

OGDEN VALLEY PLANNING COMMISSION

Ogden Valley Virtual Planning Commission

September 22, 2020

5:00 p.m.

<https://us02web.zoom.us/j/81797356330>

- *Roll Call*
- *Pledge of Allegiance*

Consent Items

1. CUP 2020-12 Consideration and action on a conditional use permit for a public utility substation known as Pizzel Spring

Administrative Items

1. UVR071520 - Consideration and action on a request for preliminary approval of The Reserve at Crimson Ridge Cluster Subdivision Phase 2 and 3, with a total of 41 residential lots.

Legislative Items

ZTA 2020-03: Public hearing to discuss and take comment to amend the following section of Weber County Code: §101-2, §104-3, §104-5, §104-6, §104-8, §104-9, §104-10, §104-12, §104-13, §104-14, §104-15, §104-16, §104-17, §108-8, §108-15, §108-19, and §108-21 regarding accessory dwelling units and amendments to related sections of the Weber County Land Use Code

Work Session

WS1: Discussion about short-term rentals in Weber County and regulatory options. *Staff Presenter: Scott Perkes*

Adjourn

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

&

Via Zoom Video Conferencing at the link listed here. <https://us02web.zoom.us/j/81797356330>

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

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



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit for a public utility substation known as Pizzel Spring.
Type of Decision:	Administrative
Agenda Date:	Tuesday, September 22, 2020
Applicant:	Roy Watts with Powder Mountain Water and Sewer District
Authorized Agent:	Roy Watts
File Number:	CUP# 2020-12

Property Information

Approximate Address:	Highway 158, Eden
Project Area:	0.89 acres
Zoning:	DRR-1
Existing Land Use:	Public Utility Substation
Proposed Land Use:	Pump House
Parcel ID:	22-001-0033, 22-175-0009, 22-001-0039, 23-012-0141, 23-129-0001, 23-129-0015, 23-012-0174, 23-130-0043, 23-142-0001
Township, Range, Section:	T7N, R1E, Section 1 and 6

Adjacent Land Use

North:	Mountain land	South:	Mountain land
East:	Mountain land	West:	Mountain land

Staff Information

Report Presenter:	Felix Lleverino flleverino@webercountyutah.gov 801-399-8767
Report Reviewer:	SB

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Destination Recreation Resort Zone (DRR-1)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 10 Public Buildings and Public Utility Substations and Structures

Summary and Background

The Powder Mountain Water and Sewer District is requesting approval of a conditional use permit to make several upgrades to existing culinary water and sewer facility services. To view an itemized list of upgrades see the project narrative in exhibit B.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application meets these standards. The following is the staff's evaluation of the request.

Analysis

General Plan: The Ogden Valley General Plan identifies the need for additional culinary water and new water infrastructure based on projected growth. (see the 2016 Ogden Valley General Plan Chapter 7: Utilities and Public Services). The proposed use conforms to the Ogden Valley General Plan by providing additional water and sanitary services to meet the demands of Powder Mountain.

Zoning: The intent of the DRR-1 zone can be further described in LUC §104-29-1:

The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land..

Site development standards for the proposed public utility substation are outlined in the LUC §108-10-2 that shall be met as part of the development process. The applicable standards are as follows:

- Minimum yard setbacks:
 - Front: *“Front yard setback.* Front yard setback requirement may be reduced to no less than ten feet if the lot does not directly front on a public or private street right-of-way, provided that no substation shall be located closer to a public or private street right-of-way than the minimum front yard setback of the zone, or 20 feet, whichever is more restrictive.” This proposal indicates compliance with the minimum setback of 20 feet from the public right-of-way.
 - Side: *“The side yard setback requirement shall comply with the typical setback specified in the applicable zone regulating the property.”* The minimum side-yard setback for the DRR-1 Zone is 0’. The well house rehabs and the water storage tank meets these minimums.
 - Rear: *“The rear yard setback may be reduced to 0’ in the DRR-1 Zone.”* The well house rehabs and the water storage tank meets these minimums.
 - Minimum lot area and width: *“No minimum lot area or width, provided that the lot or parcel shall contain an area and width of sufficient size and dimension to safely accommodate the utility facility or use, any necessary accessory use, any landscaping required by this Land Use Code, the required setbacks, and space to park two maintenance vehicles.”*
- Main Building height:
 - Height: The maximum height for a main building in the DRR-1 Zone is 35 feet. The proposed pump houses will be an average of 7’. The water storage tank will be underground.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The following is an analysis of the application reviewed against the applicable conditional use standards:

- *Standards relating to safety for persons and property:* The site plan indicates that the proposed structure complies with yard setbacks and does not encroach upon property lines or public/private streets.
- *Standards relating to infrastructure, amenities, and services:* The well house will be used to house piping, valves, electrical controls and chlorination facilities for the Powder Mountain Water and Sewer District.
- *Standards relating to the environment:* Environmental hazards are not anticipated with this proposal. The water line excavations will be re-graded and re-seeded to their natural conditions. All construction activities will be required to submit a Storm Water Pollution and Protection plan to the County Engineer.
- *Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan:* The pumphouses will be built to conform to all Ogden Valley Architectural Standards.

Design Review: The proposed conditional use mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout, and appearance of the building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable due to the nature of the request. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Consideration related to Screening.* The structure rehabilitation sites and the water storage tank are in locations that are screened by a mix of trees and earthen berms.

- *Considerations relating to traffic safety and traffic congestion.* Traffic safety hazards and congestion are not anticipated with this project. Pizzel Springs booster pumphouse and pumphouses number 2 have pull-off areas that could accommodate more than two service vehicles. The remaining facilities are far removed from the public right-of-way.
- *Considerations relating to landscaping.* Landscaping in this forested area will be remain wild as to blend with the surrounding wild brush and grasses with the occasional stand of evergreen and oak trees.
- *Considerations relating to buildings and site layout.* The Pizzel Spring 200 square foot pumphouse will be sided with earthtone painted material. The surrounding landscaping will remain in its natural state and areas that are disturbed will be regraded and re-seeded.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the planning report. Weber County Engineering has requested that the applicant contact UDOT to verify compliance with State Road regulations. The Fire Department have stated their approval and have no concerns with the proposal.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement planned commercial or manufacturing rezoning or planned residential unit development approval.* This addition will take place within a property that contains existing water and sewer district improvements, approvals for existing improvements are stored in the Weber County Planning Office.

Review Agencies: Prior to the commencement of work, all requirements from applicable review agencies must be met.

Summary of Planning Commission Considerations

Conditional use approval is pursuant to LUC §108-4-4, under “Decision Requirements”, which states:

a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. The Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

Staff Recommendation

The Planning Division recommends approval of file# CUP 2020-12, a conditional use permit for upgrades to the water and sanitary system network in the Powder Mountain Resort area. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The district must obtain Building permits for all structures
2. The pumphouses are kept in good repair.
3. Disturbed areas will be restored to its natural grass and forest land by re-seeding and or re-planting.
4. Any further additions will undergo the Conditional Use Permit Amendment Process.
5. All exterior material will comply with the Ogden Valley standards including siding, roofing, windows and lighting.

This recommendation is based on the following findings:

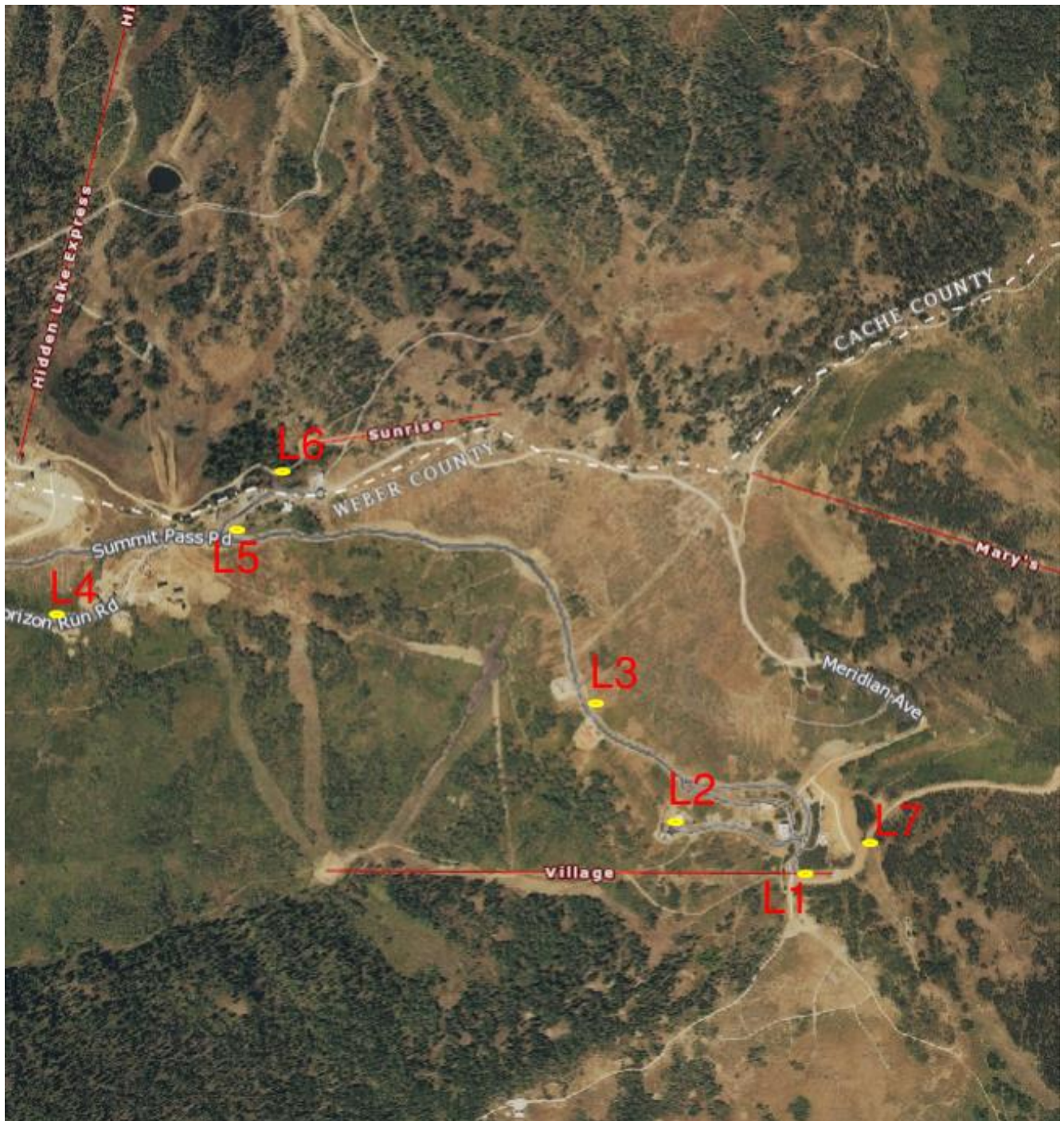
1. The proposed use conforms to the Ogden Valley General Plan (*see the 2016 Ogden Valley General Plan Chapter 7: Utilities and Public Services*).
2. The proposed use will provide the needed water sources to meet the demands of the Powder Mountain residents.
3. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application and Narrative
- B. Construction Drawings (select pages)
- C. Street View Photos

Area Maps





Weber County Conditional Use Permit Application			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed August 20, 2020	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Powder Mountain Water and Sewer		Mailing Address of Property Owner(s) PO BOX 6156 Clearfield, Utah 84089-6156	
Phone 801-983-2727	Fax		
Email Address (required) czenger@pmwsid.org		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Roy Watts		Mailing Address of Authorized Person Same as above	
Phone 801-510-2093	Fax		
Email Address rwatts@pmwsid.org		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Pizzel Springs Rehabilitation and waterline		Total Acreage	Current Zoning
Approximate Address Highway 158		Land Serial Number(s) 22-001-0033	
Proposed Use To rehabilitate the springs and the waterline to the top for a water source for the District.			
<p>Project Narrative The Powder Mountain Water and Sewer Improvement District (PMWSID) provides public water system service to the Powder Mountain Ski Resort and other public developments located within PMWSID boundaries. PMWSID is seeking a conditional use permit for the following key water and sanitary sewer infrastructure projects:</p> <ol style="list-style-type: none"> 1. Pizzel #3 Spring Re-development & Pumphouse #1 <ol style="list-style-type: none"> a. Construction of a new Spring Collection Line and Box including: excavation, placement of a new perforated HDPE spring collection pipeline, concrete structures, a spring drain, and slope restoration and re-vegetation. b. Construction of a new Pumphouse #1 including: excavation, new HDPE spring collection pipeline into concrete storage vault, booster pump for delivery through existing water pipeline from pumphouse #1 to pumphouse #2, storage vault overflow and drain, electrical equipment, SCADA equipment, mechanical equipment, construction of new concrete and concrete block pumphouse building. 2. Pumphouse #2 Rehabilitation <ol style="list-style-type: none"> a. Remove and replace all mechanical and electrical equipment. b. Install SCADA Equipment. c. Structural rehabilitation of pumphouse building. d. Site improvements for access and parking. 3. Pumphouse #3 Rehabilitation <ol style="list-style-type: none"> a. Remove and replace all mechanical and electrical equipment. b. Install SCADA Equipment. c. Structural rehabilitation of pumphouse building. 4. New 350,000 gallon Culinary Water Storage Tank <ol style="list-style-type: none"> a. Construction of a new concrete storage tank including: excavation, new supply and distribution pipelines and control vaults, overflow and drain pipelines and control vaults, and SCADA equipment. 5. New Culinary Water Transmission Pipeline from New Storage Tank to Existing System Near Pumphouse #3 <ol style="list-style-type: none"> a. Construction of a new 8-inch diameter Ductile Iron Culinary Water Transmission Pipeline including: excavation and new control valves and vaults. 6. Sanitary Sewer Lift Station Improvements and Enclosures <ol style="list-style-type: none"> a. Construction of a new enclosure structure and other miscellaneous improvements at seven (7) Sanitary Sewer Lift Station locations (L1 through L7). 			

Brad
 GRIFFIN
 801-691-7770

Property Owner Affidavit

I (We), PMWSPD Roy WATTS depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Roy Watts
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 20 day of August, 2020.



Stacy Skeen
(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT

PIZZEL SPRING #3 & BOOSTER PUMP STATION #1 REHABILITATION PROJECT

POW.010.20
AUGUST 2020

LOCATED AT POWDER MOUNTAIN
WEBER COUNTY, UTAH



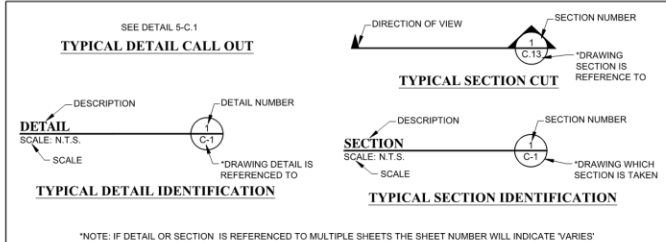
PIZZEL SPRING #3 & BOOSTER PUMP STATION #1 REHABILITATION PROJECT

POW.010.20

ABBREVIATIONS

ADJ	ADJUST
ADS	ADVANCE DRAINAGE SYSTEM
ARV	AIR RELEASE VALVE
BC	BAR AND CAP
BOW	BACK OF WALK
BVCE	BEGINNING VERTICAL CURVE ELEV.
BVCS	BEGINNING VERTICAL CURVE STATION
CB	CATCH BASIN
CB	CATCH BASIN
CB	CATCH BASIN
CH	CHORD BEARING
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COR.	SECTION CORNER
D	DELTA ANGLE
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EG	EXISTING GRADE
ELEV	ELEVATION
EDC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEV.
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FO	FIBER OPTICS
FT	FOOT
GB	GRADE BREAK
HC	HANDICAP
HDPE	HIGH DENSITY POLY ETHYLENE
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
L.F	LINEAR FEET
LIP	LIP OF CURB
LP	LOW POINT
LT	LEFT
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
MON	MONUMENT
NTS	NOT TO SCALE
OC	ON CENTER
OHV	OVER HEAD POWER
PC	POINT OF CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRV	PRESSURE REDUCING VALVE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
ROW	RIGHT OF WAY
RT.	RIGHT
S	SEWER
SD	STORM DRAIN
SER	SOUTH END RADIUS
SSMH	SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SECONDARY WATER
TBC	TOP BACK OF CURB
TOA	TOP OF ASPHALT
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDER GROUND POWER
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	WATER
WM	WATER METER
WV	WATER VALVE

IDENTIFICATION SYSTEM



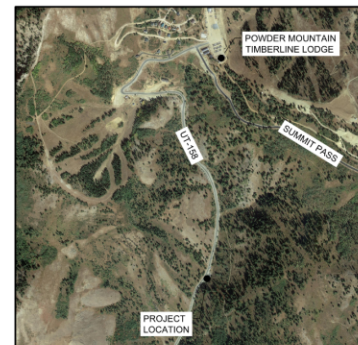
LEGEND AND SYMBOLS

SECTION CORNER & LINE (FOUND)	CULINARY WATER LINE & MANHOLE	CABLE BOX
BOUNDARY/PHASE LINE	WATER VALVE	CABLE TELEVISION LINE & MANHOLE
ADJACENT PL or LOT LINES	= PROPOSED FIRE HYDRANT	FIBER OPTIC LINE & MARKER
RIGHT-OF-WAY LINE	WATER METER	STREET LIGHT
CENTERLINE OF ROAD	SECONDARY WATER & STOP AND WASTE	STREET SIGN
EASEMENT LINE	IRRIGATION BOX	TEST PIT
CURB & GUTTER	IRRIGATION VALVE	WELL
= EDGE OF ASPHALT	POWER LINES & MANHOLE	MAIL BOX
FENCE	ELECTRIC METER	SEWER TAG
DAYLIGHT-CUT	UTIL-POLE	SD-TAG
DAYLIGHT-FILL	ELECTRIC BOX	SPOT ELEVATION
PROPOSED INTERMEDIATE CONTOUR	POWERPOLE	= PROPOSED ASPHALT
PROPOSED INDEX CONTOUR	GUY WIRE	= PROPOSED CONCRETE
EXISTING INDEX CONTOUR	TRAFFIC CONTROL BOX	EXISTING ELEVATION
EXISTING INTERMEDIATE CONTOUR	TRAFFIC SIGNAL	PROPOSED ELEVATION
DRAINAGE / DITCH CENTERLINE	GAS LINE & MANHOLE	
SANITARY SEWER MANHOLE & PIPE	GAS-VALVE	
STORM DRAIN CLEAN OUT & PIPE	TELEPHONE LINE & MANHOLE	
CATCH BASIN	TELEPHONE POLE	
4' COMBO BOX	TELEPHONE RISER	
4' INLET	TELEPHONE BOX	

SHEET INDEX

COVER SHEET
G.101 INDEX AND LEGEND
G.102 GENERAL NOTES
C.100 EXISTING SITE PLAN
C.101 PROPOSED SITE PLAN
P.101 PUMP HOUSE #1 PIPING PLANS
S.101 PUMP HOUSE #1 STRUCTURAL PLANS

LOCATION MAP



INDEX AND LEGEND

PIZZEL SPRING #3 & PUMP HOUSE #1 REHABILITATION PROJECT
POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT
WEBER COUNTY, UTAH

REVISION

DATE: 01-20-2023

BY: J. J. JENSEN

CHECKED: J. J. JENSEN

SCALE: AS SHOWN

G.101

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF GILSON ENGINEERING, INC.
2. THESE SHEETS - LISTED BY DRAWING INDEX, ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO GILSON ENGINEERING, INC. BEFORE PROCEEDING. FAILURE TO DO SO VOIDS THE DESIGN.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO GILSON ENGINEERING, INC. BEFORE PROCEEDING. ANY DEVIATION FROM THE CONTRACT DOCUMENTS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF GILSON ENGINEERING, INC. VOIDS THE DESIGN.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION OR WORK NECESSARY TO THE FUNCTIONING, SAFETY AND/OR PHYSICAL SECURITY OF DESIGN THAT IS TO BE ENCAPSULATED OR OTHERWISE PERMANENTLY OBSCURED FROM INSPECTION SHALL BE REPORTED TO GILSON ENGINEERING, INC. A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENCLOSURE.
7. DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND/OR AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION SHALL ACCOMMODATE ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT.
8. ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS-OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF GILSON ENGINEERING, INC. AT NO COST TO THE OWNER.
9. THIS DESIGN PURPORTS TO PERMIT FULL ACCESS TO HANDICAPPED PERSONS AS PROVIDED FOR BY PROVISIONS OF FEDERAL LAW. ANY DEVIATION OR COMPROMISE SHALL BE REPORTED TO GILSON ENGINEERING, INC. FOR RESOLUTION.
10. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

UTILITY NOTES

1. COORDINATE ALL UTILITY CONNECTIONS TO TANK WITH PLUMBING PLANS, SITE PLAN AND TANK CONTRACTOR.
2. VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINES. NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO ANY CONNECTIONS BEING MADE.
3. WATER LINES, VALVES, FIRE HYDRANTS, FITTINGS ETC. ARE TO BE CONSTRUCTED PER PLUMBING PLANS AND SITE PLAN (BY OTHERS). CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ANY VERTICAL ADJUSTMENTS NECESSARY TO CLEAR SEWER, STORM DRAIN OR OTHER UTILITIES AS NECESSARY INCLUDING VALVE BOXES AND HYDRANT SPOOLS TO PROPER GRADE.

EROSION CONTROL NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN ON THE PLAN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
4. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
6. FUGITIVE DUST AREAS SHALL BE CONTROLLED BY SPRAYING WATER ON THE DRY AREAS OF THE SITE.
7. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
8. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES OR OTHER UNFORESEEN CONDITIONS DURING DEVELOPMENT OF THE PROJECT.

CONSTRUCTION NOTES

1. ALL WORK WITHIN THE SITE TO CONFORM TO THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSHA REQUIREMENTS, LATEST EDITIONS).
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE PROJECT ENGINEER TO MODIFY GRADES OF PROJECT LINES IN ORDER TO GO AROUND EXISTING UTILITIES.
4. SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE NOT SHOWN ON THE TANK DETAIL PLANS. REFER TO SITE/UTILITY PLANS (BY OTHERS). THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES, VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS AND TAKE THE NECESSARY STEPS TO AVOID THEM.
5. SPECIFIC INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS SHALL SUPERSEDE ITEMS COVERED IN THESE DRAWINGS.

**CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.**

(TOLL FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
205 WEST 700 SOUTH, SUITE 101
SALT LAKE CITY, UTAH 84102

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

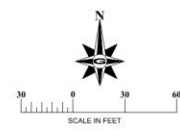
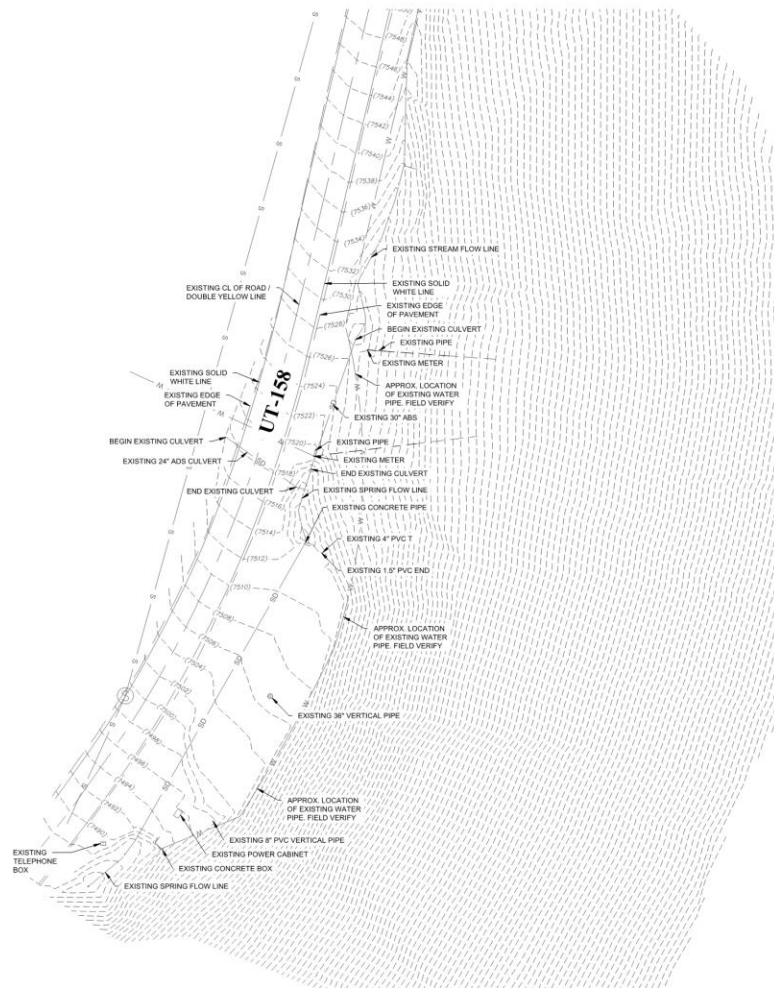
THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS. AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

GILSON ENGINEERING
CONSULTING ENGINEERS & ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL LAND SURVEYORS

2025 PROFESSIONAL LICENSE

GENERAL NOTES
PIZZEL SPRING #3 & PUMP HOUSE #1 REHABILITATION PROJECT
POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT
WEBER COUNTY, UTAH

REVISION
NO. - **POW.010**
G.102



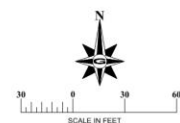
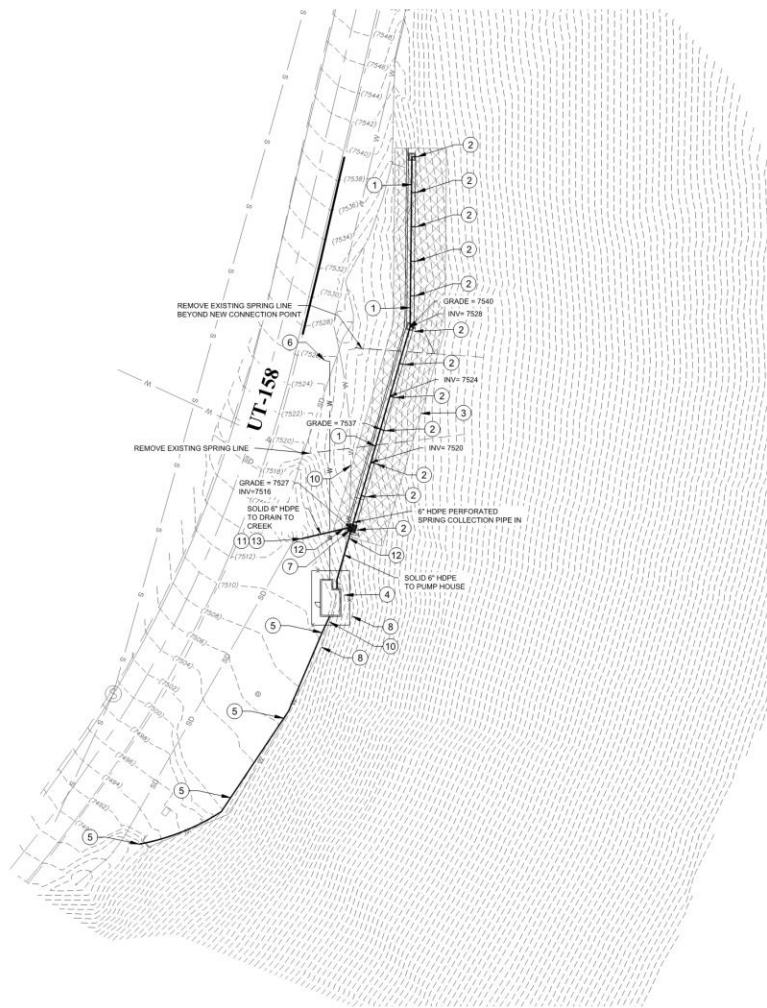
DISCLAIMER NOTE
 UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



PROJECT NAME	PROJECT NUMBER
CLIENT NAME	SCALE (AS SHOWN ON SHEET)
DATE	DATE
DESIGNED BY	APPROVED BY
CHECKED BY	DATE

EXISTING SITE
 PIZZEL SPRING #3 & PUMP HOUSE #1 REHABILITATION PROJECT
 POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT
 WEBER COUNTY, UTAH

REVISION:
 SHEET: **POW.010**
C.100



- CONSTRUCTION KEY NOTES**
1. CONSTRUCT 12\"/>
 - 2. CONSTRUCT 12\"/>
 - 3. PIZZEL SPRING IN DEVELOPMENT AREA
 - 4. PUMP HOUSE #1
 - 5. INSTALL 4\"/>
 - 6. CONSTRUCT 12\"/>
 - 7. INSTALL 4\"/>
 - 8. INSTALL BARBED WIRE FENCE AROUND PERIMETER OF BUILDING. 5' CLEAR
 - 9. CUT CAP AND ABANDON IN PLACE EXISTING WATER LINE TO THE SOUTH
 - 10. EXISTING WATERLINE TO BE REMOVED AND DISPOSED OF WHEN INDICATED DURING CONSTRUCTION ACTIVITIES
 - 11. INSTALL 1/2\"/>
 - 12. INSTALL 12\"/>
 - 13. CONSTRUCT CONCRETE HEADWALL 7' X 3' X 10\"/>

DISCLAIMER NOTE
 ELEVATION LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

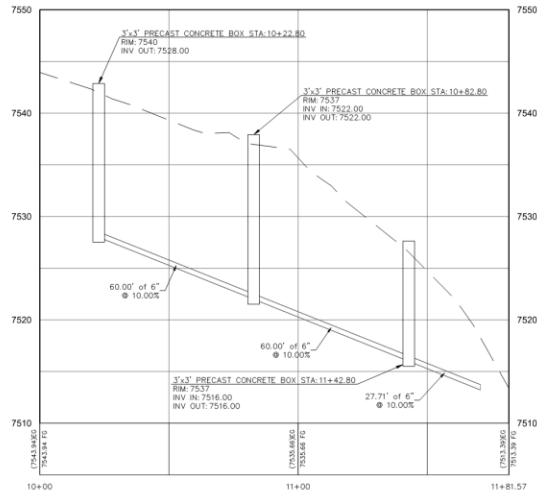
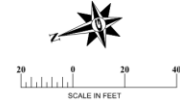
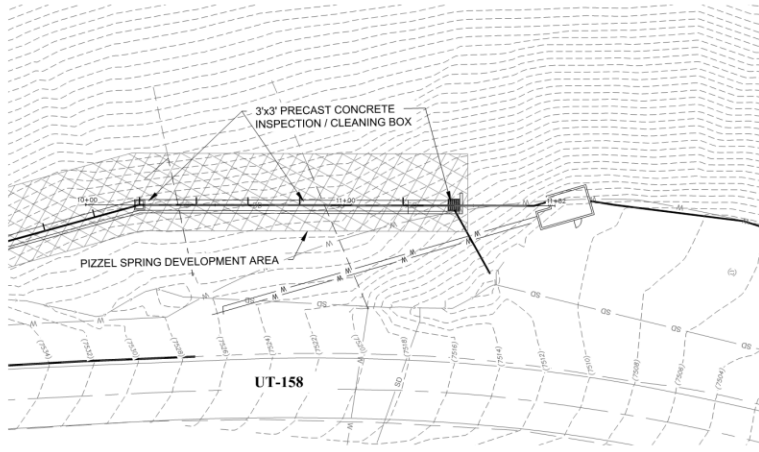
CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW.
 1-800-662-4111
 208-2100
 UTAH STATE DEPARTMENT OF HERITAGE AND ARTS

PROPOSED SITE

PIZZEL SPRING #3 & PUMP HOUSE #1 REHABILITATION PROJECT
 POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT
 WEBER COUNTY, UTAH

DATE: 08/14/2018
 DRAWN BY: JAMBP
 CHECKED BY: JAMBP
 SCALE: AS SHOWN ON EACH SHEET

C.101



GEORGE
GEOLOGICAL ENGINEERING
INC.

2025 PROFESSIONAL ENGINEER
STATE OF UTAH

PROJECT NUMBER	
PROJECT NAME	
CLIENT	
DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	

SCALE: AS SHOWN ON ALL SHEETS
AS NOTED FOR THIS SHEET

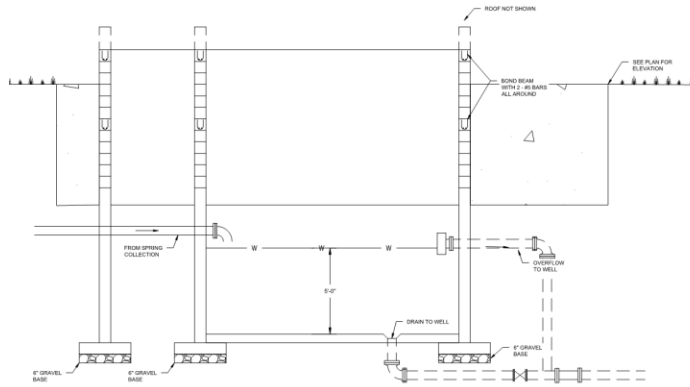
PLAN & PROFILE MAIN LINE: 10+00 - 11+82

PIZZEL SPRING #3 & PUMP HOUSE #1 REHABILITATION PROJECT
POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT
WEBER COUNTY, UTAH

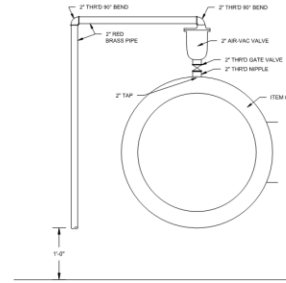
REVISION

POW.010

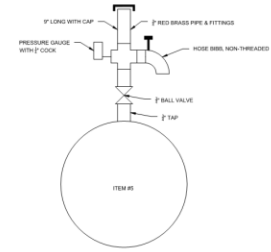
PP.101



**PUMPHOUSE WELL #1
SECTION "A"**
SCALE: 1" = 3'



**ITEM #12
AIR RELIEF VALVE**
SCALE: 1" = 1'



**ITEM #6 - PRESSURE
GAUGE ASSEMBLY**
SCALE: 1" = 3'



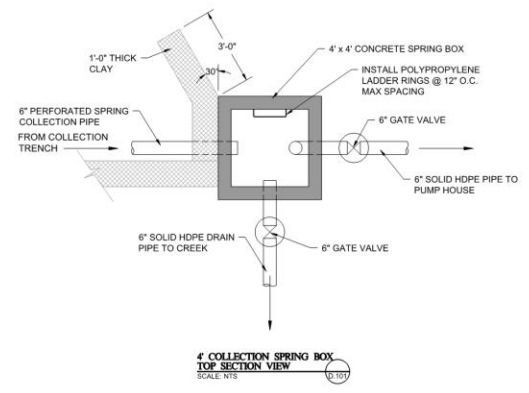
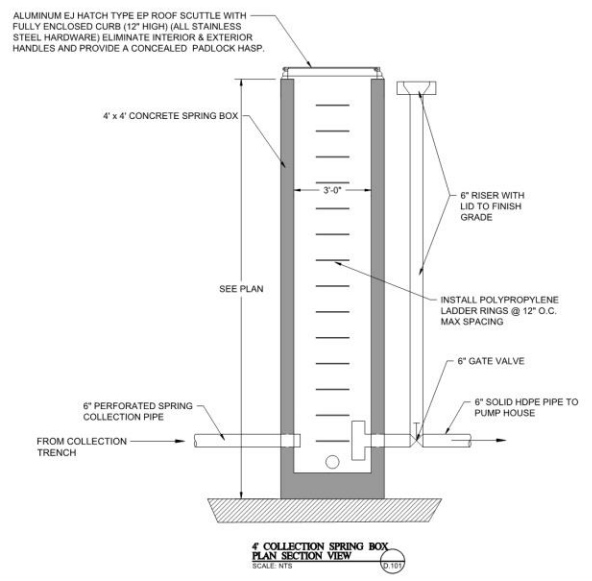
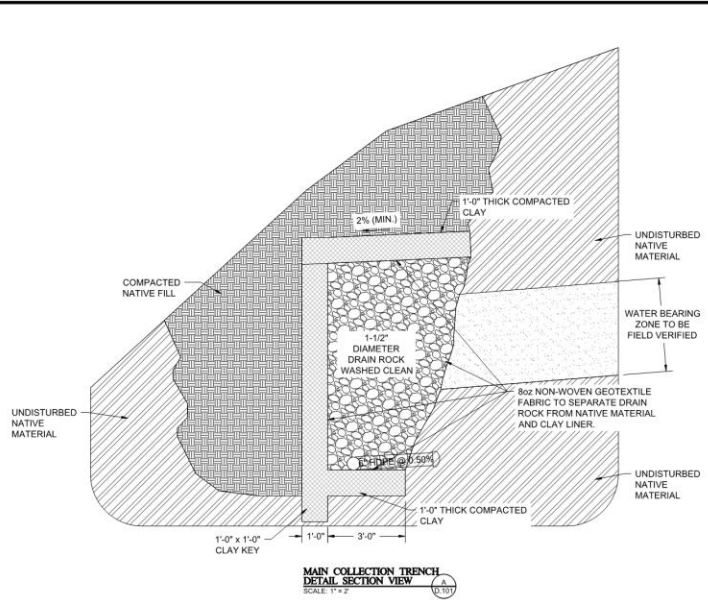
DATE	BY	REVISION

PROJECT NAME	
PROJECT NUMBER	
DATE	
SCALE	

BOOSTER STATION PIPING: PROPOSED PIPING
 PIZZEL SPRING #3 & PUMP HOUSE #1 REHABILITATION PROJECT
 POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT
 WEBER COUNTY, UTAH

REVISION:
 NO. 1 - POW.010

P.101



GEORGE J. GIBSON
CIVIL ENGINEERING
1100 WEST 1000 NORTH, SUITE 100
COURT HOUSE BUILDING
PO BOX 1000
CANYONVILLE, OREGON 97331
PHONE: 503.325.1141 FAX: 503.325.1148

2025

PROJECT NO. 22-00000000

DATE: 11/14/24

SCALE: AS SHOWN

PROJECT: SPRING COLLECTION TRENCH DETAILS

DESIGNED BY: JAMBP

CHECKED BY: JAMBP

APPROVED BY: JAMBP

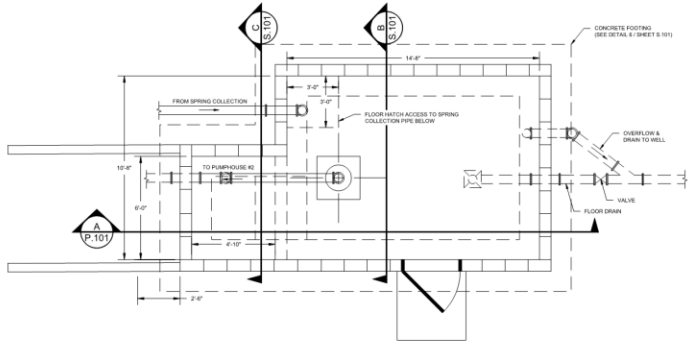
SPRING COLLECTION TRENCH DETAILS
PIZZEL SPRING #3 & PUMP HOUSE #1 REHABILITATION PROJECT
POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT
WEBER COUNTY, UTAH

REVISION:

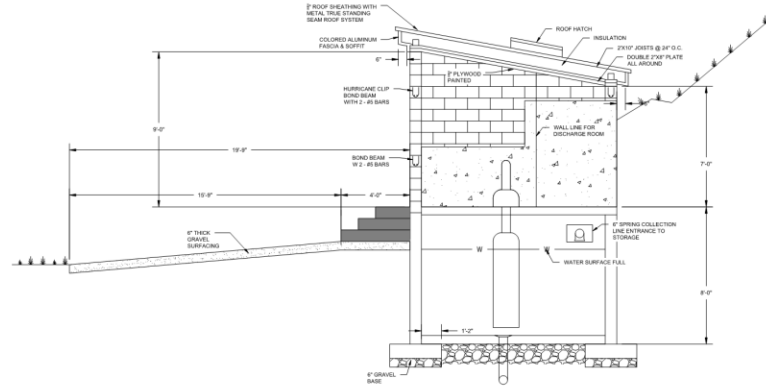
NO. 1

DESCRIPTION: POW.010

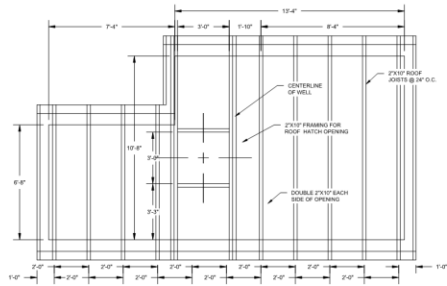
D.101



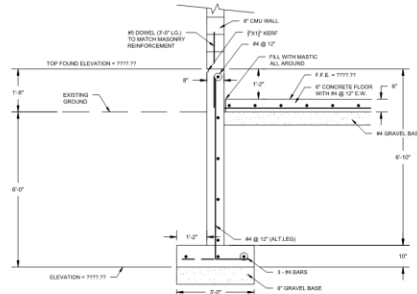
**PUMPHOUSE #1
FLOOR PLAN**
SCALE: 1" = 3"
S.101



**PUMPHOUSE #1
SECTION 'B'**
SCALE: 1" = 3"
S.101



**PUMPHOUSE #1
ROOF PLAN**
SCALE: 1" = 3"
S.101



**PUMPHOUSE #1
FOOTING DETAIL**
SCALE: 1" = 2"
S.101

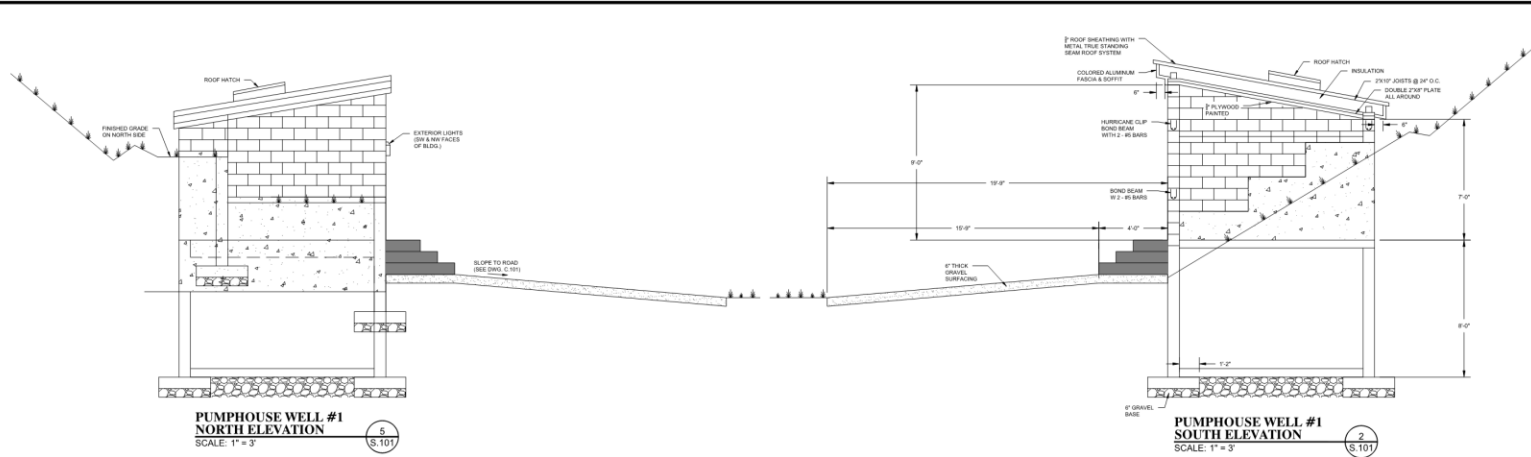
BOOSTER STATION STRUCTURAL PLANS
PIZZEL SPRING #3 & PUMP HOUSE #1 REHABILITATION PROJECT
POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT
WEBER COUNTY, UTAH

REVISION:
DATE: **POW.010**
S.101

PROFESSIONAL SEAL

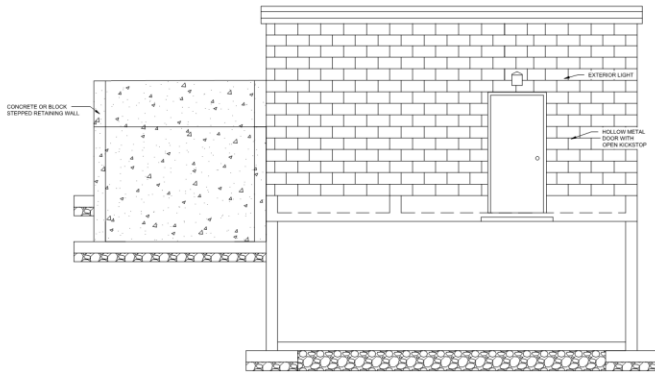
BRADSON ENGINEERING
1000 W. 1000 S. SUITE 100
ST. GEORGE, UT 84770
PHONE: (435) 633-1147 FAX: (435) 633-1148

DATE:	PROJECT NAME:	DRAWN BY:	CHECKED BY:	SCALE:

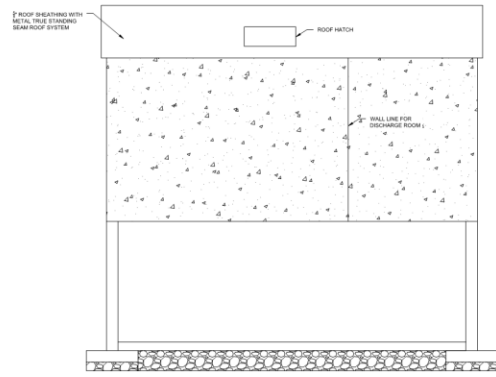


**PUMPHOUSE WELL #1
NORTH ELEVATION**
SCALE: 1" = 3'
5
S.101

**PUMPHOUSE WELL #1
SOUTH ELEVATION**
SCALE: 1" = 3'
2
S.102



**PUMPHOUSE WELL #1
WEST ELEVATION**
SCALE: 1" = 3'
4
S.103



**PUMPHOUSE WELL #1
WEST ELEVATION**
SCALE: 1" = 3'
4
S.104

CONSON ENGINEERING
Civil, Mechanical, Electrical & Plumbing
1000 S. 1000 W. P.O. Box 1000, Midvale, UT 84046
PHONE: 801.973.9447 FAX: 801.973.9448

2025

<p>PROJECT NAME: BOOSTER STATION STRUCTURAL PLANS</p> <p>PROJECT NUMBER: PIZEL SPRING #3 & PUMP HOUSE #1 REHABILITATION PROJECT</p> <p>DATE: 10/20/2025</p>	<p>SCALE: 1" = 3'</p> <p>DATE: 10/20/2025</p>
---	---

BOOSTER STATION STRUCTURAL PLANS
PIZEL SPRING #3 & PUMP HOUSE #1 REHABILITATION PROJECT
POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT
WEBER COUNTY, UTAH

DESIGNER: **POW.010**

S.102







Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for preliminary approval of The Reserve at Crimson Ridge Cluster Subdivision Phase 2 and 3, with 41 residential lots.
Type of Decision	Administrative
Agenda Date:	Tuesday, September 22, 2020
Applicant:	Steven Fenton
File Number:	UVR071520

Property Information

Approximate Address:	1250 North 5200 East, Liberty
Project Area:	136.22 acres
Zoning:	Forest Valley (FV-3)
Existing Land Use:	Vacant grassland
Proposed Land Use:	Residential Subdivision
Parcel ID:	20-005-0021
Township, Range, Section:	T6N, R1E, Section 3

Adjacent Land Use

North:	Residential/Grassland	South:	Residential
East:	Pineview Reservoir	West:	Forest

Staff Information

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

Applicable Ordinances

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

Development History

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

Background

The applicant is requesting preliminary approval of a 41-lot cluster subdivision that will gain access from a public right-of-way called Morning Side Lane. Morningside lane is a public road segment. Roads within Phase 3 of The Reserve at Crimson Ridge will be privately owned and maintained by the HOA.

Phase 2 of the plan will build a standard public road that intersects with State Road 158. The preliminary subdivision plan also indicates the relocation of an access gate to avoid hazards resulting from steep grades. If the owner would like to place a gate at the desired location, a legislative action vacating a portion of the public road will need to be completed. Phase 3 is planned to have private roads throughout with a single gated access point to the development. The public and private roads within this development will be built to a county standard with rolled curbs and ten-foot sidewalks on both sides of the street.

The minimum open space area for a cluster subdivision in the FV-3 Zone is 60% of the net developable area. The overall net developable area, which is calculated by deducting 75% of the area preserved sensitive lands (stream corridor) and deducting 100% of the area devoted to the public right of way. The net developable area amounts to 123.14 acres. 123.14 divided by 3 (3 acres is the zoning requirement) equals 41.05.

The open space preservation plan that complies with the Weber County Cluster Code is attached as exhibit B. Areas that have been selected as open spaces are mirrored in the 2016 Ogden Valley General Plan Open Lands Map.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Analysis

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

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

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

Natural Hazards: This proposal includes two studies to identify geologic hazards and subsurface conditions that exist throughout the development. Page 15 of the Geologic Hazard Assessment shows a table that was created as a conservative assessment for the entire site and risks that may vary in some areas. Earthquake ground shaking, and Landslides and slope failures have the hazard rating of “High” while stream flooding, shallow groundwater, debris flow and floods, and problem soil and rock have a hazard rating of “Moderate”. For this reason, the geologist has requested that a design level geotechnical engineering study be performed. In following that recommendation, the applicant has contracted with Christensen Geotechnical to conduct a Geotechnical Investigation.

Building Site: The area planned for the residential development is within slopes less than 25% grade with the majority of the lots being less than 15% grade. See the slope analysis attached as exhibit C.

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

Because this proposal does not have any street connections to adjoining areas, Planning Staff recommends that the Planning Commission require a public street connection to the property to the north. Providing this connection will meet the intent of this section of the ordinance.

Flood Zone: The northern portion of the parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level. The southern portion of the parcel is within an area that is possible but undetermined flood hazard. Development of this subdivision must meet any floodplain requirements of the County Engineering Division.

Sensitive Lands: The sensitive lands map showing stream corridors indicated the presence of an intermittent stream that requires a 50-foot setback from the high water-mark. The stream corridor is shown on the proposed plat.

Culinary Water: A community well is currently being drilled to increase the capacity of the Crimson Ridge system. All 41 lots within Crimson Ridge Phases 2 and 3 will be connected to the Crimson Ridge private water system.

Secondary Water: Water for irrigation purposes will be served by the Crimson Ridge Private water system.

Sanitary System: A community septic system and drain field that serves phase 1 will be enlarged to serve phases 2 and 3.

Review Agencies: The Weber County Fire District has posted approval conditional upon the installation of fire suppression, roadways, and access through the private gate. Weber County Planning Division and Weber County Engineering Department have submitted comments and questions that will be addressed by a revised subdivision plat and construction drawings. The County Surveyor has completed a preliminary review of the phase 2 plat.

Staff Recommendation

Staff recommends preliminary approval of The Reserve at Crimson Ridge Cluster Subdivision Phases 2 and 3, consisting of 41 lots. This recommendation is based on all review agency comments and the following conditions:

1. The developer shall create a Home Owner's Association according to section 106-2-6 of the land-use code.
2. Before re-locating the access gate on Morningside Lane, the portion of the public road beyond the gate must be vacated.
3. The developer obtains written approval from UDOT to create an access point from State Road 158.
4. A note added to the plat stating that any development of the subdivision must comply with all recommendations outlined in the geologic hazards report. The note will specify the company that prepared the report and will specify the project numbers.
5. That the proposal include an extension of a public road to provide access to adjacent property.

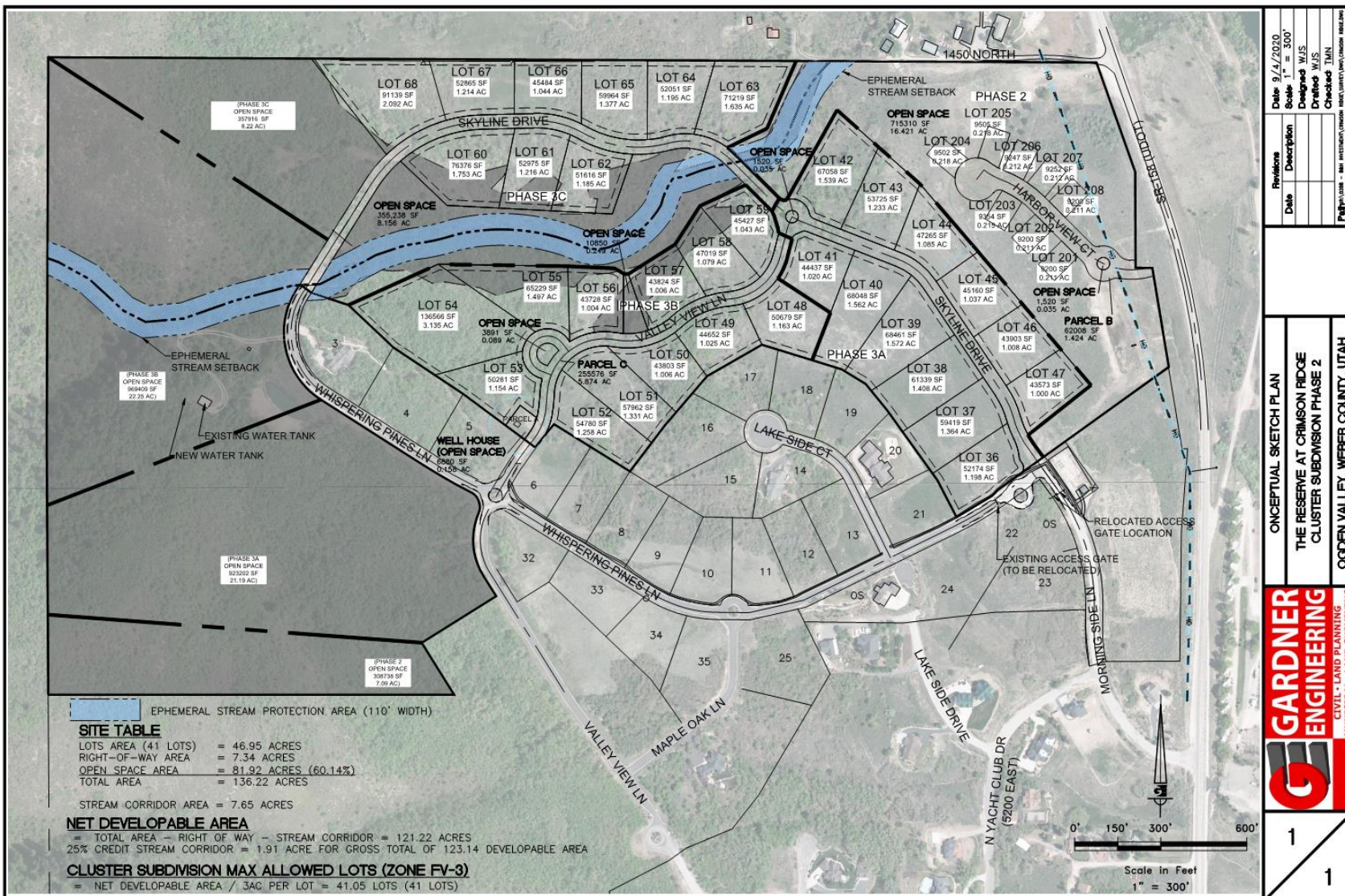
This recommendation is based on the following findings:

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

Exhibits

- A. The Reserve at Crimson Ridge Cluster Subdivision Phases 2 and 3 preliminary plan
- B. Open Space Preservation Plan
- C. Slope Analysis



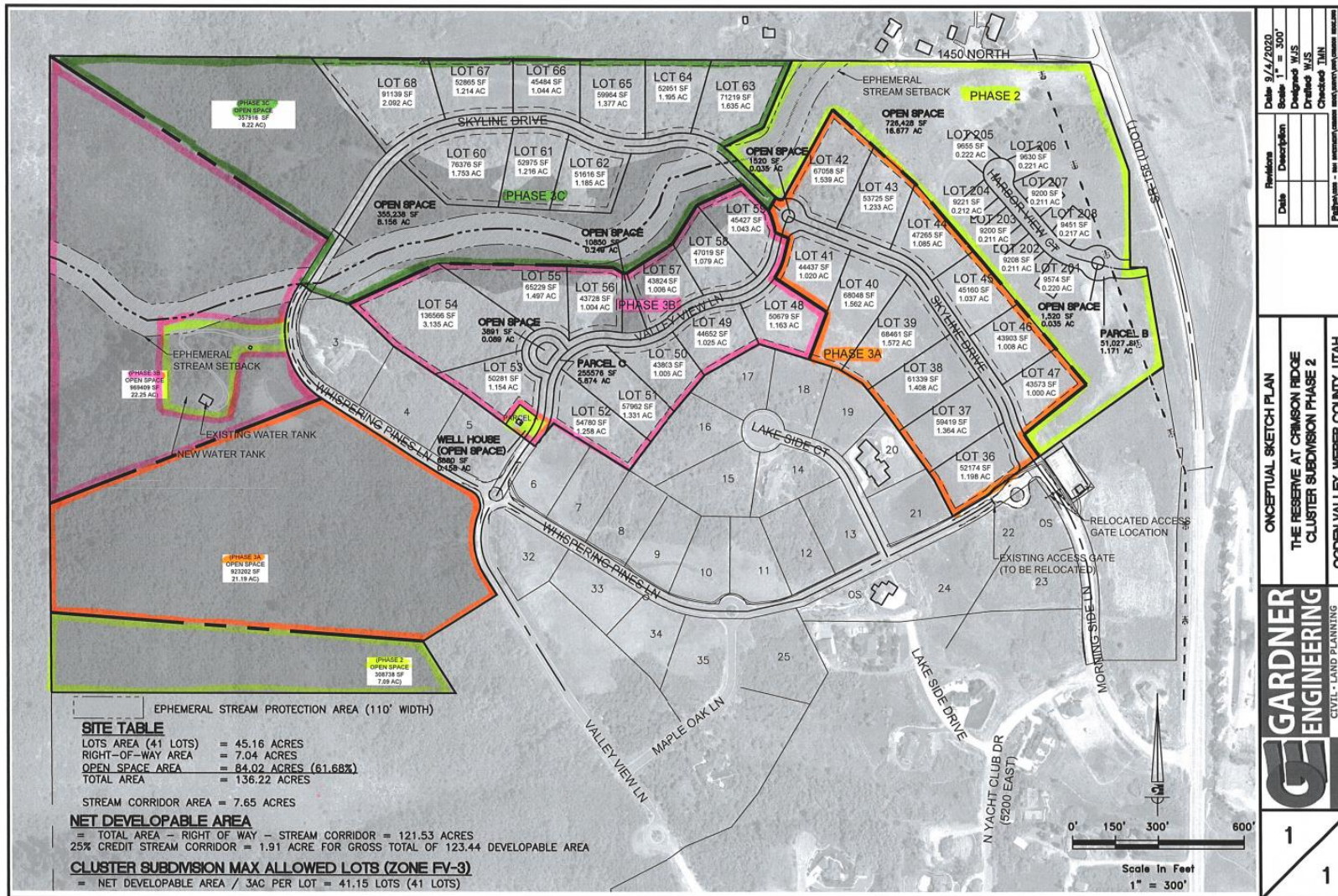


Revisions	Date	Description
	9/4/2020	Scale 1" = 300'
		Designed WJS
		Drafted WJS
		Checked JMK

ONCEPTUAL SKETCH PLAN
THE RESERVE AT CRIMSON RIDGE
CLUSTER SUBDIVISION PHASE 2
OGDEN VALLEY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

1
1

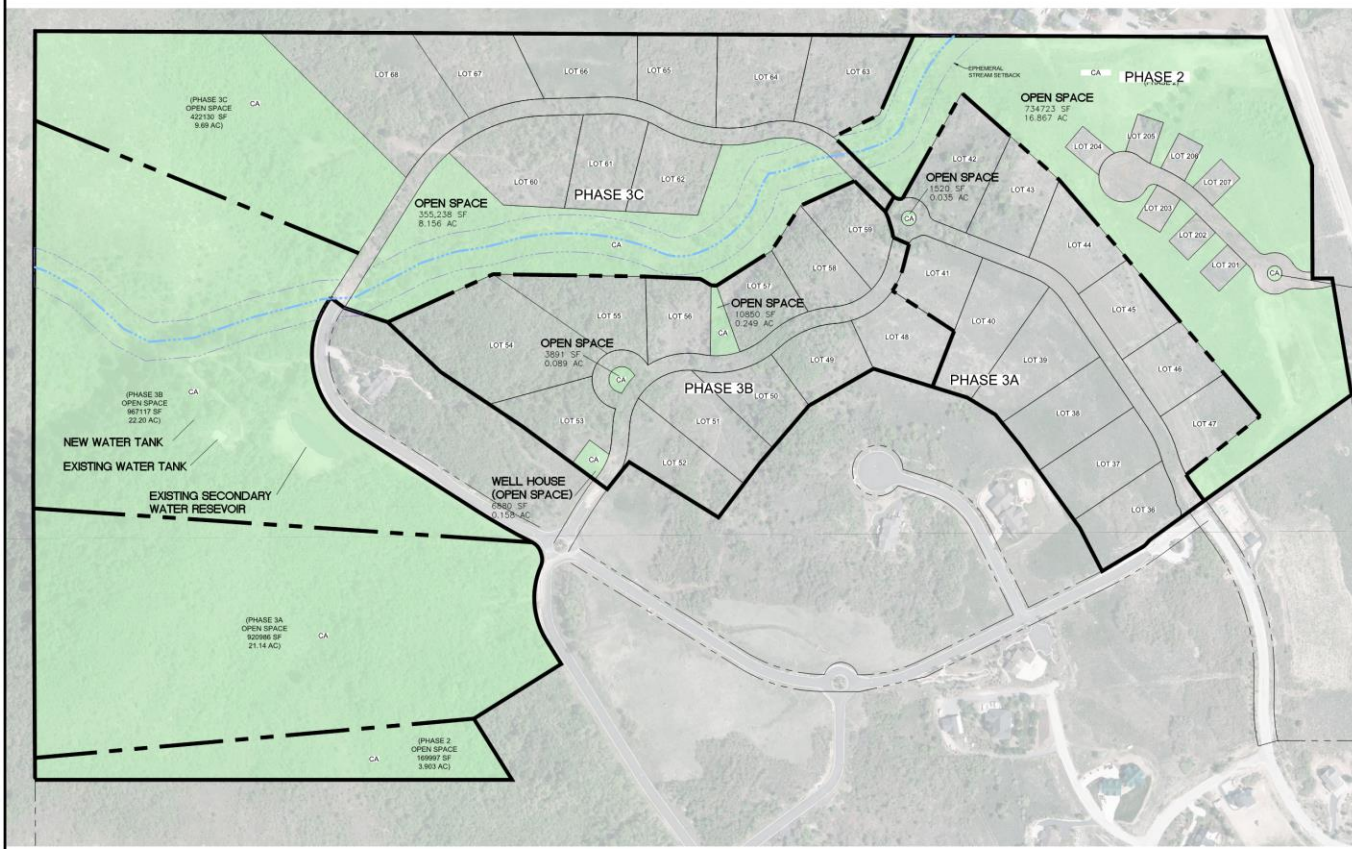


EPHEMERAL STREAM PROTECTION AREA (110' WIDTH)

SITE TABLE	
LOTS AREA (41 LOTS)	= 45.16 ACRES
RIGHT-OF-WAY AREA	= 7.04 ACRES
OPEN SPACE AREA	= 84.02 ACRES (61.68%)
TOTAL AREA	= 136.22 ACRES
STREAM CORRIDOR AREA = 7.65 ACRES	
NET DEVELOPABLE AREA	
= TOTAL AREA - RIGHT OF WAY - STREAM CORRIDOR = 121.53 ACRES	
25% CREDIT STREAM CORRIDOR = 1.91 ACRE FOR GROSS TOTAL OF 123.44 DEVELOPABLE AREA	
CLUSTER SUBMISSION MAX ALLOWED LOTS (ZONE FV-3)	
= NET DEVELOPABLE AREA / 3AC PER LOT = 41.15 LOTS (41 LOTS)	

Date: 9/11/2020	Revision: 11	Scale: 1" = 300'
Prepared by: [blank]	Description: [blank]	Drawn by: WJS
Checked by: [blank]	Date: [blank]	Project No.: [blank]
<p>ONCEPTUAL SKETCH PLAN THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2 CODDEN VALLEY, WEBBER COUNTY, UTAH</p>		
<p>GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING</p>		
<p>1 1</p>		

OPEN SPACE PRESERVATION PLAN THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PH 2 + PH 3



OPEN SPACE
1,520 SF
0.035 AC

LEGEND:
OPEN SPACE AREAS - [Green Box]

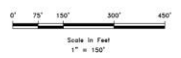
OPEN SPACE TABLE

PHASE (LOTS)	AREA (AC)	OPEN SPACE (AC)	COMBINED PHASE PERCENTAGE
2 (7 LOTS)	23.49	20.75	88.33% (PH 2)
3A (12 LOTS)	37.89	21.18	88.51% (PH 2-3A)
3B (12 LOTS)	40.01	22.54	63.59% (PH 2-3B)
3C (9 LOTS)	34.66	17.85	60.55% (PH 2-3C)

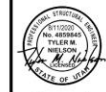
OPEN SPACE NARRATIVE:

- ALL OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA. AREAS WEST OF SKYLINE DRIVE AND WHISPERING PINES LANE ARE TO BE PRESERVED AS NATURAL OPEN SPACE AREAS WITH THE EXCEPTION OF AREAS WHERE WATER TANK IS CURRENTLY INSTALLED AND NEW WATER TANK WILL BE INSTALLED AS A PART OF THIS DEVELOPMENT. IN THESE AREAS ANY DISTURBED AREAS WILL BE RESEEDED WITH A NATIVE SEED MIX TO HELP RE-ESTABLISH THE EXISTING LANDSCAPING. THESE OPEN SPACE AREAS WILL BE ACCESSIBLE FOR RESIDENTS OF THIS DEVELOPMENT TO UTILIZE FOR LIGHT FOOT TRAFFIC. EXISTING VEGETATION AND MATURE TREES WILL BE PRESERVED AND AREA CAN BE UTILIZED BY WILDLIFE.
- COMMON AREAS NEAR THE EPHEMERAL STREAM CORRIDOR WILL BE PRESERVED AS EXISTING NATURAL AREAS. ANY LOG REMOVAL OR OTHER DEBRIS WHERE PIPES CROSS UNDER A ROADWAY WILL BE MAINTAINED TO PREVENT LOGS FROM PLUGGING UP DESIGNED STORM WATER GOING UNDER ROADWAYS. AREAS NEAR THE EPHEMERAL STREAM SHALL ALSO BE ACCESSIBLE TO ALL RESIDENTS OF THIS DEVELOPMENT TO UTILIZE FOR LIGHT FOOT TRAFFIC. EXISTING VEGETATION AND MATURE TREES WILL BE PRESERVED AND AREA CAN BE UTILIZED BY WILDLIFE.
- SMALLER COMMON AREAS WITHIN THE DEDICATED ROADWAY SHALL BE MAINTAINED BY THE HOA IN AN ATTRACTIVE MANNER AS DESIRED BY THE HOA. THESE AREAS ARE FOR AESTHETICALLY VISIBLE FEATURES FOR THIS DEVELOPMENT.

DEVELOPER
BANK INVESTMENT
ONE FRONT HILLER PARK DRIVE
201 SOUTH MAIN STREET, SUITE 100
SALT LAKE CITY, UT 84111
PH 801-533-4000



REVISIONS	DATE	DESCRIPTION

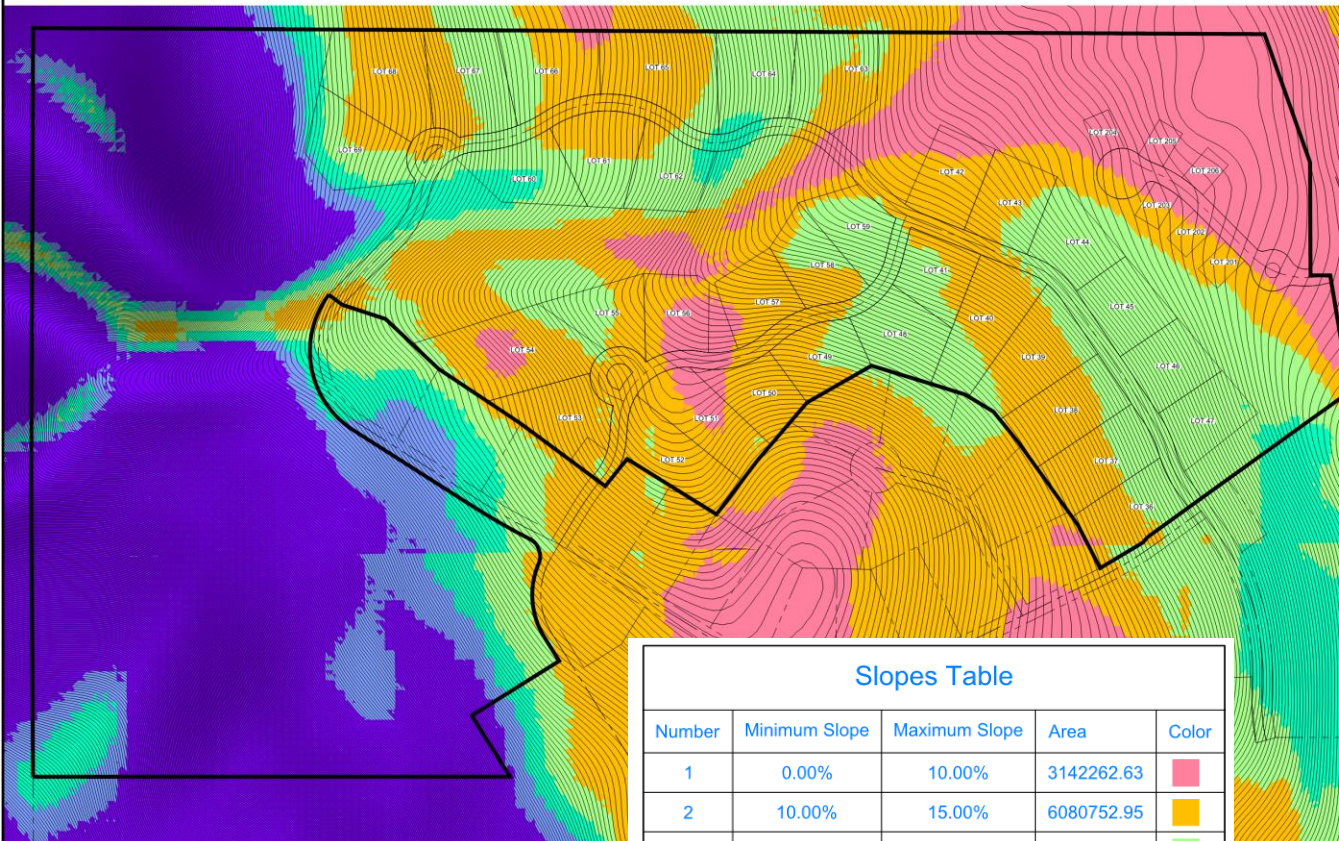


OPEN SPACE PRESERVATION PLAN
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD.
1250 NORTH 5200 EAST
OGDEN VALLEY, WEBER, UTAH

GARDNER ENGINEERING
MUNICIPAL LAND SURVEYING
OFFICE: 301 W. 1500 S. SUITE 200, OGDEN, UT 84403
PHONE: 435.226.2325 FAX: 435.226.2006

C4

SLOPE ANALYSIS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PH 2 + PH 3



Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	3142262.63	Red
2	10.00%	15.00%	6080752.95	Orange
3	15.00%	20.00%	4337425.79	Yellow
4	20.00%	25.00%	1806228.42	Green
5	25.00%	30.00%	2198622.86	Blue
6	30.00%	100.00%	9937661.56	Purple

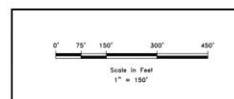
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	3142262.63	Red
2	10.00%	15.00%	6080752.95	Orange
3	15.00%	20.00%	4337425.79	Yellow
4	20.00%	25.00%	1806228.42	Green
5	25.00%	30.00%	2198622.86	Blue
6	30.00%	100.00%	9937661.56	Purple

REVISION	DATE	DESCRIPTION

SLOPE ANALYSIS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD.
1250 NORTH 5200 EAST
OGDEN VALLEY, WEBER, UTAH

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
OFFICE: 301 S. 1500 W. SUITE 200, OGDEN, UT 84403
PHONE: 435-468-8888

C3



DEVELOPER
BANK INVESTMENT
2004 SOUTH HAVEN PARK (UNIMPL.)
201 SOUTH MAIN STREET, STE 100
SALT LAKE CITY, UT 84111
PH: 801-533-0055