete compilation of the calculations can be reviewed in Exhibit A at the end of this report.

1. Based on existing GIS data, we calculated the total area of each zone. This calculation can be seen in Table 4. A graphic depiction is provided in Map 1.

Table 4: Ogden Valley Acreage by Zone

Zone		Acreage
Forestry Zone	F-40	150505.70
Forestry Zone	F-10	8972.90
Forestry Zone	F-5	15985.80
Shoreline Zone	S-1	4005.56
Forest Valley Zone	FV-3	11919.97
Agricultural Valley Zone	AV-3	9794.80
Forest Residential Zone	FR-1	1129.06
Residential Estates Zone	RE-20	187.44
Residential Estates Zone	RE-15	690.80
Residential Manufactured Home Zone	RMH-1-6	2.19
Forest Residential Zone	FR-3	296.98
Commercial Valley Resort Recreation Zone	CVR-1	278.74
Destination Recreation Resort	DRR-1	3753.50
Commercial, Valley Zone	CV-1	1.32
Commercial, Valley Zone	CV-2	85.85
Gravel Zone	G	12.17
Manufacturing Valley	MV-1	8.26
Open Space Zone	O-1	1895.38
	Grand Total Ogden Valley Acreage:	209526.43

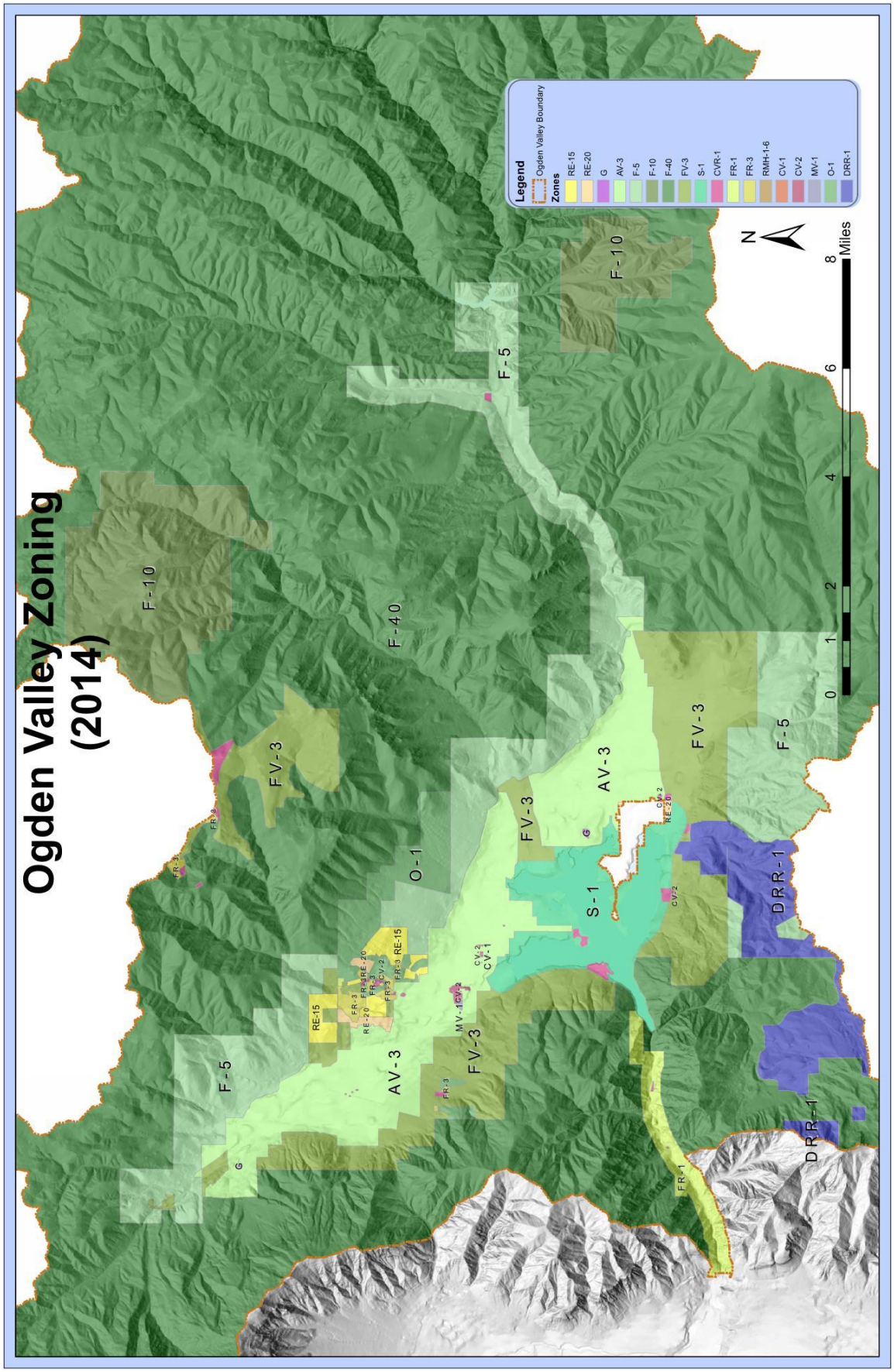
2. To simplify the density calculation we separated traditional subdivision types from cluster subdivision types and provided two separate calculations, one for each. One calculation is as if full build-out will be attained with traditional subdivision development at the maximum allowed density of the zone, and the other is as if full build-out will be attained with cluster subdivision development at the maximum allowed density of the zone plus the related cluster density bonuses. It is of worth noting that because cluster subdivisions cannot include lands over particular slopes[17] in the net developable acreage[18] calculation, Table 2 (on pg 10), shows that even when adding potential bonus density cluster subdivision developments and traditional subdivision developments yield roughly the same density calculations.

[17] See LUC §106-2-9 to review the slope restriction for cluster subdivisions, master planned communities, and PRUD's.

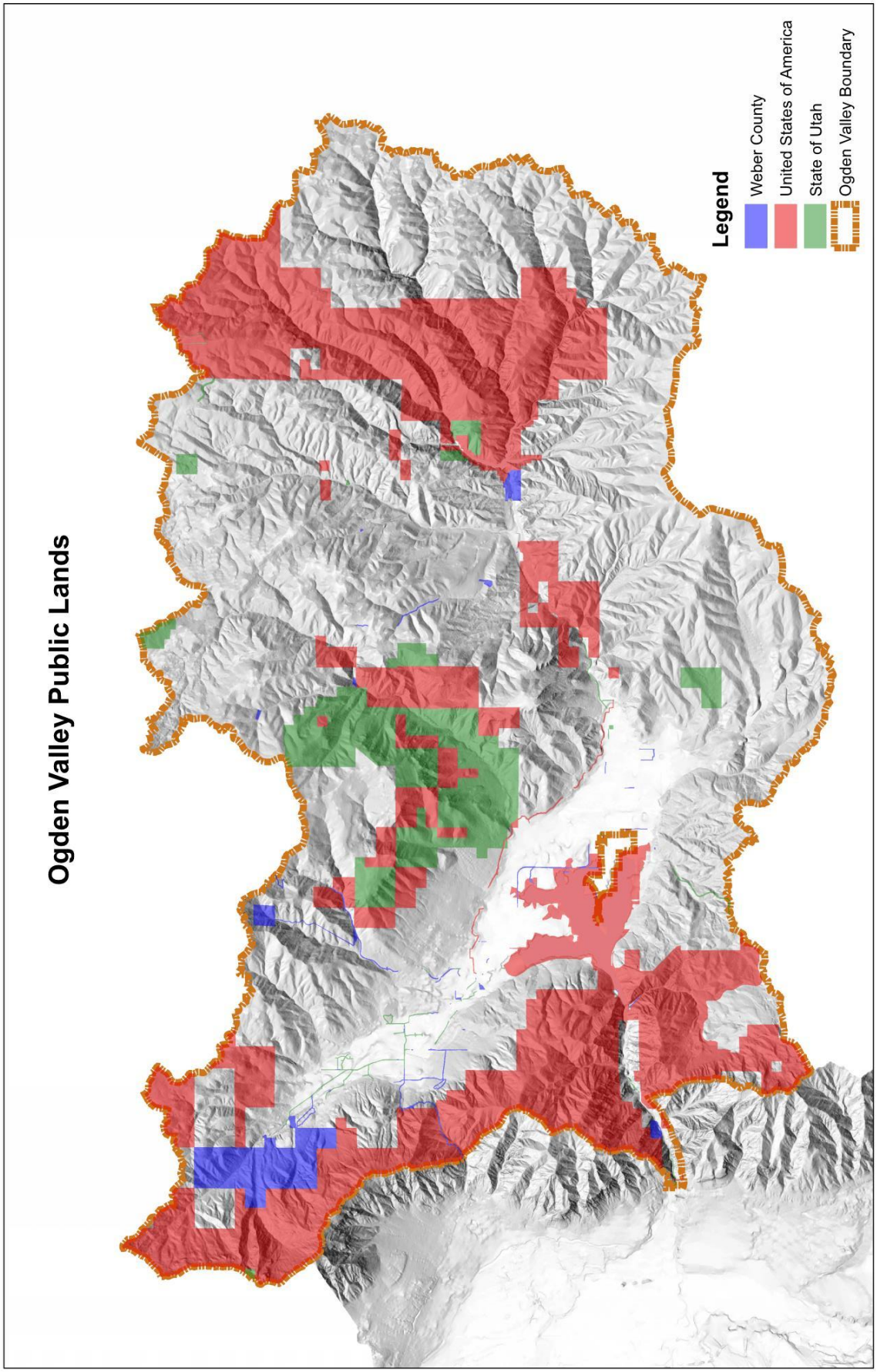
[18] Pursuant to LUC §101-1-7, the net developable area is defined as follows:

> *Acreage, net developable.* The term "acreage, net developable" means a total of all land area that lies within a project boundary and has not been excluded from use in density calculations or deemed "undevelopable" by this or any other county, state, or federal law, ordinance or regulation. The area within existing and proposed public and private road rights-of-way shall not be counted towards "net developable acreage."

Map 1: Ogden Valley Zoning



Map 2: Ogden Valley Public Lands



3. We assumed that the lands held by the United States of America, State of Utah, and Weber County (see Map 2) will remain open in perpetuity so we reduced the overall density potential by the acreage of those lands. However, it is important to note that the Federal and State lands are not under the control of the County's legislative body and as such may still have the potential of being transferred to private control. Because of the goals and objectives of these entities, this occurs infrequently. An example is the relatively recent real estate transaction between the federal government and Snowbasin. When public lands are transferred to the private sector current zoning of the land will dictate density potential. Given that these transactions occur infrequently this study does not consider that potential, however, the County has no legislative control over the destiny of federal and state lands, and there is no guarantee the County can make that portions of these lands won't one day become developed. The County may want to consider protecting them via stricter zoning regulations. Neighboring counties have protected forest areas with zoning regulations via large minimum lot sizes, such as 160 and 320 acre lot minimums.

4. The County has applied density restrictions to certain types of land that affect total potential density. The density calculations for each zone were adjusted based on the following:
    a. Slopes. Every zone was adjusted for slopes. Traditional subdivisions on lands over certain slopes are required to provide more acreage per lot,[19] and cluster subdivisions cannot include certain slopes in their overall density calculations.[20] Using GIS software, a slope analysis of the entire valley was conducted to determine the acreage of certain slopes, as shown in Map 3. The overall density on sloped lands was adjusted in accordance with the criteria of each zone.[21]
    b. Reservoir. Pineview Reservoir and Causey Reservoir are for the most part completely owned by the United States of America, but there are approximately 6.6 acres of Pineview that appear to be held privately. This area was reduced from the density calculations.

    Septic and Well-Head Protection. Because the scale of full build-out in the Ogden Valley is largely dependent on access to public[22] water and sewer systems, the final potential maximum dwelling unit count will depend on the future creation/expansion of these systems and their service boundary size and location in relation to zoning boundaries. These systems may not necessarily be County owned and operated systems. They can also come in the form of special service districts

[19] See LUC §108-14-12 for specific slope restrictions for traditional subdivision development. For these calculations we applied the formula for "restricted lots" to all slope ranges, as provided in §108-14-12, even though developers may be more inclined to configure lots in such a manner to specifically avoid slope penalties. We did this to create a method of consistent calculation in consideration of all area greater than 25 percent slope throughout the County.

[20] See LUC §106-2-9 for specific slope restrictions for cluster subdivisions, master planned communities, and PRUD's.

[21] The exact calculations can be reviewed in Exhibit A.

[22] A "public" water system is any community system with 15 or more hookups. Regulations for these systems fall under the control of the Weber-Morgan Health Department, and are further governed by UAC §R309-100

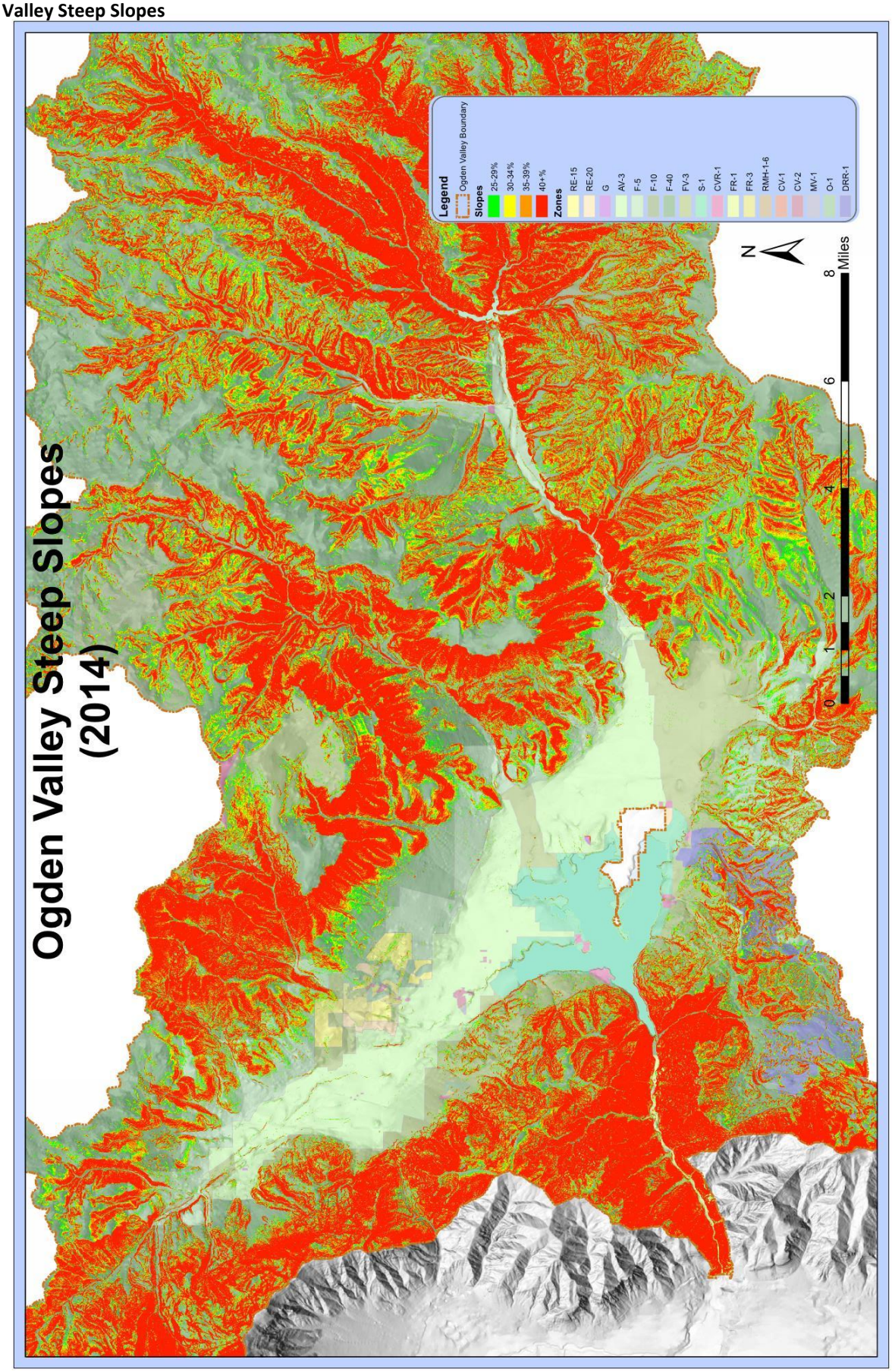
(enabled by the County but independently governed thereafter) or private community systems (see Map 4 for areas where existing systems serve). The minimum lot size requirement for a property without access to a community sewer or water system must meet certain soil percolation rates and provide sufficient acreage to contain a 200 foot diameter well-head protection area. The Weber-Morgan Health Department estimates this acreage to be between 1.00 and 1.75 acres depending on soil types. To demonstrate this constraint in the density calculations we took the zones[23] that allow lot sizes under this threshold and liberally assumed that all soils therein will percolate so as to permit a 1.25 acre lot sizes, and then provided two resulting calculations, as can be reviewed in Table 2 (on pg. 10). The first computes the maximum density based on the future service of community sewer and water throughout each zone. The second computes the maximum density based on all areas within the zone being served by septic and sewer. This assumption has a wide degree of variance. The health department's minimum lot size requirement is reduced for areas where only community sewer or only community water is being provided, and of further complication there are certain zones such as the FR-3 zone that regulates density a little differently based on the provision of community sewer and/or water.[24] There is already current development served by community sewer and water[25] at the higher densities, so there is high probability that full build-out will be greater than the maximum zoning density based on individual septic and wells, but for simplicity purposes this study provides the two numbers to give the reader an understanding that there is a range of possible final build-out. The two numbers provide the minimum and maximum thresholds. Table 2 sums the higher of the two calculations per zone to provide the total maximum possible dwelling units. Pie charts showing the differences between zones based on development type and sewer/water provisions can be reviewed in Exhibit C.

[23] The zones that allow minimum lot sizes less than 1.25 acres are the FR-1, RE-20, RE-15, RMH-1-6, FR-3, and CVR-1 zones. Other zones may also permit smaller lot sizes by development agreement or cluster/PRUD subdivision development.

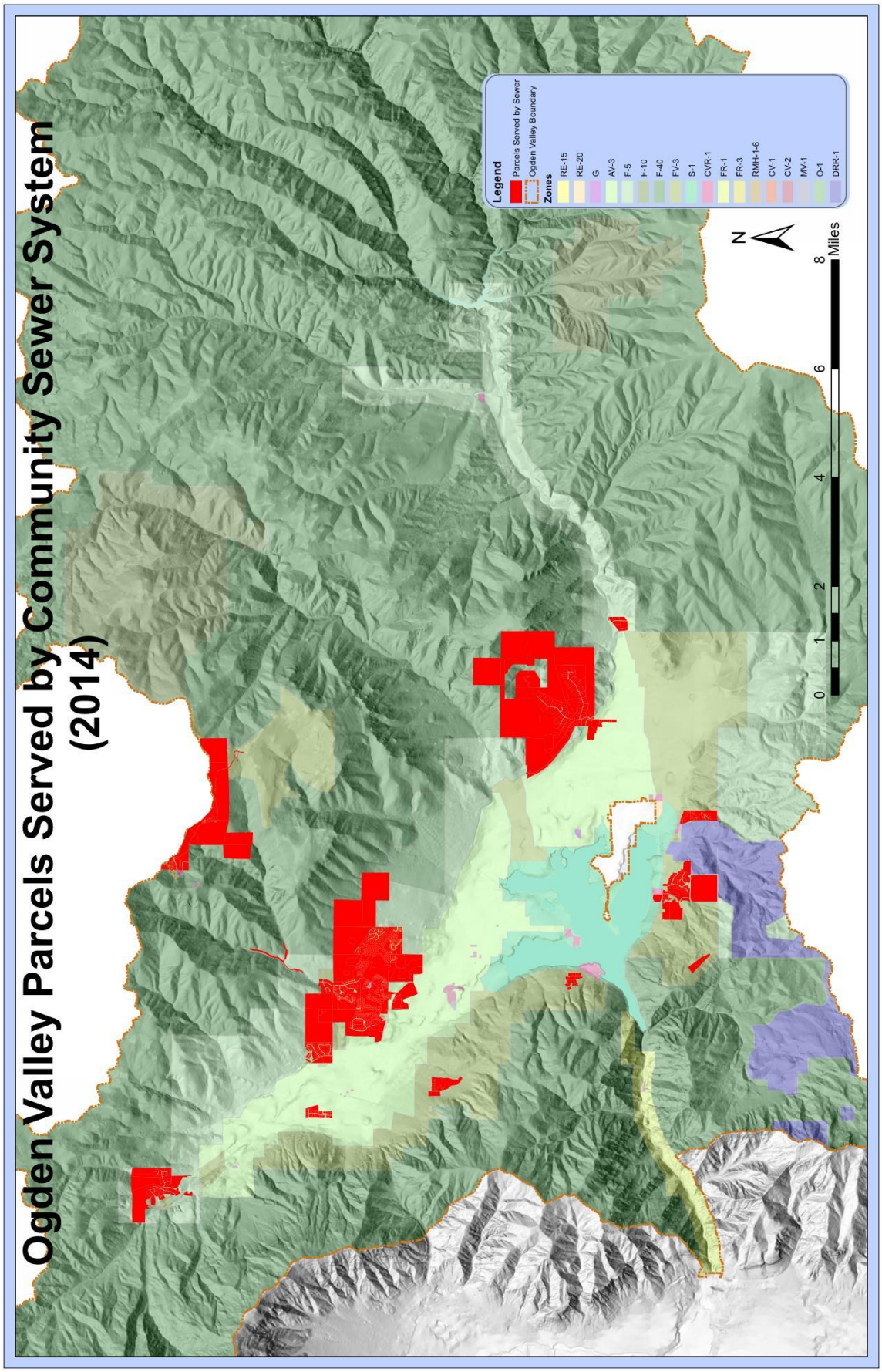
[24] See LUC §104-17-5: Site Development Standards.

[25] Community water and community sewer in the area of these zones include: Eden Water Company, Liberty Water System, Powder Mountain Water and Sewer District, Wolfcreek Water Company, Wolf Creek Sewer Improvement District.

Map 3: Ogden Valley Steep Slopes



Map 4: Ogden Valley Parcels Served by Current Community Sewer System



5. There are pre-existing legislative density restrictions on certain lands within the County that are not explicitly provided for as legislative restrictions in the Land Use Code. They were handled as follows:

Table 5: Current Nonconforming Lots by Zone

Zone		Non-Conforming Lots
Forestry Zone	F-40	818.00
Forestry Zone	F-10	0.00
Forestry Zone	F-5	109.00
Shoreline Zone	S-1	8.00
Forest Valley Zone	FV-3	633.00
Agricultural Valley Zone	AV-3	829.00
Forest Residential Zone	FR-1	112.00
Residential Estates Zone	RE-20	0.00
Residential Estates Zone	RE-15	0.00
Residential Manufactured Home Zone	RMH-1-6	0.00
Forest Residential Zone	FR-3	0.00
Commercial Valley Resort Recreation Zone	CVR-1	0.00
Destination Recreation Resort	DRR-1	0.00
Commercial, Valley Zone	CV-1	0.00
Commercial, Valley Zone	CV-2	0.00
Gravel Zone	G	0.00
Manufacturing Valley	MV-1	0.00
Open Space Zone	O-1	0.00
Grand Total Ogden Valley Current Nonconforming Lots by Zone:		2509.00

   a. Cluster Subdivisions. The Land Use Code permits and encourages Cluster Subdivisions in certain areas of the County. There are currently 57 Cluster Subdivision plats in the Ogden Valley recorded in the Weber County Recorder's Office (this count enumerates individual phases of a single development if platted separately from others). For the purposes of this study we assume that a cluster subdivision will be configured with lots and open space areas that maximize the property's density potential by anticipating steep slopes in the configuration, thereby avoiding density reductions due to hillside protection requirements. We did, however, remove from the cluster subdivision calculations all slopes over those required by the subdivision ordinance.[26] This assumption is further supported by the fact that the County owns open space easements within each subdivision that would require legislative action to release. Thus, the entire acreage of each was calculated at their approved density, and the overall zoning density count was adjusted for the difference.
   b. Planned Residential Unit Developments (PRUD). There are 13 PRUD condominium plats in the Ogden Valley recorded in the Weber County Recorder's Office. PRUD's were evaluated in the same manner as cluster subdivisions.
   c. Development Agreements. The County has six development agreements: Snowbasin, Powder Mountain, Wolf Creek, Eagle Ridge, The Oaks, and the recently approved Clapier agreement. Each agreement specifies the number of units allowed per zone. Because development agreement approvals in each of these cases were legislative decisions, for this study we took the resulting dwelling units approved and substituted them as the zoning density of the entire acreage of the legal description of the land encumbered by the agreement. The overall density calculations for affected zones were adjusted to reflect the densities allowed in the agreements. In the case of Powder Mountain, density allocation was not plainly specified on a per zone basis. To compensate for this the total density of that development (2800 dwelling units) was attributed to the largest zone within the development area, which was the FV-3 zone.

[26] See LUC §106-2-9.

The development breakdown of these developments is available for review in Exhibit B and the map of each of them can be observed in Map 5.

6. The study does not consider all of the lands within the County with conservation easements that are not in favor of Weber County. This is because Weber County has no legislative control over the preservation/success of those conservation areas. But it should be noted that there are lands that are unlikely to increase in density due to these third party easements.

   There are a considerable number of non-conforming lots in various zones in the valley (see Table 5). These non-conformities are largely due to valley floor downzoning that occurred in the 1990's.[27] To compute an accurate maximum zoning density potential it is important to know how many entitled nonconforming lots exist, and how their count fits into the density calculation. Using GIS software we mapped all lots with existing entitlements in each zone. By calculating the current nonconforming density (dwelling units per acre) of each zone we were able to determine the difference between the density of these lots and what they otherwise would be if developed at current minimum lot sizes. We added this calculation to the total density potential for the zone. The GIS software used to find these properties is only as good as the data that feeds it. We assumed the most accurate of data to determine this is the County Assessor's Tax Rolls. However, it is worth noting that the County Assessor's data is a tool for assessing property and is not always compatible with land use designations. As such, this computation should be taken as a best guess estimate rather than an exact result. These properties can be observed in Map 6.

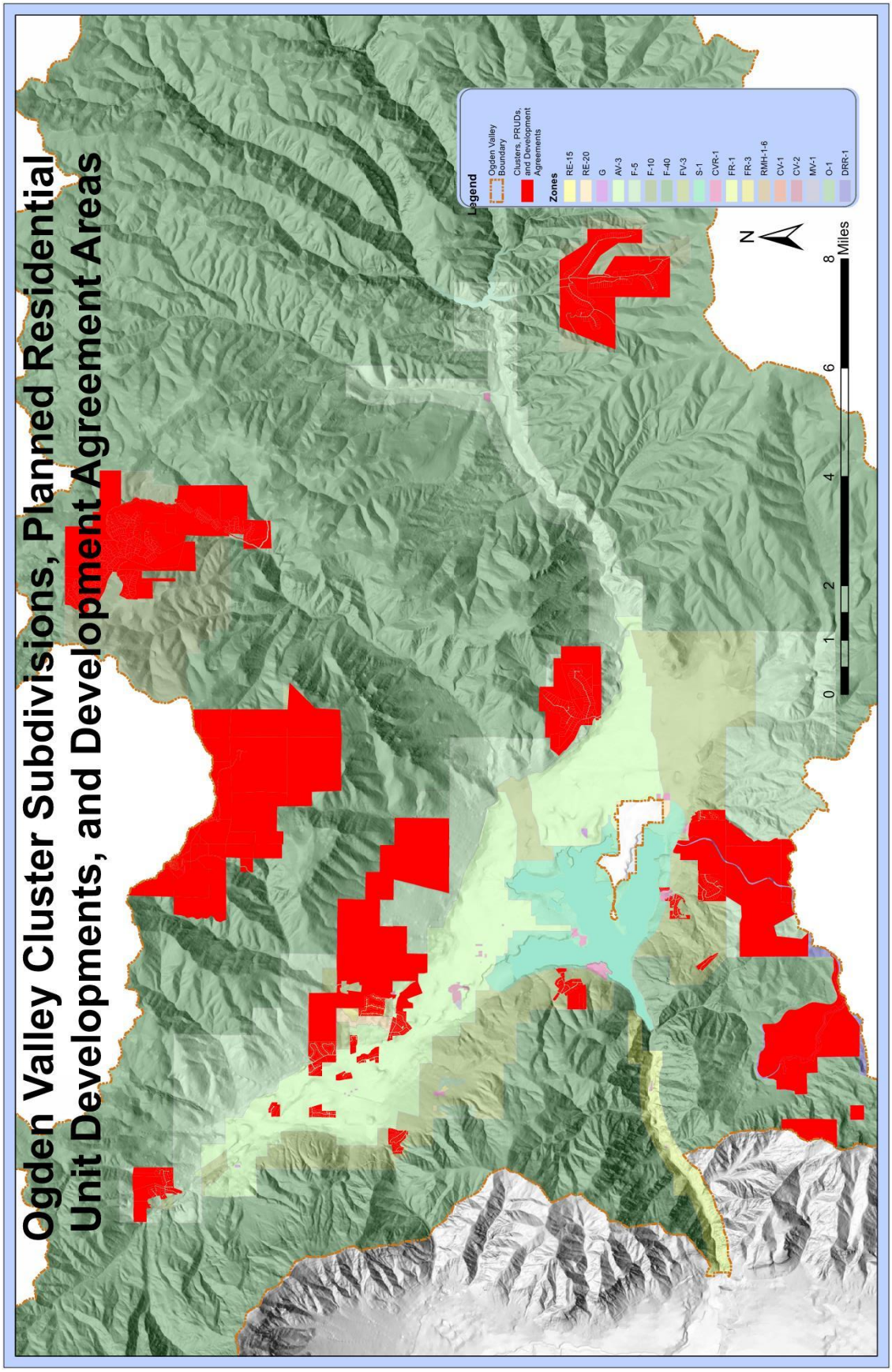
7. We assumed that all of the existing Commercial Valley Resort Recreation (CVR-1) zone will be developed to maximize residential uses. The CVR-1 zone is not a typical residential zone because it provides more commercial uses than any other zone in which residential uses are allowed, the only exception being the Destination Recreation Resort (DRR-1) zone. Residential units are only allowed in the CVR-1 zone with a PRUD development.

8. Some zones allow accessory dwelling units to compliment the main use. For example, commercial zones allow dwelling units for a night watchman, and some residential zones allow accessory apartments and rental sleeping rooms that are incidental to the main dwelling unit. The calculations do not include these units.

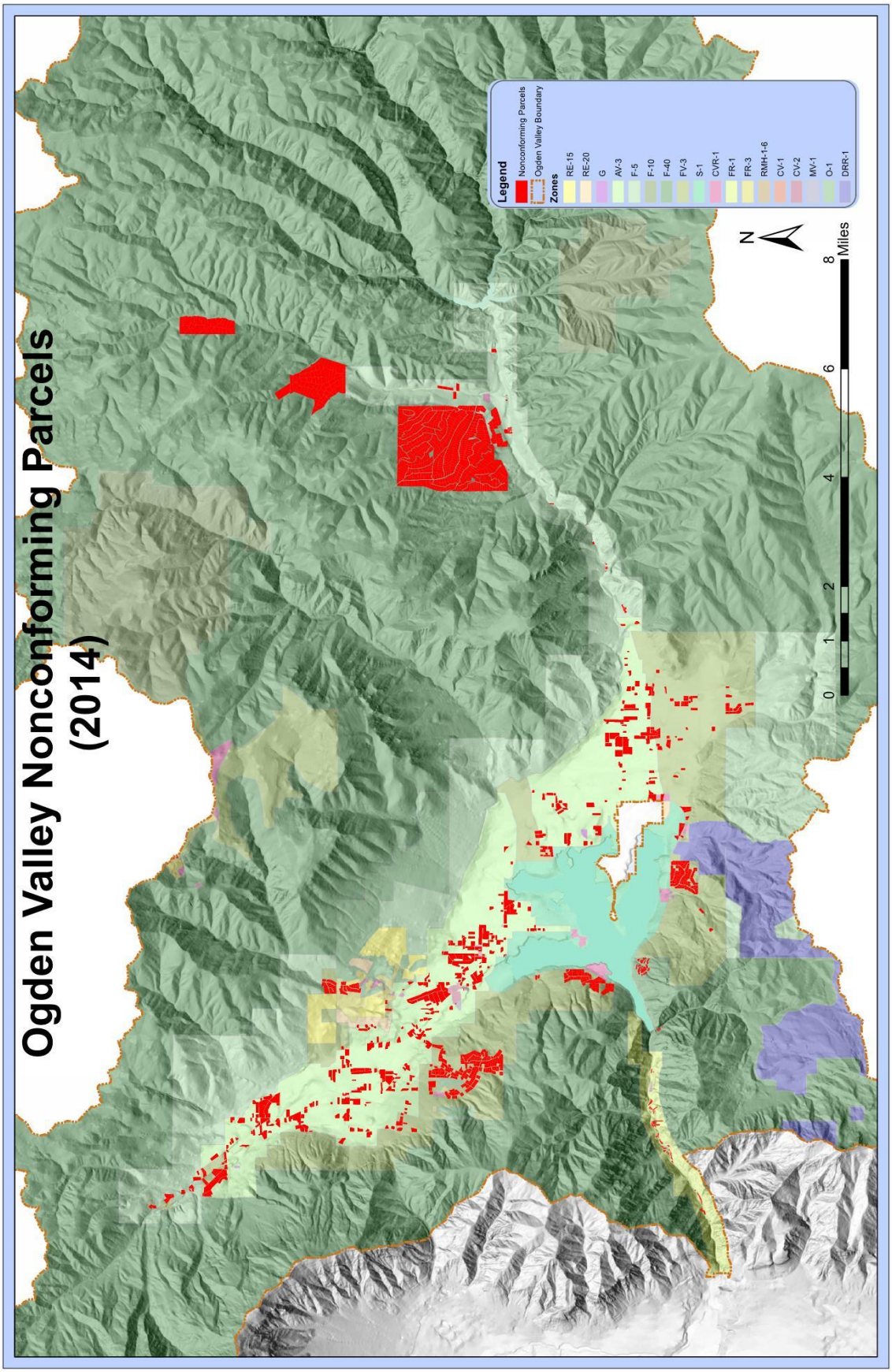
9. A complete analysis of The Town of Huntsville's zoning codes was not conducted as part of this study. The final numbers do not reflect their potential maximum build-out. According to the County Assessor's Office Huntsville currently has approximately 244 dwelling units. The lack of Huntsville's potential in this study is an important consideration.

[27] The County downzoned much of the valley floor from one acre minimum lot sizes to three acre minimum lot sizes in the 1990's. This downzoning was due to a realization at that time that current one acre zoning induced a potential development demand that would compromise the rural aesthetic integrity of the valley.

Map 5: Ogden Valley Cluster Subdivisions, PRUD's, and Development Agreement Areas



Map 6: Ogden Valley Nonconforming Parcels



4.0 So What's in Ogden Valley's Future?

Maximizing zoning density won't happen tomorrow. Nor is it likely to occur in the next decade. In fact it could take a few decades at current growth rates to reach 24,000 dwelling units. So what does the more immediate future hold and how does maximum zoning density affect the valley now?

4.1 Predictability of Development Patterns

Maximum zoning density tells us where development can occur as the Ogden Valley development patterns evolve, and approximates the densities of those future development locations. All development will not occur simultaneously, and some areas simply won't be developed by their owners; there is no way of accurately predicting this. However, because allocated development rights exist throughout the valley (see Map 8), maximum zoning density helps us understand that any area where development rights exist has the potential to be developed. It helps the community be prepared for a worst case scenario situation where lands they never anticipated being developed become developed at the maximum development potential (with all related negative impacts). Take

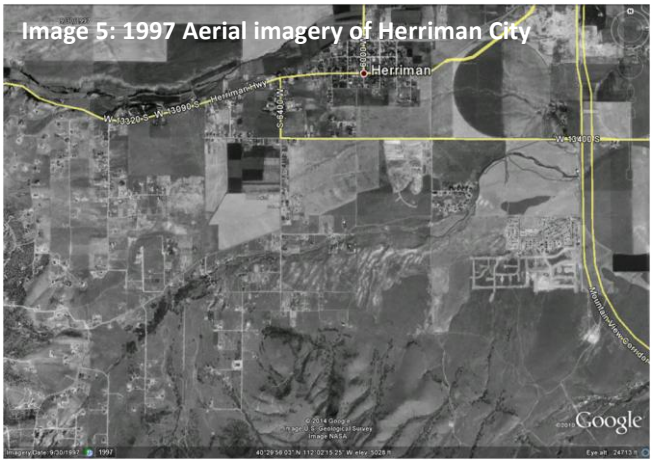


Image 5: 1997 Aerial imagery of Herriman City

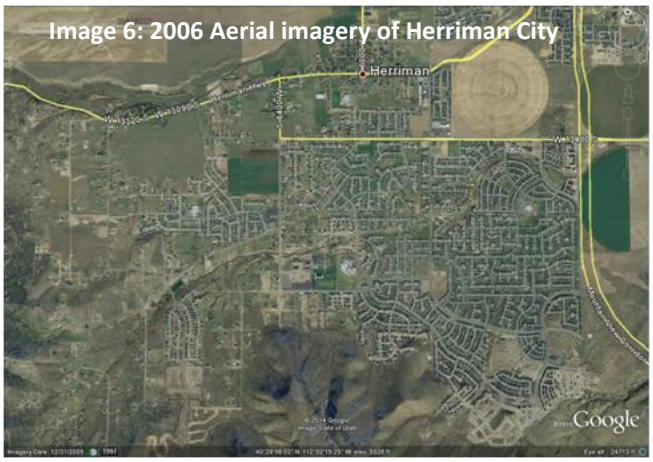


Image 6: 2006 Aerial imagery of Herriman City

the case of Herriman City in south-western Salt Lake County (see Images 5 and 6). The city's population when it incorporated in 1999 was 777[28] people. As of the 2010 census the city's population was 21,785; substantial growth over the course of one decade. When development rights are allocated plentifully, as was the case in Herriman City, and as is the case in the Ogden Valley (albeit on a scale that is larger in terms of acreage and minimum lot sizes), the predictability of this type of growth becomes elusive because it is wholly dependent on market demand. We must then rely on the information available to us, which with this study is a better understanding of the valley's maximum development potential based on development allocation allowed by the current zoning code. As we employ the forthcoming General Plan update, it is vital for the community to understand going into it that the current allocation of development rights yields low predictability of the actual potential futures.[29]

[28] Based on phone conversation with Herriman City staff. July, 7, 2014

[29] This is not intended to be a values statement that condemns growth or the possibility for growth. It is intended to bring to light the unpredictability that exists given the current development allocation. The community should be fully informed that the infinite futures of the valley if developed at status quo zoning

As previously stated, the whole point of calculating maximum zoning density is to help the community challenge their own expectations of the future. It is intended to be a tool to help answer the question: as we grow, are we comfortable with growing at status quo? Or are changes needed?

4.2 TDR, PDR, and Conservation Potential

Having a reliable accounting of the potential number of dwelling units per zone at maximum build-out is also an important metric with which to evaluate open space protection programs, like Transferable Development Rights (TDR), Purchasable Development Rights (PDR), and conservation easements. The current General Plan calls for the use of these programs to preserve valuable open space areas throughout the valley.[30] In these programs the maximum number of units can be compared to a "bank" of units in a given zone. Accounting for unit movement within zones and across zones can help the County evaluate whether future programs are functioning as desired.

4.3 Maximum Density Timeline

It is difficult to predict the timeline to maximum build-out because it depends on numerous unknown future variables. However, we can look to the past to attempt to predict the future. The rate of change in housing units from 1970 to 2010 averages to approximately 56.0% per decade. The rate of change in population from 1970 to 2010 averages to approximately 33.6% per decade. Using this rate of change staff predicts that the Ogden Valley will reach full build-out under existing regulations in approximately 30 years (between 2040 and 2050). See Table 6 for the valley's projected growth.[31]

Table 6: Projections

Projections Based on Average Ten Year Rate of Change

	Actual					Projected				
	1970	1980	1990	2000	2010	2020	2030	2040	2050	2060
Total Housing Units	823	1155	1778	2699	3653	5352.843721	7843.673	11493.55	16841.83	24678.81
	Decade Average Rate of Change Between 1970 and 2010 = 45.3%									
Population	2148	3294	3954	5877	6604	8822.827381	11787.14	15747.41	21038.27	28106.75
	Decade Average Rate of Change Between 1970 and 2010 = 33.6%									

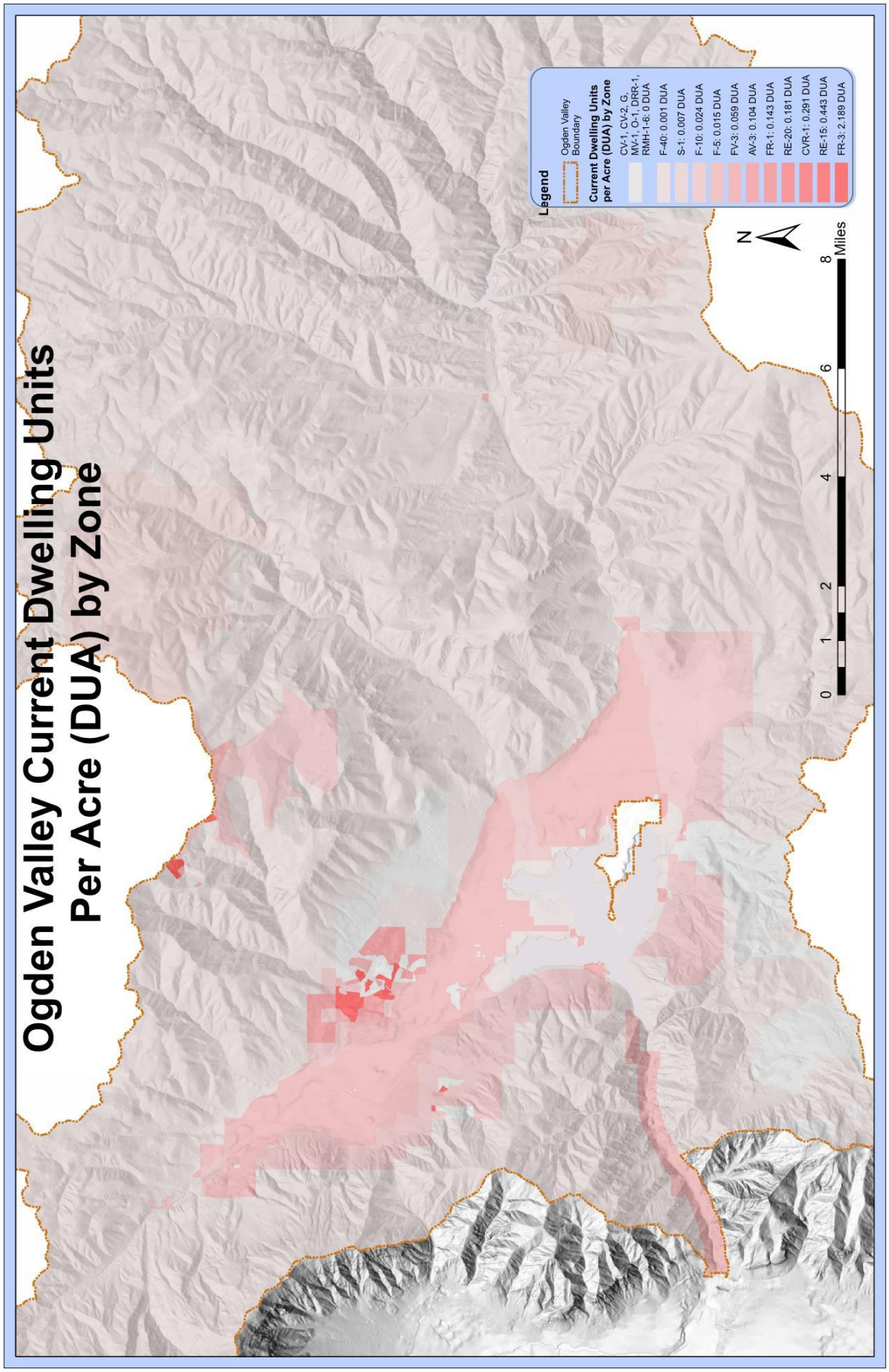
Source: US Census (Note: The 2010 Census has the incorrect number of units in the Ogden Valley. This report has been corrected to reflect the correct number based on building permit data)

regulations will bring forth many changes. It will affect the existing pastoral lifestyle that valley residents have become accustomed to enjoy. The desire for or against growth is a values statement that belongs to the community. The forthcoming General Plan will attempt to flesh out the community's desires.

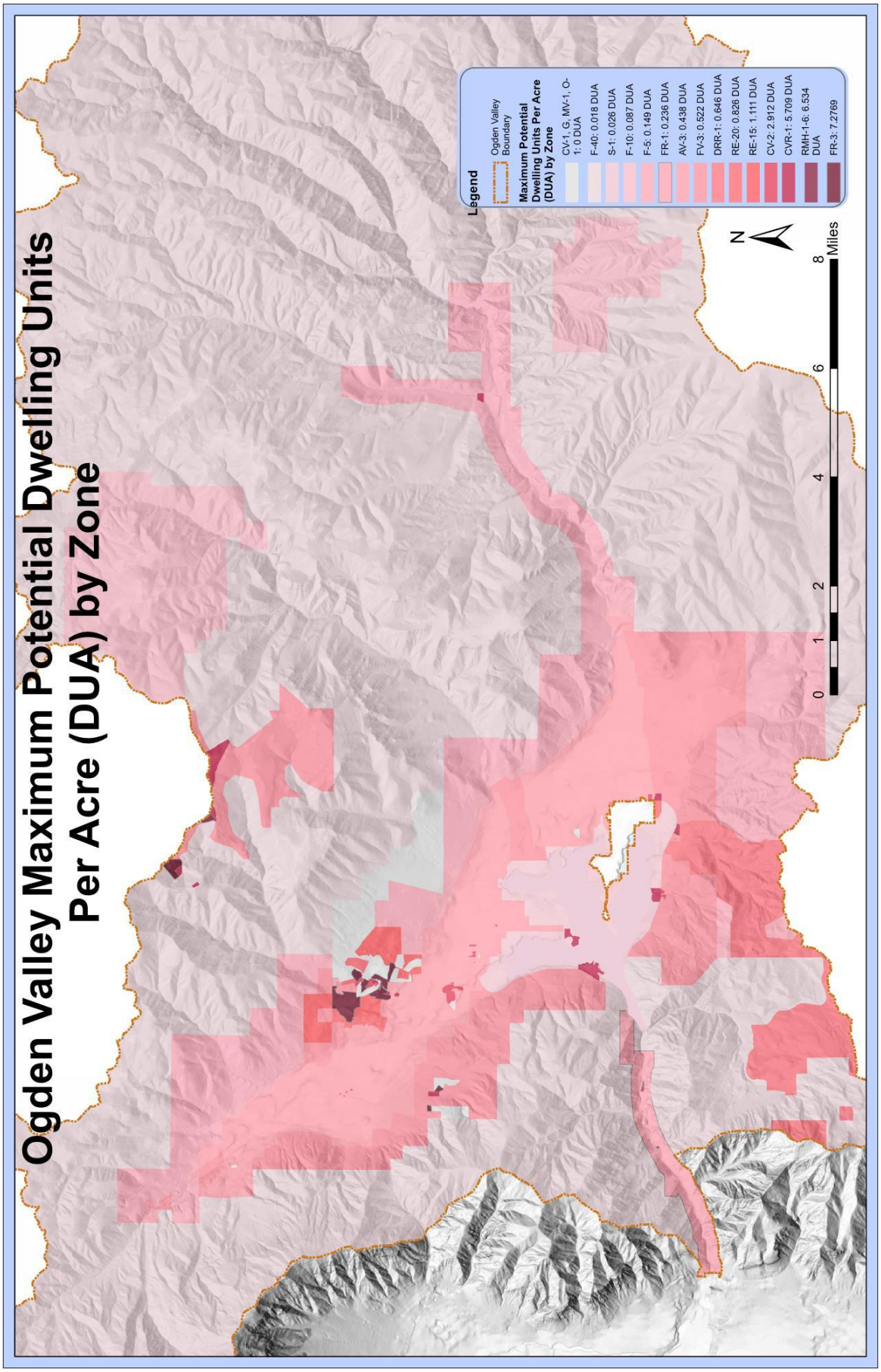
[30] See *2005 Ogden Valley General Plan Recreation Element*. Weber County. 2005. 118-122. Accessed July 10, 2014. http://www.co.weber.ut.us/planning_commission/packets/OVGP_Rec_Element.pdf

[31] Note: Table 6 represents the Housing and Population data of the Ogden Valley County Census Division (CCD) for the years 1970-2000. Previous versions of this report also used the 2010 Census counts of 4,802 dwelling units, but it has since been discovered that the 2010 Census data for the Ogden Valley CCD does not accurately reflect the number of units that were in the Valley in 2010. Based on building permit data, the County issued 857 permits from 1999 to 2009, and the Town of Huntsville issued 97 during the same time, yielding a total increase over the 2000 Ogden Valley CCD of 954 dwelling units. The count of 3,653 for 2010 is a more likely estimate, and is generally in line with the GIS estimates shown on page 11 of this report, as well as the County Assessor's counts.

Map 7: Ogden Valley Current Dwelling Units Per Acre (DUA) by Zone



Map 8: Ogden Valley Maximum Potential Dwelling Units Per Acre (DUA) by Zone



4.4 Population and Housing Implications

In 2010, the Ogden Valley had an approximate population of 6,604 people. The population is expected to double by 2032. The average household size of the valley is approximately 2.97 people (see Table 7). The extreme difference between the valley's housing unit growth rate and the population growth rate is explained by the valley's high vacancy rates. The Ogden Valley has a 53.90%[32] vacancy rate, as compared to the rest of Weber County, at 8.6%, and all of Utah, at 10.4%. The difference is explained in the number of vacant recreational and seasonal homes. At current trends there could be almost as many housing units as permanent residents in the valley within the next 45 years.[33] Accounting for these dwelling units, and not for the population trends alone, is an important consideration for future planning in the valley because of the role they play during peak times of the year, such as popular vacation times, holidays, and times of special events. The recent Fourth of July weekend demonstrated a prime example of the recreational demand and impact on the valley.

Table 7: Housing and Vacany Data

	Ogden Valley	Weber County	Utah
Avg. Household Size	2.97	2.9	3.1
Vacancy Rate	53.90%	8.60%	10.40%
Vacancy Rate due to Recreational Units	49.30%	3.10%	4.90%

Source: 2010 US Census

5.0 Water and Sewer Implications

5.1 Culinary Water

As provided in the case examples herein, overcoming water constraints in the upper valley may not be as difficult as some may think. 2005 Ogden Valley Recreation Element explains this so eloquently:

> ***While there is the potential that water limitations will restrict the amount of growth, it is also likely that new water sources and delivery systems will be built to overcome any water shortages. As the saying goes, water flows in two directions: downhill and towards money.***[34]

The Engineers at the Utah Division of Water Rights explain[35] that there are currently plenty of water rights (paper water) allocated to provide for the Ogden Valley at maximum build-out. They estimate

[32] Considering the inaccurate housing unit estimates from 2010 Census, this number may not be accurate. A more likely estimate may be closer to 43% vacancy.

[33] Note: Earlier projections estimated more dwelling units than people within the next 15 years. This was based on the inaccurate 2010 Census data. This sentence has been updated based on more accurate building permit data.

[34] See *2005 Ogden Valley General Plan Recreation Element*. Weber County. 2005. 112. Accessed July 10, 2014. http://www.co.weber.ut.us/planning_commission/packets/OVGP_Rec_Element.pdf

[35] Gary Brimley, Assistant Regional Engineer, Weber River/Western Region Office, Utah Division of Water Rights, e-mail message to author, June 30, 2014.

that current allocation of rights could yield up to 37,420 acre feet of water.[36] If all resulting units at maximum build-out use the average acre-foot of water, then water rights may not be a true constraint to potential growth in the valley. This is supposing that there will be sufficient motivation for the owners of the rights currently to allow the transfers. The Engineers further explain that paper water is not wet water, and the rights allocation is only as good as nature's ability to provide the water.[37]

As discussed in the case studies in Section 3.1, if water becomes a constraint it is not likely it will be under the County's legislative control according to today's rules.

5.2 Sanitary Sewer

Community sewer is quite different than water in terms of local legislative control. State law demands that a sewer system be governed by a body politic[38] and as such may be one of the last non-zoning development constraints that the Weber County Commission has control over. The Commission may create a special district and delegate sewage control to the board of that district, but still maintain some control when it comes to the boundaries of the district. For community sewer systems that are not governed by a district, the County remains the body politic for it. There are six sewer districts[39] in the Ogden Valley and eight other sewer companies.[40]

Community sewer notwithstanding, most zones in the County can still be developed using septic systems. The governing authority for septic systems is the Weber-Morgan Health Department, which is a division of the Utah Department of Environmental Quality (DEQ). The use of a septic system requires a lot that has 20,000 continuous square feet under 25% slope if the property is served by community water, and 1.0-1.75 acres of land if the property is served by well (additional acreage needed for well head protection). The county has no legislative control over the use of septic systems.

6.0 Findings and Recommendations

The primary objective of this study was to flesh out the final build-out of existing zoning in the unincorporated Ogden Valley, and determine how it challenges our existing expectations. We find that under current rules final build-out could yield up to approximately 24,116 dwelling units. That is

[36] This number includes water rights #35-7127 through #35-7392, as can be reviewed in the Ogden River Decree at http://waterrights.utah.gov/cgi-bin/docview.exe?Folder=DECREE112129. This number does not include Weber Basin Water Conservancy District's storage rights in Pineview and Causey Reservoirs.
[37] Gary Brimley, Assistant Regional Engineer, Weber River/Western Region Office, Utah Division of Water Rights, phone conversation with author, July 1, 2014.
[38] See UCA §11-13-205.
[39] Sewer Districts: Durfee Creek Sewer District, Powder Mountain Water and Sewer District, Wolf Creek Sewer Improvement District, Nordic Valley Sewer District, Green Hills Sewer District, and Huntsville Hollow Sewer District.
[40] Sewer companies for which the County Commission remains the Body Politic: Emerson Hills, Bailey Acres, Hawkins Creek, Basin View, Pineview West, Trappers Crossing, Ski Lake Sewer District, and Mountain Sewer.

approximately 20,500 units more than what exists today – and does not include the Town of Huntsville. This is considerable change, and it requires no legislative decisions to enable.

Considering this potential it is imperative to know how long it will take to reach the maximum potential. The projections demonstrate that if the growth continues to increase at similar rates as the past the valley will experience full build-out in approximately 30 years. If this occurs it will dramatically impact infrastructure conditions in the valley. It will change the current pastoral way of life.

As we embark on the Ogden Valley General Plan update process the implications of this report need to be considered by the County and valley residents. Over the next year, the County's consultants for the general plan update will assist the County to enable the public voice on the valley's desires for the future. Until that time we recommend that valley residents reflect on the question, "As we grow, are we comfortable with growing at status quo, or are changes needed?

EXHIBIT A: Density Calculations per Zone

How to read the charts:

This number tells the total number of dwelling units the zone can support if the **Total Land** acreage is divided at the standard minimum lot size.

		Traditional Subdivision Development		Cluster Subdivision Development	
		Acres	Potential DU's	Acres	Potential DU's
Residential Estates Zone	F-40				
Total Lands		150505.70	3,762.64	150505.70	3,762.64
-Public Lands		-61406.49	-1535.16	-61406.49	-1535.16
Sum of Private Lands		89099.21	2227.48	89099.21	2227.48
-Restricted Density Private Lands		-8909.92	-222.75	-34741.66	-868.54
Net Developable Area Private Lands		80189.29	2004.73	54357.55	1358.94
-Other Legislative Density Restrictions on Private Lands			-51.38		-51.38
Total Developable Private Lands			1953.36		1307.56
+Bonus Density			0.00		261.51
Total Developable Private Lands with Bonuses			1953.36		1569.06
+Current Nonconforming Lots			757.69		757.69
Total Potential Dwelling Units	F-40		2711.05		2326.77

	Alternative Development Multi-Family															
	PRUD	Rec Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Rec. Rec. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
Residential Estates Zone														
Total Lands														
-Public Lands														
Sum of Private Lands														
-Restricted Density Private Lands														
Net Developable Area Private Lands														
-Other Legislative Density Restrictions on Private Lands														
Total Developable Private Lands														
+Bonus Density														
Total Developable Private Lands with Bonuses														
+Current Nonconforming Lots														
Total Potential Dwelling Units														

This number represents the reduction of dwelling units from the **Sum of Private Lands** attributed to slopes, acreage for rights of way, and other non-buildable areas (i.e. Pineview Reservoir). In the case of zones with a minimum lot standard of less than 1.5 acres, the column with subtitle "Indiv. Septic" includes additional reduction due to acreage required by the Health Department to support a well head and a septic drain field. For the purposes of this study this is being called the **Restricted Density Private Lands.**

This number is the difference between **Net Developable Area** of **Private Lands** and the **Other Legislative Density Restrictions** on **Private Lands.** For the purposes of this study this is being called the **Total Developable Private Lands**

This number represents the reduction of dwelling units from the zone's acreage due to acreage held in **Public Lands.**

This number is the difference between the total number of dwelling units the zone's acreage can support and the total number of dwelling units the acreage held in public lands can support. It is the number of dwelling units attributed to the **Sum of Private Lands.**

This number is the difference in dwelling units between the **Sum of Private Lands** and the **Restricted Density Private Lands.** It is the number of dwelling units attributed to the **Net Developable Area** of **Private Lands. "Net Developable Area [Acreage]"** is a specific term used in density calculations to describe the total acreage of land that are considered developable, as defined and used in Weber County Land Use Code.

This number represents the reduction or addition of dwelling units from the **Net Developable Area** of **Private Lands** in the zone that are attributable to the difference between the following:

- The acreage of **Net Developable Area** of **Private Lands** developed at standard zoning requirements.
- The acreage within the zone occupied by previously approved master planned developments.

These master planned developments, including planned residential unit developments, cluster subdivisions, and lands with zoning development agreements, were typically platted with alternative densities with areas preserved in perpetual open space in favor of the County. For the purposes of this study this is being called the **Other Legislative Density Restrictions** on **Private Lands.**

This number represents the number of units that could be added to the zone as maximum **Bonus Density** potential for cluster or PRUD development.

This number is the sum of **Total Developable Private Lands** and the **Bonus Density** potential of cluster and/or PRUD development.

This is the total estimated number of **Nonconforming Lots** in the zone. Nonconforming lots are typically smaller lots than otherwise allowed in the zone, but are legal because they were created prior to current density restrictions (grandfathered).

Total maximum potential density for the zone.

		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
	F-40					X	X												
Total Lands		150505.70	3,762.64	150505.70	3,762.64														
-Public Lands		-61406.49	-1535.16	-61406.49	-1535.16														
Sum of **Private Lands**		89099.21	2227.48	89099.21	2227.48														
-Restricted Density Private Lands		-8909.92	-222.75	-34741.66	-868.54														
Net Developable Area **Private Lands**		80189.29	2004.73	54357.55	1358.94														
-Other Legislative Density Restrictions on Private Lands			-51.38		-51.38														
Total Developable **Private Lands**			1953.36		1307.56														
+Bonus Density			0.00		261.51														
Total Developable Private Lands with Bonuses			1953.36		1569.08														
+Current Nonconforming Lots Difference			757.69		757.69														
Total Potential Dwelling Units	F-40		2711.05		2326.77														

Total Land	150505.7

Area in Public Lands

County	2730.46519	3165.604554	118935898.3
State	9050.89872	394257148.4	
Federal	49625.1213	2161670285	
Public Lands	61406.4853		

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	34175.28	3417.527539	30757.74785	38.4%	0.025	768.9436963	1742400
25-30	8926.00496	892.600496	8033.404464	10.0%	0.025	200.8351116	1742400
30-35	9089.45195	908.9451952	8180.506757	10.2%	0.025	204.5126689	1742400
35-40	8206.54576	820.6545758	7385.891182	9.2%	0.025	184.6472796	1742400
Above 40	28701.9367	2870.193668	25831.74301	32.2%	0.025	645.7935753	1742400
	89099.2147	8909.921475	80189.29327	100.0%		2004.732332	

Cluster Restricted Density Areas

% Slope						
0-40	60397.28	6039.727806	54357.55026	67.79%	0.025	1358.938756
Above 40	28701.9367	0	0	32.21%	0	0
	89099.2147	6039.727806	54357.55026	100.00%		1358.938756

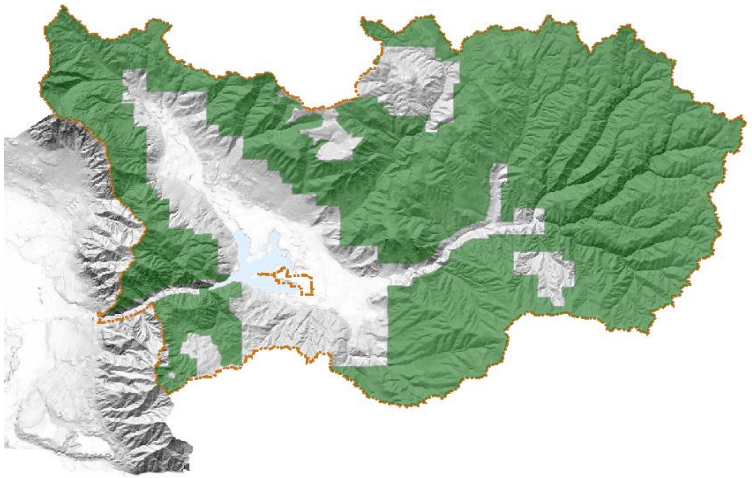
Other Legislative Restrictions

	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference
Cluster Subdivisions			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
Development Agreements					
Powder Mountain	2055.00		51.375	0.00	51.38
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
	2055.00	0.00	51.375	0.00	51.38

Bonus Density

Base Zone Units	1307.56
% Cluster Bonus	20.00%
	261.512751

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	2412.22468	818	60.3056171	757.6943829	2.948929932	1.60%



		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
	F-10					X	X												
Total Lands		8972.90	897.29	8972.90	897.29														
-Public Lands		-19.14	-1.91	-19.14	-1.91														
Sum of **Private Lands**		8953.76	895.38	8953.76	895.38														
-Restricted Density Private Lands		-895.38	-89.54	-3109.13	-310.91														
Net Developable Area **Private Lands**		8058.39	805.84	5844.63	584.46														
-Other Legislative Density Restrictions on Private Lands			-22.64		-22.64														
Total Developable **Private Lands**			783.19		561.82														
+Bonus Density			0.00		12.16														
Total Developable Private Lands with Bonuses			783.19		573.98														
+Current Nonconforming Lots Difference			0.00		0.00														
Total Potential Dwelling Units	F-10		783.19		573.98														

Total Land	8972.9

Area in Public Lands		
County	10.314668	449306.9173
State	1.9445295	84703.70581
Federal	6.8772473	299572.8911
Public Lands	19.136444	

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	3791.40	379.1398556	3412.2587	42.3%	0.1	341.22587	435600
25-30	895.6171	89.56171	806.05539	10.0%	0.1	80.605539	435600
30-35	932.9913	93.29913	839.69217	10.4%	0.1	83.969217	435600
35-40	874.0256	87.40256	786.62304	9.8%	0.1	78.662304	435600
Above 40	2459.731	245.9731	2213.7579	27.5%	0.1	221.37579	435600
	8953.7636	895.3763556	8058.3872	100.0%		805.83872	

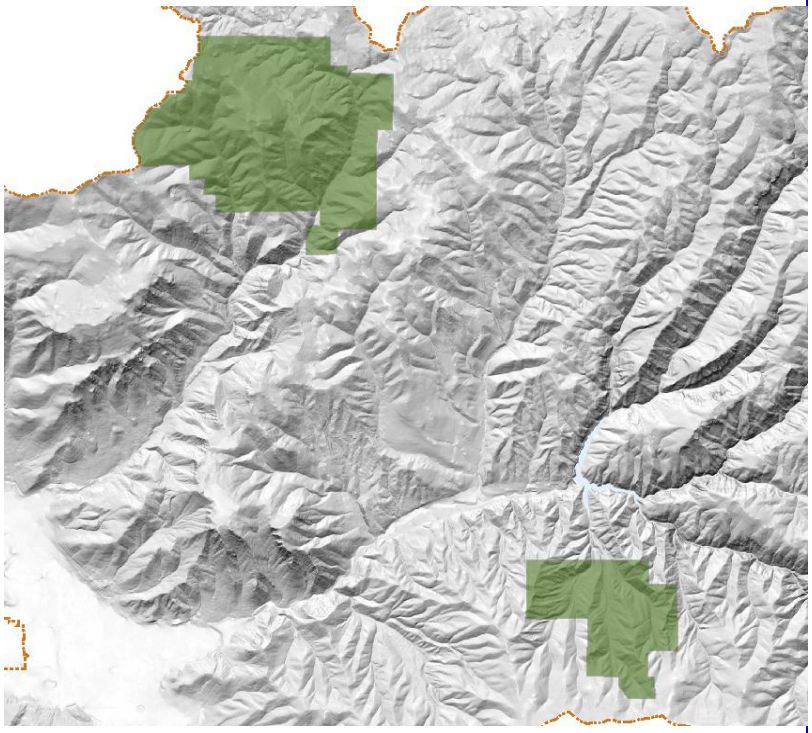
Cluster Restricted Density Areas						
% Slope						
0-40	6494.03	649.4032556	5844.6293	72.53%	0.1	584.46293
Above 40	2459.731	0	0	27.47%	0	0
	8953.7636	649.4032556	5844.6293	100.00%		584.46293

Other Legislative Restrictions

Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference
Causey Estates 1-3	1638.07	1238.80	163.807	153.00	10.81
Sunridge Highlands No1	671.20	476.71	67.12	64.00	3.12
Sunridge Highlands No2	382.10	240.00	38.21	37.00	1.21
Sunridge Highlands No3	80.26	11.13	8.026	8.00	0.03
Sunridge Highlands No4	207.53	153.40	20.7529	20.00	0.75
Sunridge Highlands No5	325.00	244.23	32.5	31.00	1.50
Sunridge Highlands No6	93.98	69.06	9.3982	9.00	0.40
Sunridge Highlands No7	111.73	85.71	11.1728	11.00	0.17
Sunridge Highlands No8	157.86	115.00	15.7859	15.00	0.79
Sunridge Highlands No9	124.28	90.99	12.4282	12.00	0.43
Sunridge Highlands No10	214.98	172.03	21.498	21.00	0.50
Sunridge Highlands No11	324.40	86.88	32.4398	32.00	0.44
Sunridge Subdivision No2 Unit1	167.36	257.12	16.7355056	16.00	0.74
Sunridge Subdivision No2 Unit2	243.23	212.42	24.32315289	22.00	2.32
Sunridge Subdivision No3	494.47	419.84	49.44692688	50.00	-0.55
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
	5236.44	3873.32	523.6443854	501.00	22.64

Bonus Density	
Base Zone Units	60.82
% Cluster Bonus	20.00%
	12.163709

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%



		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
	F-5					X	X												
Total Lands		15985.80	3,197.16	15985.80	3,197.16														
-Public Lands		-2647.36	-529.47	-2647.36	-529.47														
Sum of **Private Lands**		13338.44	2667.69	13338.44	2667.69														
-Restricted Density Private Lands		-1333.84	-266.77	-4275.26	-855.05														
Net Developable Area **Private Lands**		12004.60	2400.92	9063.18	1812.64														
-Other Legislative Density Restrictions on Private Lands			-98.03		-98.03														
Total Developable **Private Lands**			2302.89		1714.60														
+Bonus Density			0.00		460.38														
Total Developable Private Lands with Bonuses			2302.89		2174.98														
+Current Nonconforming Lots Difference			74.91		74.91														
Total Potential Dwelling Units	F-5		2377.80		2249.89														

Total Land	15985.8					
Area in Public Lands						
County	197.54933	7175473.398	1429775.623			
State	915.70431	39768867.43	118400.5982	3.296703	808.5291	
Federal	1534.1047	59710049.96	7114518.655	920.315973	112.903373	
Public Lands	2647.3584					

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	6823.09	682.3094827	6140.785345	51.2%	0.2	1228.157069	217800
25-30	1207.031	120.7031	1086.3279	9.0%	0.2	217.26558	217800
30-35	1101.186	110.1186	991.0674	8.3%	0.2	198.21348	217800
35-40	938.8848	93.88848	844.99632	7.0%	0.2	168.999264	217800
Above 40	3268.245	326.8245	2941.4205	24.5%	0.2	588.2841	217800
	13338.442	1333.844163	12004.59746	100.0%		2400.919493	

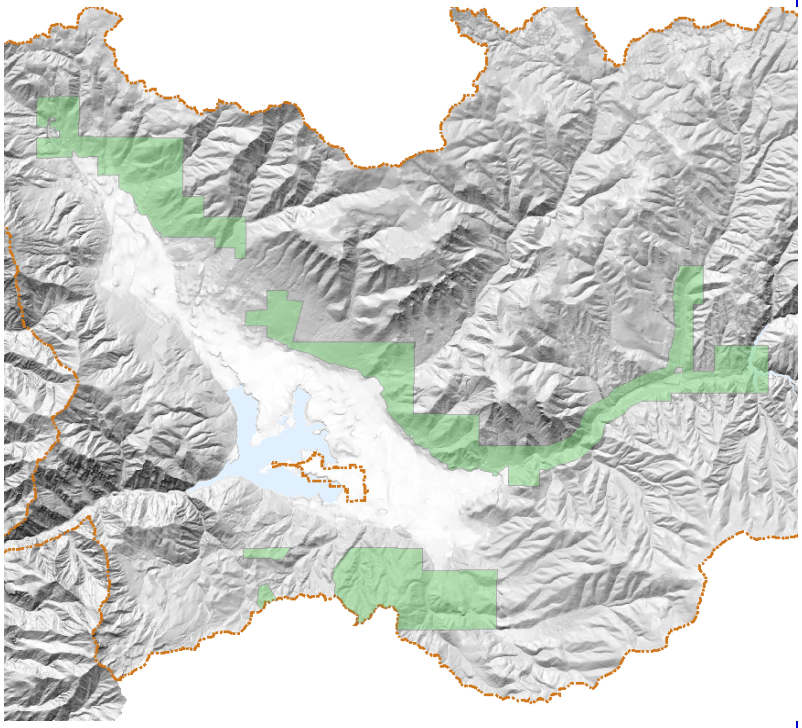
Cluster Restricted Density Areas						
% Slope						
0-40	10070.20	1007.019663	9063.176965	75.50%	0.2	1812.635393
Above 40	3268.245	0	0	24.50%	0	0
	13338.442	1007.019663	9063.176965	100.00%		1812.635393

Other Legislative Restrictions

Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference
Durfee Creek Estates	173.13	123.89	34.626	33.00	1.63
Durfee Creek Estates No. 2 (Amd)	94.19	75.21	18.837	13.00	5.84
Durfee Creek Estates No. 2B	39.83	23.19	7.9664	11.00	-3.03
Durfee Creek Estates No. 2C	30.26	21.46	6.0518	6.00	0.05
Green Hill Country Estates 1-7	1052.75	680.78	210.5506	117.00	93.55
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
	1390.16	924.53	278.0318	180.00	98.03

Bonus Density	
Base Zone Units	1534.60
% Cluster Bonus	30.00%
	460.38108

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	170.46	109	34.092	74.908	1.563853211	1.07%



		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
	S-1																		
Total Lands		4005.56	801.11	4005.56	801.11														
-Public Lands		-3454.26	-690.85	-3454.26	0.00														
Sum of **Private Lands**		551.30	110.26	551.30	801.11														
-Restricted Density Private Lands		-55.13	-11.03	-62.09	-801.11														
Net Developable Area **Private Lands**		496.17	99.23	489.21	0.00														
-Other Legislative Density Restrictions on Private Lands			0.00		0.00														
Total Developable **Private Lands**			99.23		0.00														
+Bonus Density			0.00		0.00														
Total Developable Private Lands with Bonuses			99.23		0.00														
+Current Nonconforming Lots Difference			5.49		5.49														
Total Potential Dwelling Units	S-1		104.73		5.49														

Total Land	4005.56		
Area in Public Lands			
County	6.4366683	280381.2722	
State	7.6646436	333871.8747	
Federal	3440.1574	149853257	
Public Lands	3454.2587		

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	540.88	54.08832236	486.7949012	96.9%	0.2	97.35898025	217800
25-30	2.6880082	0.268800817	2.419207353	0.5%	0.2	0.483841471	217800
30-35	1.8914764	0.18914764	1.702328756	0.3%	0.2	0.340465751	217800
35-40	1.5295802	0.152958021	1.376622187	0.3%	0.2	0.275324437	217800
Above 40	4.3089851	0.430898507	3.87808656	0.8%	0.2	0.775617312	217800
Reservoir Area	6.6314	0	0	1.2%	0	0	0
	557.93	55.13012734	496.1711461	100.0%		99.23422922	

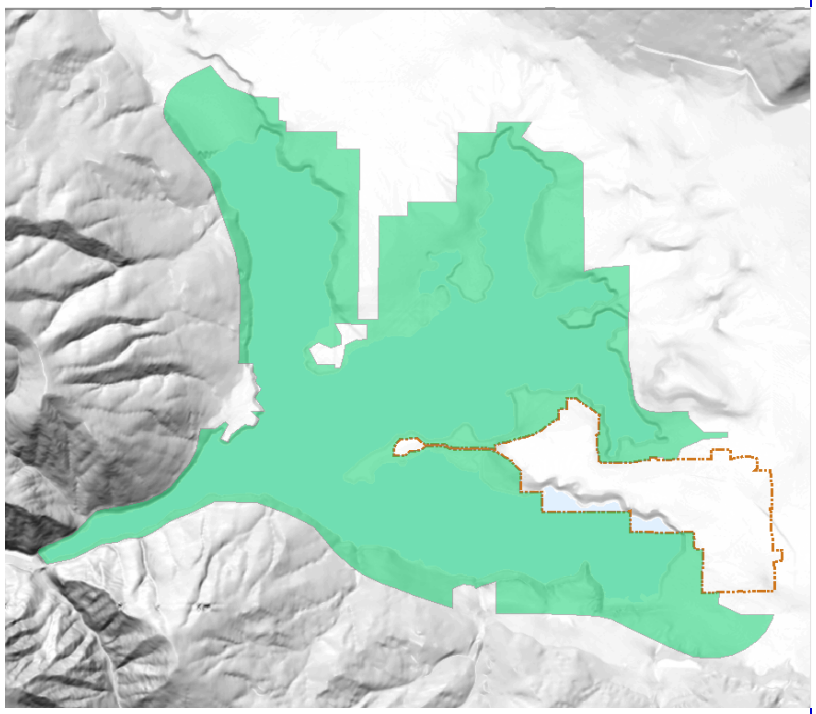
Cluster Restricted Density Areas						
% Slope						
0-30	543.57123	54.35712318	489.2141086	98.6%	0	0
Above 30	7.7300417	0	0	1.4%	0	0
	551.30127	54.35712318	489.2141086	100.0%		0

Other Legislative Restrictions

Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
	0.00	0.00	0	0.00	0.00

Bonus Density	
Base Zone Units	0.00
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	12.53	8	2.506	5.494	1.56625	0.31%



		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed	
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision
	FV-3					X	X
Total Lands		11919.97	3,973.32	11919.97	3,973.32		
-Public Lands		-162.33	-54.11	-162.33	-54.11		
Sum of **Private Lands**		11757.64	3919.21	11757.64	3919.21		
-Restricted Density Private Lands		-1175.76	-391.92	-2561.66	-853.89		
Net Developable Area **Private Lands**		10581.87	3527.29	9195.98	3065.33		
-Other Legislative Density Restrictions on Private Lands			2141.06		2141.06		
Total Developable **Private Lands**			5668.35		5206.39		
+Bonus Density			0.00		650.82		
Total Developable Private Lands with Bonuses			5668.35		5857.21		
+Current Nonconforming Lots Difference			365.70		365.70		
Total Potential Dwelling Units	FV-3		6034.06		6222.91		

Residential Uses Allowed

Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel

Total Land 11919.97

Area in Public Lands

County	42.970875	118347.0149	272563.2781	2.404819	21146.76376	277657.8634	1182094	127209	3
State	8.7980173	6.22315	268745.5931	102237.213	2696.293425	34.056175	9522.25	2.31675	4
Federal	110.56601	770853.1031	458063.6123	3580644.641	6693.855276				
Public Lands	162.3349								

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	8328.41	832.8408771	7495.567894	70.8%	0.333333333	2498.522631	130680
25-30	776.86434	77.68643446	699.1779102	6.6%	0.333333333	233.0593034	130680
30-35	629.46212	62.9462119	566.5159071	5.4%	0.333333333	188.8386357	130680
35-40	483.01783	48.30178282	434.7160454	4.1%	0.333333333	144.9053485	130680
Above 40	1539.882	153.9882039	1385.893835	13.1%	0.333333333	461.9646118	130680
	11757.635	1175.76351	10581.87159	100.0%		3527.290531	

Cluster Restricted Density Areas						
% Slope						
0-40	10217.75	1021.775306	9195.977756	86.90%	0.333333333	3065.325919
Above 40	1539.882	0	0	13.10%	0	0
	11757.635	1021.775306	9195.977756	100.00%		3065.325919

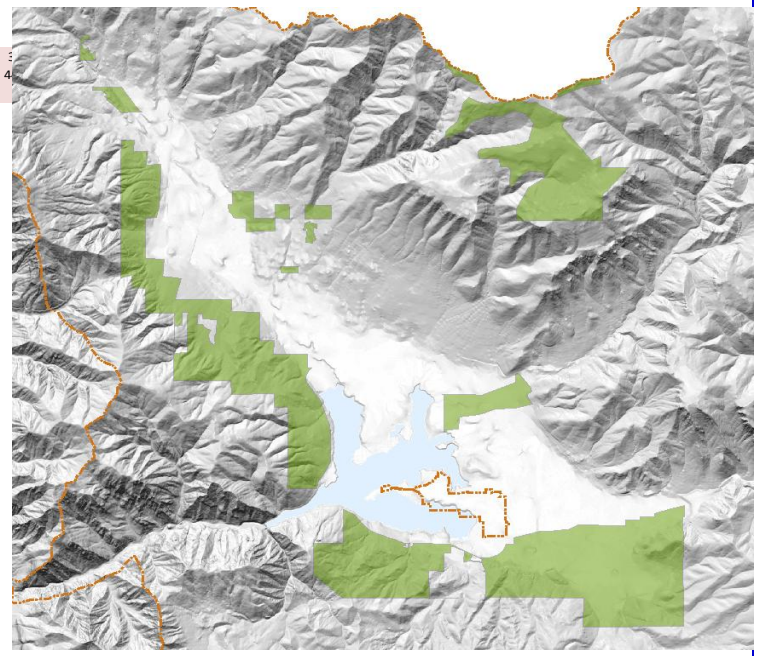
Other Legislative Restrictions

Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference
Sheep Creek 4	31.22	12.89	10.40666667	25.00	-14.59
Spring Mountain Ranchettes	49.35	11.67	16.44841598	31.00	-14.55
Spring Mountain Ranchettes #2	16.39	3.76	5.462059994	13.00	-7.54
Reserve at Crimson Ridge Ph 1	127.40	75.03	42.46666667	35.00	7.47
Radford Hills No 5A	25.03	15.88	8.342333333	7.00	1.34
Radford Hills No 5B	2.01	0.00	0.669333333	2.00	-1.33
Radford Hills No 6A	15.98	12.00	5.325666667	3.00	2.33
Trappers Crossing	73.13	48.97	24.376	26.00	-1.62
The Legends	164.61	64.16	54.87065718	41.00	13.87
Basin View	29.92	14.53	9.973333333	8.00	1.97
Le Chalets at Ski Lake Ph1	1.70	0.66	0.566	1.00	-0.43
Le Chalets at Ski Lake Ph2	11.12	4.19	3.705666667	10.00	-6.29
Le Chalets at Ski Lake Ph3	2.07	0.41	0.689333333	2.00	-1.31
Le Chalets at Ski Lake Ph4	11.80	4.13	3.933666667	11.00	-7.07
Le Chalets at Ski Lake Ph5	7.59	0.79	2.53	8.00	-5.47
Le Chalets at Ski Lake Ph6	15.51	6.15	5.171	14.00	-8.83
Development Agreements					
Wolf Creek	40.00			13.00	
Powder Mountain	2103.00		701	2800.00	-2099.00
	2727.81	275.22	895.9367998	3050.00	-2141.06

Bonus Density

Base Zone Units	2169.39
% Cluster Bonus	30.00%
	650.81674

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	801.88916	633	267.296385	365.703615	1.266807512	6.73%



		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
	AV-3					X	X												
Total Lands		9794.80	3,264.93	9794.80	3,264.93														
-Public Lands		-220.26	-73.42	-220.26	-73.42														
Sum of **Private Lands**		9574.54	3191.51	9574.54	3191.51														
-Restricted Density Private Lands		-957.45	-319.15	-1068.69	-356.23														
Net Developable Area **Private Lands**		8617.09	2872.36	8505.85	2835.28														
-Other Legislative Density Restrictions/Provisions			199.02		199.02														
Total Developable **Private Lands**			3071.39		3034.31														
+Bonus Density			0.00		797.10														
Total Developable Private Lands with Bonuses			3071.39		3831.40														
+Current Nonconforming Lots Difference			454.66		454.66														
Total Potential Dwelling Units	AV-3		3526.04		4286.06														

Total Land	9794.8				
Area in Public Lands					
County	62.502282	584502.1207	2138097.299		
State	80.198615	407028.3762	35980.60446	3050442.703	
Federal	77.554819	1596535.259	1781752.663		
Public Lands	220.25572				

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	9389.59	938.9587103	8450.628393	98.1%	0.333333333	2816.876131	130680
25-30	61.35745	6.135745	55.221705	0.6%	0.333333333	18.407235	130680
30-35	39.3951	3.93951	35.45559	0.4%	0.333333333	11.81853	130680
35-40	25.63877	2.563877	23.074893	0.3%	0.333333333	7.691631	130680
Above 40	58.56586	5.856586	52.709274	0.6%	0.333333333	17.569758	130680
	9574.5443	957.4544283	8617.089855	100.0%		2872.363285	

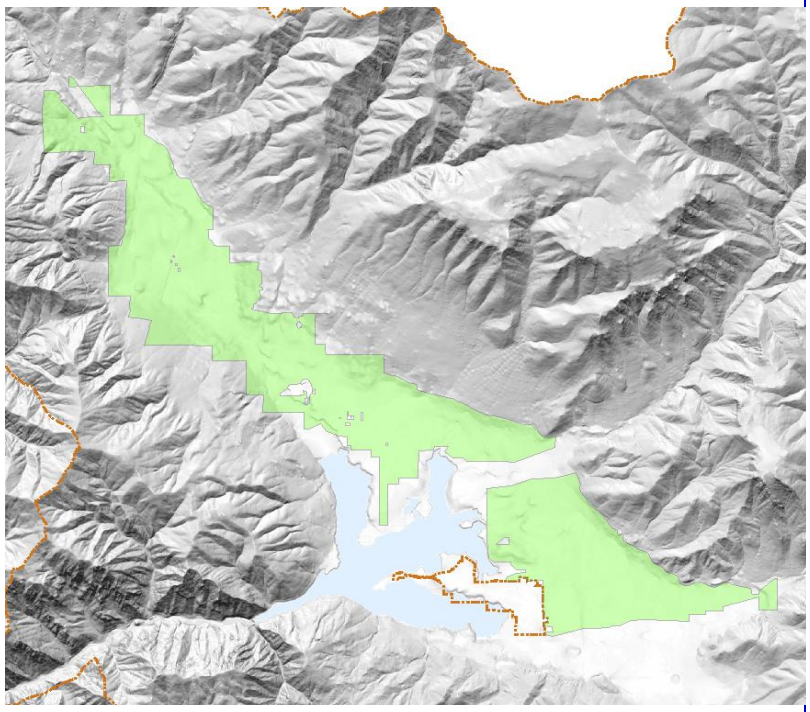
Cluster Restricted Density Areas						
% Slope						
0-30	9450.9446	945.0944553	8505.850098	98.71%	0.333333333	2835.283366
Above 30	123.59973	0	0	1.29%	0	0
	9574.5443	945.0944553	8505.850098	100.00%		2835.283366

Other Legislative Restrictions

Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Units	Resulting Units	Difference
North Fork Meadows	29.70	17.97	9.9	12.00	-2.10
Bailey Acres Ph1	42.15	13.90	14.05	38.00	-23.95
Bailey Acres Ph2	6.94	0.00	2.313333333	10.00	-7.69
Sheep Creek 1	60.18	33.37	20.06	54.00	-33.94
Sheep Creek 2	28.01	16.21	9.336666667	25.00	-15.66
Sheep Creek 3	41.67	21.54	13.89	39.00	-25.11
Elk Ridge Estates	23.33	14.73	7.776666667	9.00	-1.22
Aspen Falls	27.54	17.90	9.18	10.00	-0.82
Rivers Edge	14.00	29.68	4.666666667	49.32	-44.65
Eden Hills Sub No. 1	11.92	3.09	3.973852158	10.00	-6.03
Eden Hills Sub No. 2	16.84	2.92	5.613333333	15.00	-9.39
Eden Hills Sub No. 3	39.05	5.64	13.01666667	36.00	-22.98
Eden Hills Sub No. 4	21.07	5.71	7.024	20.00	-12.98
			0		0.00
			0		0.00
			0		0.00
			0		0.00
Development Agreement					
Wolf Creek	84.74		28.24666667	0.00	28.25
Eagle Ridge	87.75		29.25	50.00	-20.75
	534.89	182.66	178.2978522	377.32	-199.02

Bonus Density	
Base Zone Units	2656.99
% Cluster Bonus	30.00%
	797.09565

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	1123.0242	829	374.3414037	454.6585963	1.354673355	11.47%



		Traditional Subdivision Development			Cluster Subdivision Development			Alternative Development Allowed	
		Acres	Potential DU's		Acres	Potential DU's		PRUD	Res Cluster Subdivision
			Community Sewer and Water	Indiv.. Septic and Well		Community Sewer and Water	Indiv.. Septic and Well		
	FR-1							X	X
Total Lands		1129.06	1,129.06	903.25	1129.06	1,129.06	903.25		
-Public Lands		-198.17	-198.17	-247.71	-198.17	-198.17	-158.54		
Sum of **Private Lands**		930.89	930.89	655.54	930.89	930.89	744.72		
-Restricted Density Private Lands		-93.09	-370.47	-537.13	-707.40	-707.40	-565.92		
Net Developable Area **Private Lands**		837.80	560.42	118.41	223.50	223.50	178.80		
-Other Legislative Density Restrictions on Private Lands			-10.75	-8.20		-10.75	0.00		
Total Developable **Private Lands**			549.67	110.21		212.75	178.80		
+Bonus Density			0.00	0.00		0.00	0.00		
Total Developable Private Lands with Bonuses			549.67	110.21		212.75	178.80		
+Current Nonconforming Lots Difference			87.17	87.17		87.17	87.17		
Total Potential Dwelling Units	FR-1		636.84	197.38		299.92	265.97		

Residential Uses Allowed											
Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel

Total Land 1129.063

Area in Public Lands

County	41.24856	26301.68462	1770485.57
State	11.083934	482816.1835	
Federal	145.83632	6352629.973	
Public Lands	198.16881		

Restricted Density Areas

% Slope	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
0-25	164.46	16.44582489	148.012424	17.7%	1	148.012424	43560
25-30	27.84458	2.784458	25.060122	3.0%	0.8712	21.83237829	50000
30-35	27.86181	2.786181	25.075629	3.0%	0.764210526	19.16305964	57000
35-40	28.16565	2.816565	25.349085	3.0%	0.670153846	16.98778681	65000
Above 40	682.5639	68.25639	614.30751	73.3%	0.576953642	354.4269554	75500
	930.89419	93.08941889	837.80477	100.0%		560.4226042	
Septic and Well Area					0.8	118.4099392	

Cluster Restricted Density Areas

% Slope						
0-40	248.33	24.83302889	223.49726	26.68%	1	223.49726
Above 40	682.5639	0	0	73.32%	0	0
	930.89419	24.83302889	223.49726	100.00%		223.49726
Septic and Well Area					0.8	178.797808

Other Legislative Restrictions

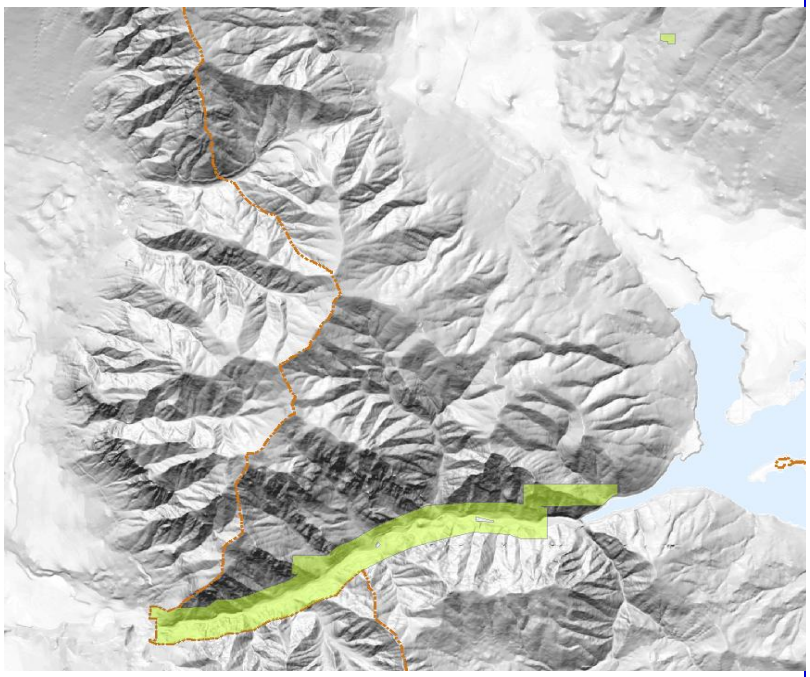
Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference	On Septic and Well: Potential DUs	On Septic and Well: Difference
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
Development Agreements							
Clapier	3.64	0.00	3.64	1.00	2.64	2.912	1.91
Wolf Creek	9.11		9.11	1.00	8.11	7.288	6.29
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
	12.75	0.00	12.75	2.00	10.75	10.2	8.20

Bonus Density

Base Zone Units	166.05
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots

Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
24.830909	112	24.830909	87.169091	0.221704545	2.20%



		Traditional Subdivision Development			Cluster Subdivision Development			Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's		Acres	Potential DU's		PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
	RE-20		Community Sewer and Water	Indiv.. Septic and Well		Community Sewer and Water	Indiv.. Septic and Well	X	X												
Total Lands		187.44	408.24	149.95	187.44	408.24	149.95														
-Public Lands		-0.17	-0.36	-0.21	0.17	0.36	0.13														
Sum of **Private Lands**		187.27	407.88	149.75	187.61	408.60	150.08														
-Restricted Density Private Lands		-18.73	-42.88	-18.12	-20.52	-45.43	-16.69														
Net Developable Area **Private Lands**		168.55	365.01	131.63	167.08	363.18	133.40														
-Other Legislative Density Restrictions on Private Lands			-210.21	-8.88		-210.21	-8.88														
Total Developable **Private Lands**			154.80	122.75		152.97	124.52														
+Bonus Density			0.00	0.00		0.00	0.00														
Total Developable Private Lands with Bonuses			154.80	122.75		152.97	124.52														
+Current Nonconforming Lots Difference			0.00	0.00		0.00	0.00														
Total Potential Dwelling Units	RE-20		154.80	122.75		152.97	124.52														

Total Land	187.44

Area in Public Lands

County	0.1653352	7202
State	0	
Federal	0	
Public Lands	0.1653352	

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope	187.27						
0-25	182.82	18.2818988	164.5370892	97.6%	2.178	358.3617803	20000
25-30	2.457073	0.2457073	2.2113657	1.3%	1.853617021	4.099025102	23500
30-35	1.0185	0.10185	0.91665	0.5%	1.584	1.4519736	27500
35-40	0.446162	0.0446162	0.4015458	0.2%	1.36125	0.54660422	32000
Above 40	0.529277	0.0529277	0.4763493	0.3%	1.146315789	0.546046724	38000
	187.27	18.727	168.543	100.0%		365.0054299	
Septic and Well Area					0.8	131.6296714	

Cluster Restricted Density Areas

% Slope						
0-30	185.27606	18.5276061	166.7484549	98.94%	2.178	363.1781348
Above 30	1.993939	0	0	1.06%	0	0
	187.27	18.5276061	166.7484549	100.00%		363.1781348
Septic and Well Area					0.8	133.3987639

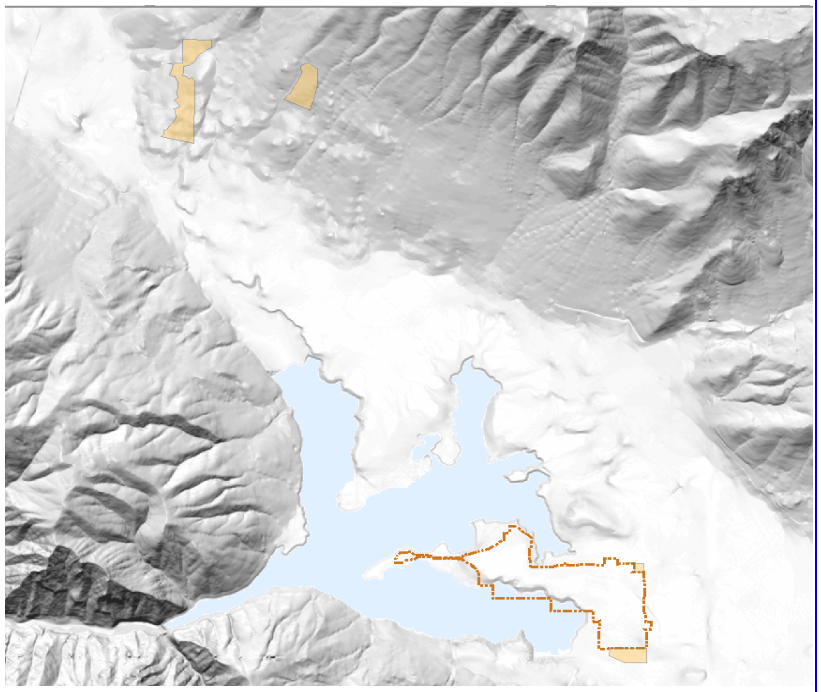
Other Legislative Restrictions

	Development Acreage	Acreage in Conservation	Potential DUs	Resulting Units	Difference	On Septic and Well: Potential DUs	On Septic and Well: Difference
Cluster Subdivisions			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
Development Agreements							
Wolf Creek	46.94		102.23532	28.00	74.24	37.552	9.55
Eagle Ridge	99.16		215.97048	80.00	135.97	79.328	-0.67
	146.10	0.00	318.2058	108.00	210.21	116.88	8.88

Bonus Density

Base Zone Units	44.97
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%



		Traditional Subdivision Development			Cluster Subdivision Development			Alternative Development Allowed	
		Acres	Potential DU's		Acres	Potential DU's		PRUD	Res Cluster Subdivision
			Community Sewer and Water	Indiv.. Septic and Well		Community Sewer and Water	Indiv.. Septic and Well		
	RE-15							X	X
Total Lands		690.80	2,006.08	552.64	690.80	2,006.08	552.64		
-Public Lands		-0.23	-0.66	-0.29	0.23	0.66	0.18		
Sum of **Private Lands**		690.57	2005.42	552.35	691.03	2006.75	552.82		
-Restricted Density Private Lands		-69.06	-230.00	-85.95	-87.07	-254.18	-70.02		
Net Developable Area **Private Lands**		621.51	1775.43	466.41	603.96	1752.57	482.80		
-Other Legislative Density Restrictions on Private Lands			-1007.78	283.15		-1007.78	283.15		
Total Developable **Private Lands**			767.65	749.56		744.79	765.95		
+Bonus Density			0.00	0.00		0.00	0.00		
Total Developable Private Lands with Bonuses			767.65	749.56		744.79	765.95		
+Current Nonconforming Lots Difference			0.00	0.00		0.00	0.00		
Total Potential Dwelling Units	RE-15		767.65	749.56		744.79	765.95		

Residential Uses Allowed: Single Family; Two Family; Three Family; Four Family; Multi-Family Dwelling; Group Dwelling; Res. Fac. for Special Needs; Bed and Breakfast Dwelling; Bed and Breakfast Inn; Condotel and/or Timeshare; Rec. Lodge/ Resort; Hotel

Total Land	690.8		
Area in Public Lands			
County	0.0214183	932.981105	
State	0.2068126	8653.764528	354.993681
Federal	0		
Public Lands	0.2282309		

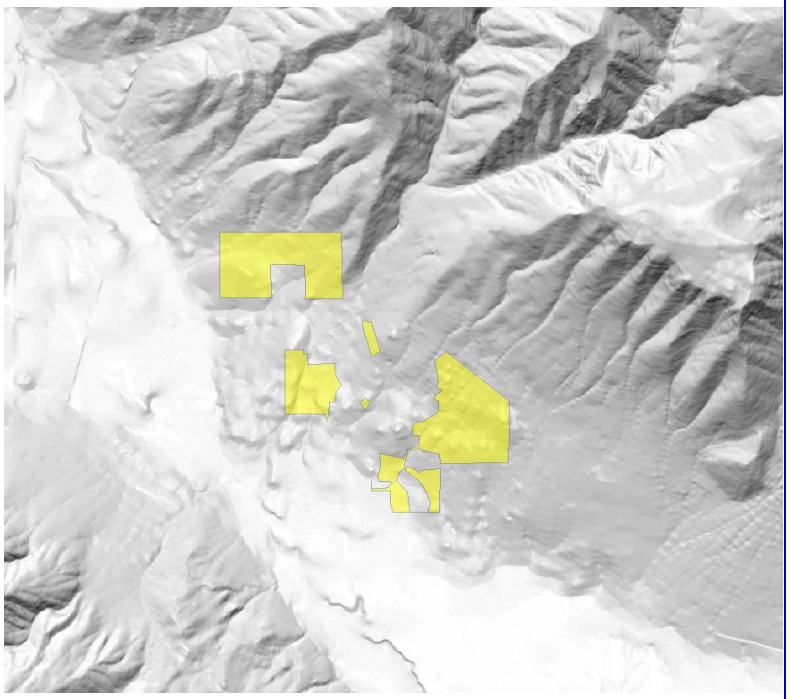
Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	647.79	64.77882071	583.0093864	93.8%	2.904	1693.059258	15000
25-30	22.76949	2.276949	20.492541	3.3%	2.42	49.59194922	18000
30-35	10.73366	1.073366	9.660294	1.6%	2.026046512	19.57220496	21500
35-40	5.218498	0.5218498	4.6966482	0.8%	1.708235294	8.022980219	25500
Above 40	4.061914	0.4061914	3.6557226	0.6%	1.416585366	5.178643137	30750
	690.57177	69.05717691	621.5145922	100.0%		1775.425036	
Septic and Well Area					0.8	466.4075091	

Cluster Restricted Density Areas						
% Slope						
0-30	670.5577	67.05576971	603.5019274	97.10%	2.904	1752.569597
Above 30	20.014072	0	0	2.90%	0	0
	690.57177	67.05576971	603.5019274	100.00%		1752.569597
Septic and Well Area					0.8	482.8015419

Other Legislative Restrictions						On Septic and Well	
Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference	Potential Dus	Difference
Patio Springs	96.00	46.01	278.784	110.00	168.78	76.8	-33.20
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
			0		0.00		
Development Agreements							
Wolf Creek	517.56		1502.99424	664.00	838.99	414.048	-249.95
Eagles Landing			0		0.00		
			0		0.00		
	613.56	46.01	1781.77824	774.00	1007.78	490.848	-283.15

Bonus Density	
Base Zone Units	-29.21
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%



		Traditional Subdivision Development			Cluster Subdivision Development			Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's		Acres	Potential DU's		PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
			Community Sewer and Water	Indiv.. Septic and Well		Community Sewer and Water	Indiv.. Septic and Well														
	RMH-1-6							X													
Total Lands		2.19	15.93	1.76	2.19	15.93	1.76														
-Public Lands		0.00	0.00	0.00	0.00	0.00	0.00														
Sum of **Private Lands**		2.19	15.93	1.76	2.19	15.93	1.76														
-Restricted Density Private Lands		-0.22	-1.59	-0.18	-0.22	-1.59	-0.18														
Net Developable Area **Private Lands**		1.98	14.34	1.58	1.98	14.34	1.58														
-Other Legislative Density Restrictions on Private Lands			0.00	0.00		0.00	0.00														
Total Developable **Private Lands**			14.34	1.58		14.34	1.58														
+Bonus Density			0.00	0.00		0.00	0.00														
Total Developable Private Lands with Bonuses			14.34	1.58		14.34	1.58														
+Current Nonconforming Lots Difference			0.00	0.00		0.00	0.00														
Total Potential Dwelling Units	RMH-1-6		14.34	1.58		14.34	1.58														

Total Land	2.194824
Area in Public Lands	
County	0
State	0
Federal	0
Public Lands	0

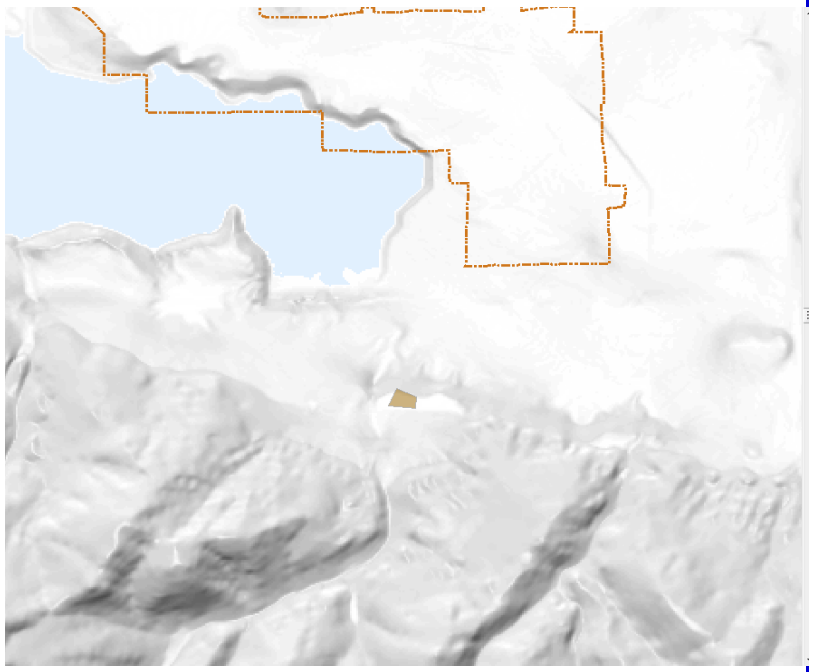
Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	2.19	0.2194824	1.9753416	100.0%	7.26	14.34098002	6000
25-30	0	0	0	0.0%	5.584615385	0	7800
30-35	0	0	0	0.0%	4.444897959	0	9800
35-40	0	0	0	0.0%	3.63	0	12000
Above 40	0	0	0	0.0%	2.904	0	15000
	2.194824	0.2194824	1.9753416	100.0%		14.34098002	
Septic and Well Area					0.8	1.58027328	

Cluster Restricted Density Areas						
% Slope						
0-30	2.194824	0.2194824	1.9753416	100.00%	7.26	14.34098002
Above 30	0	0	0	0.00%	0	0
	2.194824	0.2194824	1.9753416	100.00%		14.34098002
Septic and Well Area					0.8	1.58027328

Other Legislative Restrictions						On Septic and Well	
Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference	Potential Dus	Difference
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
	0.00	0.00	0	0.00	0.00	0	0.00

Bonus Density	
Base Zone Units	14.34
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%



		Traditional Subdivision Development			Cluster Subdivision Development			Alternative Development Allowed	
		Acres	Potential DU's		Acres	Potential DU's		PRUD	Res Cluster Subdivision
			Community Sewer and Water	Indiv.. Septic and Well		Community Sewer and Water	Indiv.. Septic and Well		
	FR-3							X	X
Total Lands		296.98	5,939.50	237.58	296.98	5,939.50	237.58		
-Public Lands		-4.09	-81.89	-5.12	4.09	81.89	3.28		
Sum of **Private Lands**		292.88	5857.62	232.46	301.07	6021.39	240.86		
-Restricted Density Private Lands		-29.29	-585.76	-51.95	-56.65	-1296.82	-51.87		
Net Developable Area **Private Lands**		263.59	5271.86	180.51	244.42	4724.57	188.98		
-Other Legislative Density Restrictions on Private Lands			-3110.80	616.69		-3110.80	616.69		
Total Developable **Private Lands**			2161.06	797.20		1613.77	805.67		
+Bonus Density			0.00	0.00		0.00	0.00		
Total Developable Private Lands with Bonuses			2161.06	797.20		1613.77	805.67		
+Current Nonconforming Lots Difference			0.00	0.00		0.00	0.00		
Total Potential Dwelling Units	FR-3		2161.06	797.20		1613.77	805.67		

Residential Uses Allowed: Single Family; Two Family; Three Family; Four Family; Multi-Family Dwelling; Group Dwelling; Res. Fac. for Special Needs; Bed and Breakfast Dwelling; Bed and Breakfast Inn; Condotel and/or Timeshare; Rec. Lodge/ Resort; Hotel

Total Land	296.9752						
Area in Public Lands							
County	4.0740515		11359.96767	55671.27359	1514.501614	108919.9426	
State	0.0202742		313.767994	569.374519			
Federal	0						
Public Lands	4.0943257						

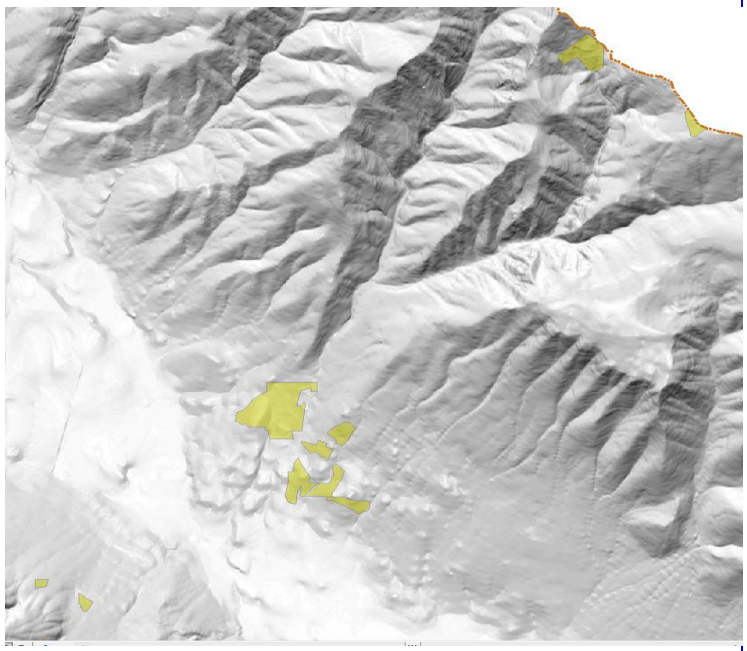
Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	250.71	25.0712984	225.6416856	85.6%	20	4512.833712	2178
25-30	11.762978	1.176297829	10.58668046	4.0%	20	211.7336092	2178
30-35	10.059884	1.005988378	9.053895399	3.4%	20	181.077908	2178
35-40	6.8504404	0.685044036	6.165396326	2.3%	20	123.3079265	2178
Above 40	13.494588	1.349458789	12.1451291	4.6%	20	242.902582	2178
	292.88087	29.28808743	263.5927869	100.0%		5271.855737	
Septic and Well Area					0.8	180.5133485	

Cluster Restricted Density Areas						
% Slope						
0-30	262.47596	26.24759623	236.228366	111.58%	20	4724.567321
Above 30	30.404912	0	0	963.27%	0	0
	292.88087	26.24759623	236.228366	100.0%		4724.567321
Septic and Well Area					0.8	188.9826928

Other Legislative Restrictions						On Septic and Well	
Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference	Potential DUs	Difference
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
Development Agreements							
						0	0.00
Wolf Creek	160.47		3209.4	704.00	2505.40	128.376	-575.62
Eagle Ridge	33.67		673.4	68.00	605.40	26.936	-41.06
					0.00		0.00
	194.14	0.00	3882.8	772.00	3110.80	155.312	-616.69

Bonus Density	
Base Zone Units	-3693.82
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%



		Traditional Subdivision Development			Cluster/PRUD Subdivision Development			Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's		Acres	Potential DU's		PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
			Community Sewer and Water	Indiv.. Septic and Well		Community Sewer and Water	Indiv.. Septic and Well														
	CVR-1							X													
Total Lands		278.74			278.74	5,875.84	222.99														
-Public Lands		-31.48			31.48	663.66	25.19														
Sum of **Private Lands**		247.26			310.22	6539.50	248.18														
-Restricted Density Private Lands		-24.73			-32.04	-2002.63	-76.00														
Net Developable Area **Private Lands**		222.53			278.19	4536.87	172.18														
-Other Legislative Density Restrictions on Private Lands						-3077.49	18.86														
Total Developable **Private Lands**						1459.37	191.03														
+Bonus Density						131.84	131.84														
Total Developable Private Lands with Bonuses						1591.21	322.87														
+Current Nonconforming Lots Difference						0.00	0.00														
Total Potential Dwelling Units	CVR-1		0.00	0.00		1591.21	322.87														

Total Land	278.74

Area in Public Lands				
County	0			
State	0.1114198	4833.467432	19.978412	
Federal	31.371336	2856.682824	1090626.298	273052.4202
Public Lands	31.482756			

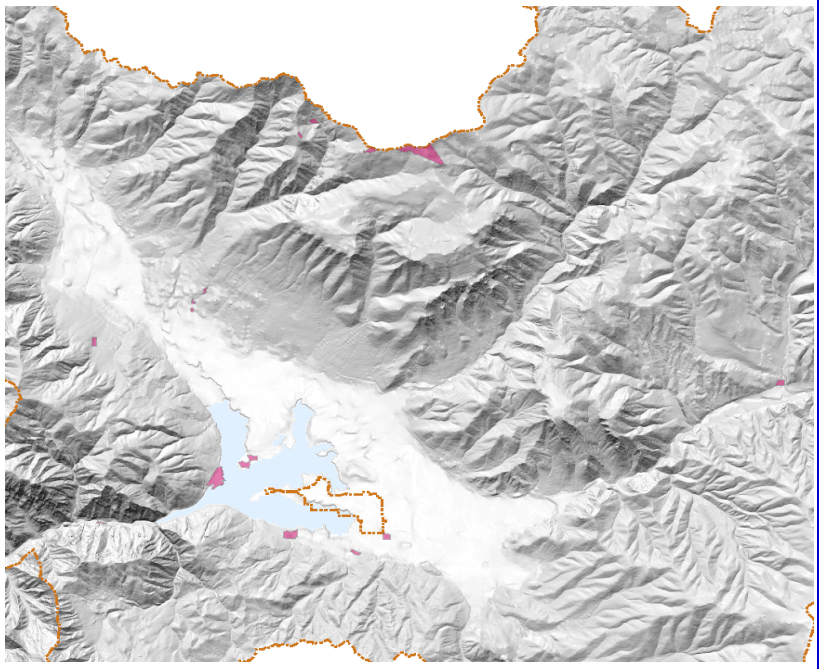
Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Area Per Unit (sqft)
% Slope							
0-25	215.43	21.54306891	193.8876202	87.1%	21.08	4087.151033	2066.41
25-30	9.38574	0.938574	8.447166	3.8%	21.08	178.0662593	2066.41
30-35	8.295783	0.8295783	7.4662047	3.4%	21.08	157.3875951	2066.41
35-40	6.022614	0.6022614	5.4203526	2.4%	21.08	114.2610328	2066.41
Above 40	8.122418	0.8122418	7.3101762	3.3%	21.08	154.0985143	2066.41
	247.25724	24.72572441	222.5315197	100.0%		4690.964435	
Septic and Well Area					0.8	155.1100961	

Cluster/PRUD Restricted Density Areas						
% Slope						
0-40	239.13	23.91348261	215.2213435	96.71%	21.08	4536.865921
Above 40	8.122418	0	0	3.29%	0	0
	247.25724	23.91348261	215.2213435	100.00%		4536.865921
Septic and Well Area					0.8	172.1770748

Other Legislative Restrictions						On Septic and Well	
Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference	Potential Dus	Difference
Edgewater Condos	1.58	1.00	33.3064	4.00	29.31	1.264	-2.74
Lakeside Village (*ALL)	6.09	1.00	128.3772	81.00	47.38	4.872	-76.13
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
Development Agreements							
Snowbasin	26.12		550.6096	50.00	500.61	20.896	-29.10
Powder Mountain	116.39		2453.5012	0.00	2453.50	93.112	93.11
The Oaks	2.50		52.7	6.00	46.70	2	-4.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
			0		0.00	0	0.00
	152.68	2.00	3218.4944	141.00	3077.49	122.144	-18.86

Bonus Density		On Septic
Base Zone Units	1318.37	191.03
% Cluster Bonus	10.00%	10.00%
	131.83715	19.10330748

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%



		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
	DRR-1					X	X												
Total Lands		3753.50	2,756.94	3753.50	2,756.94														
-Public Lands		-83.57	-61.38	-83.57	-61.38														
Sum of **Private Lands**		3669.93	2695.56	3669.93	2695.56														
-Restricted Density Private Lands		-366.99	-269.56	-366.99	-269.56														
Net Developable Area **Private Lands**		3302.94	2426.00	3302.94	2426.00														
-Other Legislative Density Restrictions on Private Lands			0.00		0.00														
Total Developable **Private Lands**			2426.00		2426.00														
+Bonus Density			0.00		0.00														
Total Developable Private Lands with Bonuses			2426.00		2426.00														
+Current Nonconforming Lots Difference			0.00		0.00														
Total Potential Dwelling Units	DRR-1		2426.00		2426.00														

Total Land	3753.5

Area in Public Lands		
County	0	
State	36.497155	1589816.056
Federal	47.074368	2050559.473
Public Lands	83.571523	

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	2032.20	203.220008	1828.980072	55.4%	0.734498117	1343.382419	
25-30	339.83397	33.98339729	305.8505756	9.3%	0.734498117	224.6466718	
30-35	268.64214	26.86421449	241.7779304	7.3%	0.734498117	177.5854346	
35-40	202.49729	20.24972887	182.2475599	5.5%	0.734498117	133.8604895	
Above 40	826.75499	82.67549905	744.0794915	22.5%	0.734498117	546.5249853	
	3669.9285	366.9928477	3302.93563	100.0%		2426	

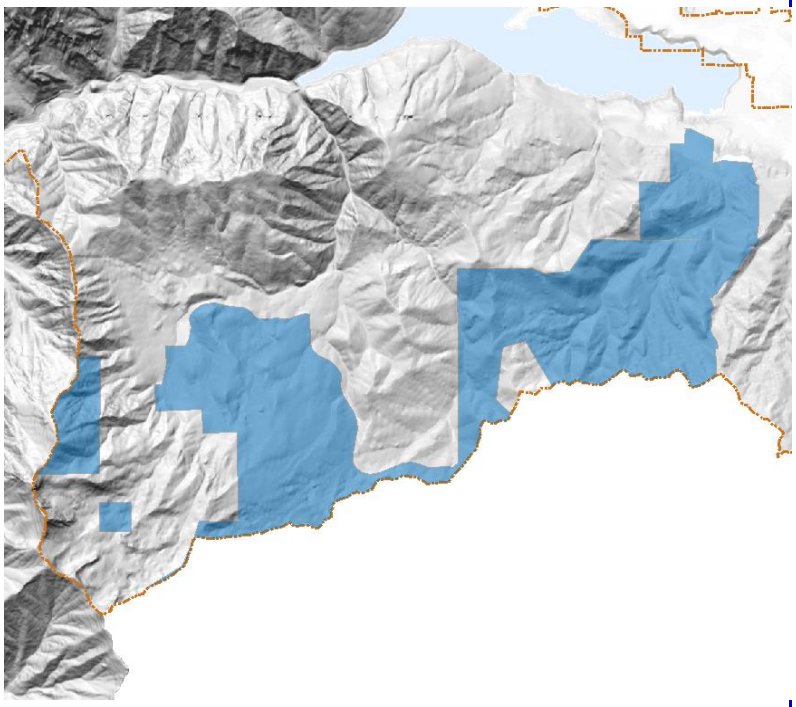
Cluster Restricted Density Areas						
% Slope						
0-30	2372.0341	237.2034053	2134.830648	64.63%	0.734498117	1568.029091
Above 30	1297.8944	129.7894424	1168.104982	35.37%	0.734498117	857.9709094
	3669.9285	366.9928477	3302.93563	100.00%		2426

Other Legislative Restrictions

	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference
Cluster Subdivisions			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
Development Agreements			0		0.00
Snowbasin	3302.94	3053.00	2426	2426.00	0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
	3302.94	3053.00	2426	2426.00	0.00

Bonus Density	
Base Zone Units	0.00
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%



		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
	CV-1																		
Total Lands		1.32	0.00	1.32	0.00														
-Public Lands		0.00	0.00	0.00	0.00														
Sum of **Private Lands**		1.32	0.00	1.32	0.00														
-Restricted Density Private Lands		-0.13	0.00	-0.13	0.00														
Net Developable Area **Private Lands**		1.18	0.00	1.18	0.00														
-Other Legislative Density Restrictions on Private Lands			0.00		0.00														
Total Developable **Private Lands**			0.00		0.00														
+Bonus Density			0.00		0.00														
Total Developable Private Lands with Bonuses			0.00		0.00														
+Current Nonconforming Lots Difference			0.00		0.00														
Total Potential Dwelling Units	CV-1		0.00		0.00														

Total Land	1.3156
Area in Public Lands	
County	0
State	0
Federal	0
Public Lands	0

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	1.32	0.13156	1.18404	100.0%	0	0	0
25-30	0	0	0	0.0%	0	0	0
30-35	0	0	0	0.0%	0	0	0
35-40	0	0	0	0.0%	0	0	0
Above 40	0	0	0	0.0%	0	0	0
	1.3156	0.13156	1.18404	100.0%		0	

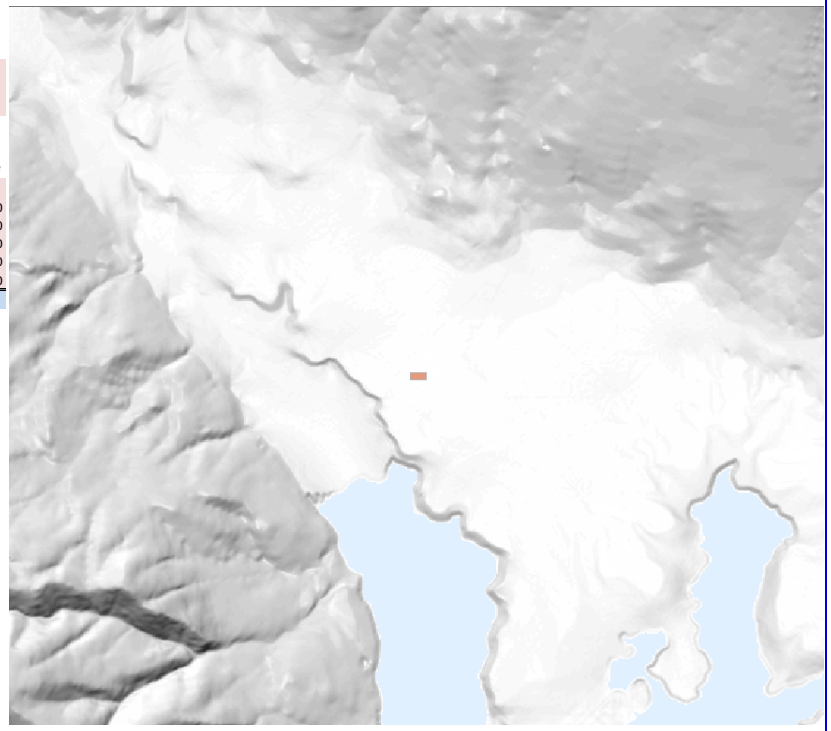
Cluster Restricted Density Areas						
% Slope						
0-30	1.3156	0.13156	1.18404	100.00%	0	0
Above 30	0	0	0	0.00%	0	0
	1.3156	0.13156	1.18404	100.00%		0

Other Legislative Restrictions

Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
	0.00	0.00	0	0.00	0.00

Bonus Density	
Base Zone Units	0.00
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%



		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
	CV-2																		
Total Lands		85.85	0.00	85.85	0.00														
-Public Lands		-0.16	0.00	-0.16	0.00														
Sum of **Private Lands**		85.69	0.00	85.69	0.00														
-Restricted Density Private Lands		-8.57	0.00	-9.48	0.00														
Net Developable Area **Private Lands**		77.12	0.00	76.21	0.00														
-Other Legislative Density Restrictions on Private Lands			250.00		250.00														
Total Developable **Private Lands**			250.00		250.00														
+Bonus Density			0.00		0.00														
Total Developable Private Lands with Bonuses			250.00		250.00														
+Current Nonconforming Lots Difference			0.00		0.00														
Total Potential Dwelling Units	CV-2		250.00		250.00														

Total Land 85.85283

Area in Public Lands

County	0.0848694	74.184674	3040.058313	582.668126
State	0.05856	283.284005	398.250144	1869.340499
Federal	0.0188124	87.505839	731.96052	
Public Lands	0.1622418			

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	83.96	8.395916984	75.56325286	98.0%	0	0	0
25-30	0.720998	0.072099804	0.648898233	0.8%	0	0	0
30-35	0.52917	0.052917002	0.476253021	0.6%	0	0	0
35-40	0.2656392	0.026563921	0.239075287	0.3%	0	0	0
Above 40	0.2156111	0.02156111	0.194049994	0.3%	0	0	0
	85.690588	8.569058822	77.12152939	100.0%		0	

Cluster Restricted Density Areas						
% Slope						
0-30	84.680168	8.468016788	76.21215109	98.82%	0	0
Above 30	1.0104203	0	0	1.18%	0	0
	85.690588	8.468016788	76.21215109	100.00%		0

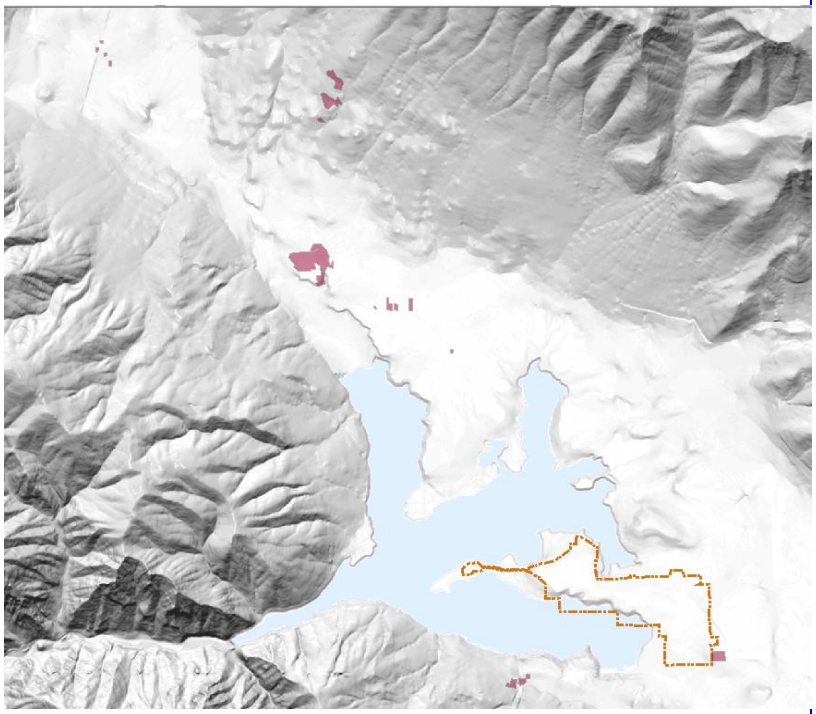
Other Legislative Restrictions

	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference
Cluster Subdivisions			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
Development Agreements			0		0.00
Wolf Creek	21.12		0	250.00	-250.00
			0		0.00
			0		0.00
	21.12	0.00	0	250.00	-250.00

Bonus Density

Base Zone Units	0.00
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%



		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed	
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision
	G						
Total Lands		12.17	0.00	12.17	0.00		
-Public Lands		0.00	0.00	0.00	0.00		
Sum of **Private Lands**		12.17	0.00	12.17	0.00		
-Restricted Density Private Lands		-1.22	0.00	-1.41	0.00		
Net Developable Area **Private Lands**		10.96	0.00	10.77	0.00		
-Other Legislative Density Restrictions on Private Lands			0.00		0.00		
Total Developable **Private Lands**			0.00		0.00		
+Bonus Density			0.00		0.00		
Total Developable Private Lands with Bonuses			0.00		0.00		
+Current Nonconforming Lots Difference			0.00		0.00		
Total Potential Dwelling Units	G		0.00		0.00		

Residential Uses Allowed											
Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel

Total Land	12.173

Area in Public Lands		
County	0	0
State	0	0
Federal	0	0
Public Lands	0	

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope			0				
0-25	10.45	1.044601245	10.42975159	604.9%	0	0	40000
25-30	0.1626087	0.016260865	0.143411861	9.4%	0	0	46000
30-35	0.1919679	0.019196792	0.174476203	11.1%	0	0	52500
35-40	0.1749172	0.017491717	0.055167785	10.1%	0	0	60000
Above 40	1.1974938	0.119749381	1.024795052	69.3%	0	0	70000
	1.7269875	1.2173	11.82760249	100.0%		0	

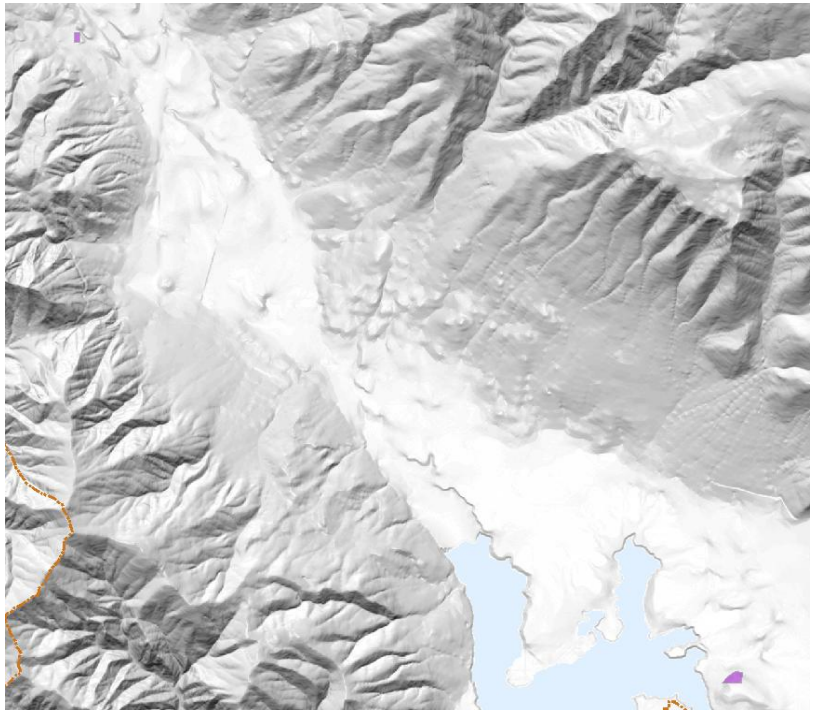
Cluster Restricted Density Areas						
% Slope						
0-30	0.3545766	0.035457657	0.319118915	20.53%	0	0
Above 30	1.372411	0	0	79.47%	0	0
	1.7269875	0.035457657	0.319118915	100.00%		0

Other Legislative Restrictions

Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
	0.00	0.00	0	0.00	0.00

Bonus Density	
Base Zone Units	0.00
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%



		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
	MV-1																		
Total Lands		8.26	0.00	8.26	0.00														
-Public Lands		0.00	0.00	0.00	0.00														
Sum of **Private Lands**		8.26	0.00	8.26	0.00														
-Restricted Density Private Lands		-0.83	0.00	-0.83	0.00														
Net Developable Area **Private Lands**		7.43	0.00	7.43	0.00														
-Other Legislative Density Restrictions on Private Lands			0.00		0.00														
Total Developable **Private Lands**			0.00		0.00														
+Bonus Density			0.00		0.00														
Total Developable Private Lands with Bonuses			0.00		0.00														
+Current Nonconforming Lots Difference			0.00		0.00														
Total Potential Dwelling Units	MV-1		0.00		0.00														

Total Land	8.2593
Area in Public Lands	
County	0
State	0
Federal	0
Public Lands	0

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	8.26	0.82593	7.43337	100.0%	0	0	
25-30	0	0	0	0.0%	0	0	
30-35	0	0	0	0.0%	0	0	
35-40	0	0	0	0.0%	0	0	
Above 40	0	0	0	0.0%	0	0	
	8.2593	0.82593	7.43337	100.0%		0	

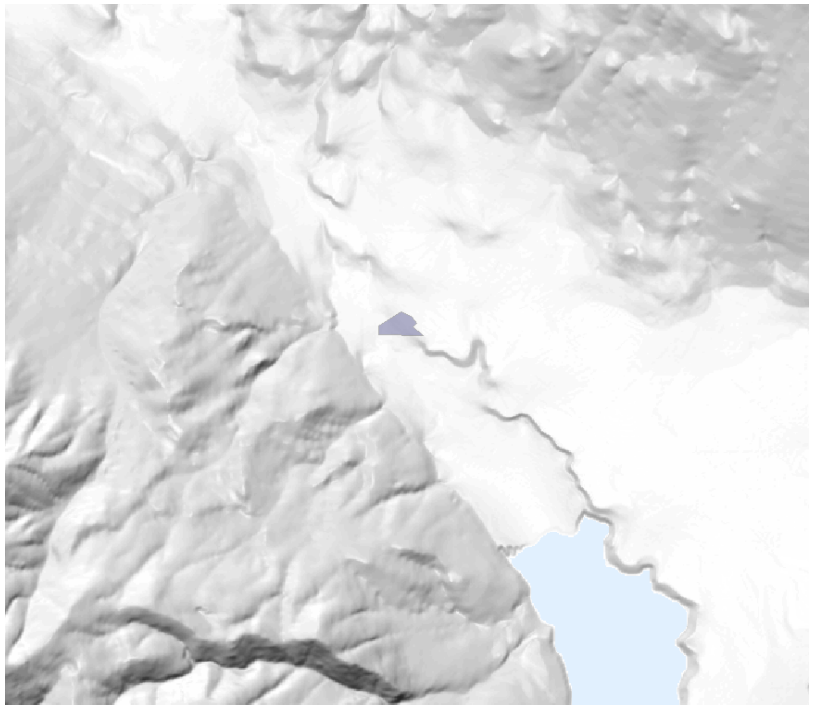
Cluster Restricted Density Areas						
% Slope						
0-30	8.2593	0.82593	7.43337	100.00%	0	0
Above 30	0	0	0	0.00%	0	0
	8.2593	0.82593	7.43337	100.00%		0

Other Legislative Restrictions

Cluster Subdivisions	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
	0.00	0.00	0	0.00	0.00

Bonus Density	
Base Zone Units	0.00
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%



		Traditional Subdivision Development		Cluster Subdivision Development		Alternative Development Allowed		Residential Uses Allowed											
		Acres	Potential DU's	Acres	Potential DU's	PRUD	Res Cluster Subdivision	Single Family	Two Family	Three Family	Four Family	Multi-Family Dwelling	Group Dwelling	Res. Fac. for Special Needs	Bed and Breakfast Dwelling	Bed and Breakfast Inn	Condotel and/or Timeshare	Rec. Lodge/ Resort	Hotel
	O-1																		
Total Lands		1895.38	0.00	1895.38	0.00														
-Public Lands		0.00	0.00	0.00	0.00														
Sum of **Private Lands**		1895.38	0.00	1895.38	0.00														
-Restricted Density Private Lands		-33.05	0.00	-370.48	0.00														
Net Developable Area **Private Lands**		1862.34	0.00	1524.90	0.00														
-Other Legislative Density Restrictions on Private Lands			0.00		0.00														
Total Developable **Private Lands**			0.00		0.00														
+Bonus Density			0.00		0.00														
Total Developable Private Lands with Bonuses			0.00		0.00														
+Current Nonconforming Lots Difference			0.00		0.00														
Total Potential Dwelling Units	O-1		0.00		0.00														

Total Land	1895.384
Area in Public Lands	
County	0
State	0
Federal	0
Public Lands	0

Restricted Density Areas	Acres	10% For ROW	Land with 10% ROW Adjustment	% of Zone	DU's Allowed Per Acre	Potential DU's of Net Developable	Min Lot Size
% Slope							
0-25	1564.91	0	0	82.6%	0	0	
25-30	129.4211	12.94210996	116.4789896	6.8%	0	0	
30-35	75.681135	7.568113505	68.11302154	4.0%	0	0	
35-40	42.395488	4.239548801	38.15593921	2.2%	0	0	
Above 40	82.973029	8.297302873	74.67572586	4.4%	0	0	
	1895.384	33.04707514	297.4236762	100.0%		0	

Cluster Restricted Density Areas						
% Slope						
0-30	1694.3343	169.4334348	1524.900913	89.39%	0	0
Above 30	201.04965	0	0	10.61%	0	0
	1895.384	169.4334348	1524.900913	100.00%		0

Other Legislative Restrictions

	Development Acreage	Acreage in Conservation	Potential Dus	Resulting Units	Difference
Cluster Subdivisions			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
			0		0.00
Development Agreements			0		0.00
Wolf Creek	1731.45		0	0.00	0.00
			0		0.00
			0		0.00
	1731.45	0.00	0	0.00	0.00

Bonus Density	
Base Zone Units	0.00
% Cluster Bonus	0.00%
	0

Existing Nonconforming Lots	Development Acreage	Resulting Units	Potential Units	Difference	Average lot size	Percent Zone Nonconforming
	0	0	0	0		0.00%

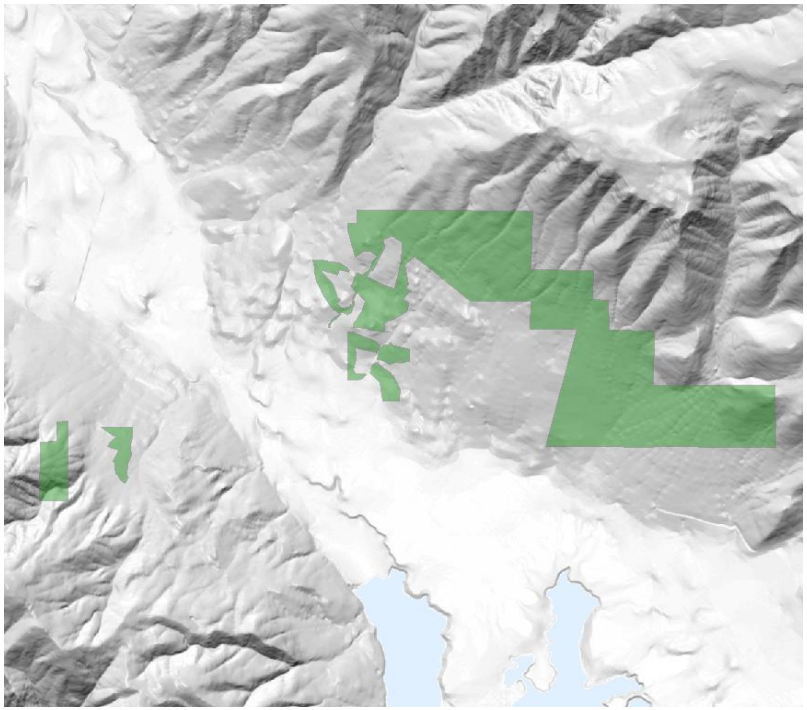


EXHIBIT B: Density Attributed to Development Agreements, Planned Residential Unit Developments, and Cluster Subdivisions

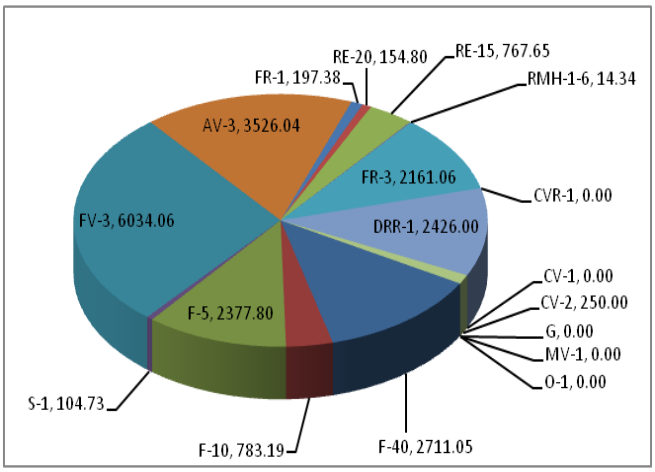
Development Agreements	Zone	Zoning Acreage	Allowed Density	Open Space
Snowbasin	DRR-1	3808.00	2426.00	3053.00
Snowbasin Shoreline parcel is restricted to a max of 50 units				
Powder Mountain	FR-3	53.68	0.00	
Powder Mountain	CVR-1	116.39	0.00	
Powder Mountain	F-40	2055.39	0.00	
Powder Mountain	FV-3	2103.60	2800.00	
		4329.06		
Clapier	FR-1	3.64	1.00	0.00
Wolf Creek	FR-3	160.47	704.00	
Wolf Creek	RE-15	517.56	664.00	
Wolf Creek	RE-20	46.94	28.00	
Wolf Creek	FV-3	40.00	13.00	
Wolf Creek	AV-3	84.74	0.00	
Wolf Creek	O-1	1731.45	0.00	
Wolf Creek	CV-2	21.12	250.00	
Wolf Creek	FRC-1	9.11	1.00	
				2006.19
Eagle Ridge	RE-20	99.16	80.00	
Eagle Ridge	AV-3	87.75	50.00	
Eagle Ridge	FR-3	33.67	68.00	
The Oaks	CVR-1	3.50	6.00	

PRUD's and Cluster Subdivisions	Acreage of Easement	Subdivision Acreage	Resulting Units	Zone
North Fork Meadows	17.97	29.70	12.00	AV-3
Bailey Acres Ph1	13.90	42.15	38.00	AV-3
Bailey Acres Ph2	0.00	6.94	10.00	AV-3
Sheep Creek 1	33.37	60.18	54.00	AV-3
Sheep Creek 2	16.21	28.01	25.00	AV-3
Sheep Creek 3	21.54	41.67	39.00	AV-3
Elk Ridge Estates	14.73	23.33	9.00	AV-3
Aspen Falls	17.90	27.54	10.00	AV-3
Rivers Edge	29.68	14.00	49.32	AV-3

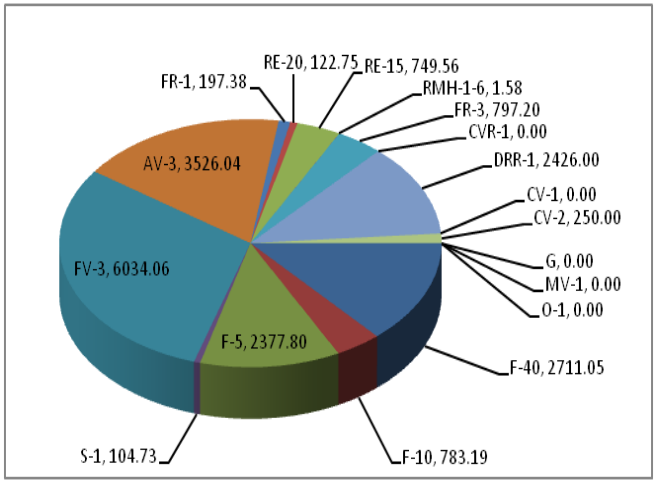
Eden Hills Sub No. 1	3.09	11.92	10.00	AV-3
Eden Hills Sub No. 2	2.92	16.84	15.00	AV-3
Eden Hills Sub No. 3	5.64	39.05	36.00	AV-3
Eden Hills Sub No. 4	5.71	21.07	20.00	AV-3
Edgewater Condos	1.00	1.58	4.00	CVR-1
Lakeside Village (11 Phases)	1.00	6.09	81.00	CVR-1
Ski Lake Village Resort	Calculated as part of Lakeside			CVR-1
Causey Estates (3 Phases)	1238.80	1638.07	153.00	F-10
Sunridge Highlands No1	476.71	671.20	64.00	F-10
Sunridge Highlands No2	240.00	382.10	37.00	F-10
Sunridge Highlands No3	11.13	80.26	8.00	F-10
Sunridge Highlands No4	153.40	207.53	20.00	F-10
Sunridge Highlands No5	244.23	325.00	31.00	F-10
Sunridge Highlands No6	69.06	93.98	9.00	F-10
Sunridge Highlands No7	85.71	111.73	11.00	F-10
Sunridge Highlands No8	115.00	157.86	15.00	F-10
Sunridge Highlands No9	90.99	124.28	12.00	F-10
Sunridge Highlands No10	172.03	214.98	21.00	F-10
Sunridge Highlands No11	86.88	324.40	32.00	F-10
Sunridge Subdivision No2 Unit1	257.12	167.36	16.00	F-10
Sunridge Subdivision No2 Unit2	212.42	243.23	22.00	F-10
Sunridge Subdivision No3	419.84	494.47	50.00	F-10
Durfee Creek Estates	123.89	173.13	33.00	F-5
Durfee Creek Estates No. 2 (Amd)	75.21	94.19	13.00	F-5
Durfee Creek Estates No. 2B	23.19	39.83	11.00	F-5
Durfee Creek Estates No. 2C	21.46	30.26	6.00	F-5
Green Hill Country Estates 1-7	680.78	1052.75	117.00	F-5
Sheep Creek 4	12.89	31.22	25.00	FV-3
Spring Mountain Ranchettes	11.67	49.35	31.00	FV-3
Spring Mountain Ranchettes #2	3.76	16.39	13.00	FV-3
Reserve at Crimson Ridge Ph 1	75.03	127.40	35.00	FV-3
Radford Hills No 5A	15.88	25.03	7.00	FV-3
Radford Hills No 5B	0.00	2.01	2.00	FV-3
Radford Hills No 6A	12.00	15.98	3.00	FV-3
Trappers Crossing	48.97	73.13	26.00	FV-3
The Legends	64.16	164.61	41.00	FV-3
Basin View	14.53	29.92	8.00	FV-3
Le Chalets at Ski Lake Ph1	0.66	1.70	1.00	FV-3
Le Chalets at Ski Lake Ph2	4.19	11.12	10.00	FV-3
Le Chalets at Ski Lake Ph3	0.41	2.07	2.00	FV-3
Le Chalets at Ski Lake Ph4	4.13	11.80	11.00	FV-3
Le Chalets at Ski Lake Ph5	0.79	7.59	8.00	FV-3
Le Chalets at Ski Lake Ph6	6.15	15.51	14.00	FV-3
Patio Springs	46.01	96.00	110.00	RE-15

EXHIBIT C: Pie Charts Comparing Maximum Zoning Density by Development Type and by Water/Sewer Provisions

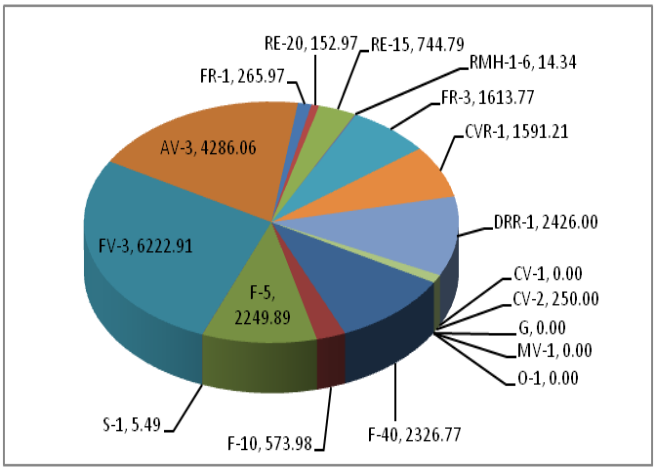
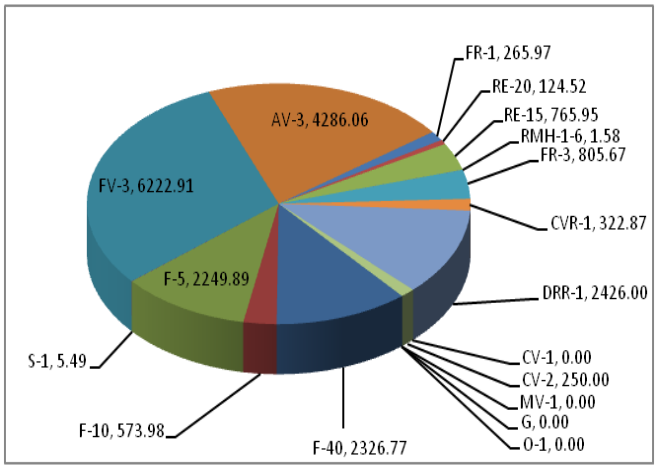
Graph 4: Build-out by Zone, Traditional Subdivision Development and Community Sewer/Water



Graph 5: Build-out by Zone, Traditional Subdivision Development and Septic/Well



Graph 6: Build-out by Zone, Cluster/PRUD Subdivision Development and Community Sewer/Water



Graph 7: Build-out by Zone, Cluster/PRUD Subdivision Development and Septic/Well