



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

May 24, 2018
11:00am-12:00 p.m.

1. Consideration and action on a request for approval of Ivy Spring Subdivision with a request to create a private road for access to two additional lots.
2. *Adjournment*

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



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



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of Ivy Spring Subdivision with a request to create a private road for access to two additional lots.

Agenda Date: Thursday, May 24, 2018

Applicant: Jerold Ivie, owner

File Number: LVI 031918, AAE 2018-03

Property Information

Approximate Address: 6340 Borg Circle, Uintah Highlands

Project Area: 1.38 Acres

Zoning: Residential Estates (RE-15)

Existing Land Use: Residential/Vacant

Proposed Land Use: Residential

Parcel ID: 07-094-0006, 07-094-0007

Township, Range, Section: T5N, R1W, Sections 23

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 3 (Residential Estates RE-15)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Sections 29-32 (Private ROW)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

This proposal was presented during a public meeting for final Administrative Approval on May 11th, 2018. There was a concern that was described regarding fire truck access to the rear of the lot. Following a site visit by the Fire Department, it has been confirmed that a fire truck and associated service vehicles will have adequate access to the rear of the property. Another concern that was expressed by the residents was that this proposal should require secondary water from Weber Basin Water Conservancy District. To address this, the applicant has obtained approval from Weber Basin Water Conservancy District to allow for the owner to split the share between three owners, and each owner will be responsible for their own portion.

Background and Summary

The applicant is requesting approval of a three-lot subdivision with an alternative access that will create a private drive on the south side of lot 7 of the Eastwood Subdivision. The 12-foot access easement will provide access to two newly created residential lots to the rear of Lot 7 of the Eastwood Subdivision. The private drive will access from an existing public County road called Borg Circle. The property is located in the Residential Estates (RE-15) Zone at approximately 6340 Borg Circle.

This proposal has been reviewed against the current Land Use Code of Weber County Utah (LUC), the standards of the RE-15 zone found in LUC §104-3, and the provisions for a private road found in LUC §108-7-29 through 32. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal is in conformity with South East Western Weber County Plan by allowing one single family dwelling per 15,000 square feet. (see page 65).

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

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

Small Subdivision: “The planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f).” This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Natural Hazards: A Geotechnical and Geologic Hazard Investigation has been prepared by Charles Peyton P.G., C.E.G. Professional Engineering Geologist Dated February 20th, 2018, with the Project Number 01-18. On Page 3 of the report, within the Conclusions and Recommendations portion, it is stated that “The western portion of the property within the nearly flat area where the soils are mapped as Lake Bonneville deposits (Qs3) is suitable for additional residential development. However, the eastern portion of the property, which is scrub oak covered slope down to Combe Road, should not be planned for any development.”

Alternative Access: The site conditions within Ivy Spring Subdivision have been found to meet the criteria for approval of an alternative access. The areas in which it qualifies are outlined in §108-7-32 (1):

“The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.”

Flood Zone: This parcel is within a Zone X flood area, and determined to be outside the 500-year flood level.

Sanitary System and Culinary Water: Uintah Highlands Improvement District has provided a letter stating that water and sanitary services are available each lot within this proposed subdivision.

Secondary Water: Weber Basin Water Conservancy District will allow the owner to split the water share between three owners who will be responsible for their own portion.

Taxing District Annexation: The applicant is currently working with the County Surveyor to finalize an annexation plat that will bring the entire property into taxing district 159.

Sewer District Annexation: The applicant is currently working with Central Weber Sewer Improvement District and the County Surveying Department to finalize an annexation plat.

Review Agencies: The Weber County Fire District has conditionally approved this proposal contingent upon compliance with the Weber Fire Plan Review. Weber County Surveying has submitted reviews that will need to be addressed by a revised subdivision plat. Weber County Engineering has approved this proposal with a condition that the owner enters into a deferral agreement.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends final plat approval of Ivy Spring Subdivision, consisting of 3 lots. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. A minimum 12-foot wide private road shall be in compliance with provisions stated in Sec. 108-7-29. (private right-of-way standards) and Weber County Fire Department requirements.
3. The owner must enter into a deferral agreement for curb gutter and sidewalk.
4. The annexation of the rear portion of lot 1 and all of lots 2 and 3 shall be annexed into taxing district 159 prior to the recording of the subdivision.
5. The owner has agreed to place a note on the plat that restricts the height of the homes in the rear to be no taller than the existing home in the front.

6. The owner has also agreed to have a note placed on the plat stating that each owner is responsible for a one-acre foot share of secondary water.

This recommendation is based on the following findings:

1. The proposed subdivision complies with South East Western Weber County Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The proposed private drive is required to comply with all safety and design standards found in LUC §108-7-29.
4. The proposed private drive meets the alternative access criteria and conditions stated in LUC §108-7-31 (c), 2(b).
5. The proposed private drive meets the criteria stated in LUC §108-7-32(1), (2).

Administrative Approval

Administrative final approval of Ivy Spring Subdivision, consisting of 3 lots, with a request to approve an alternative access, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

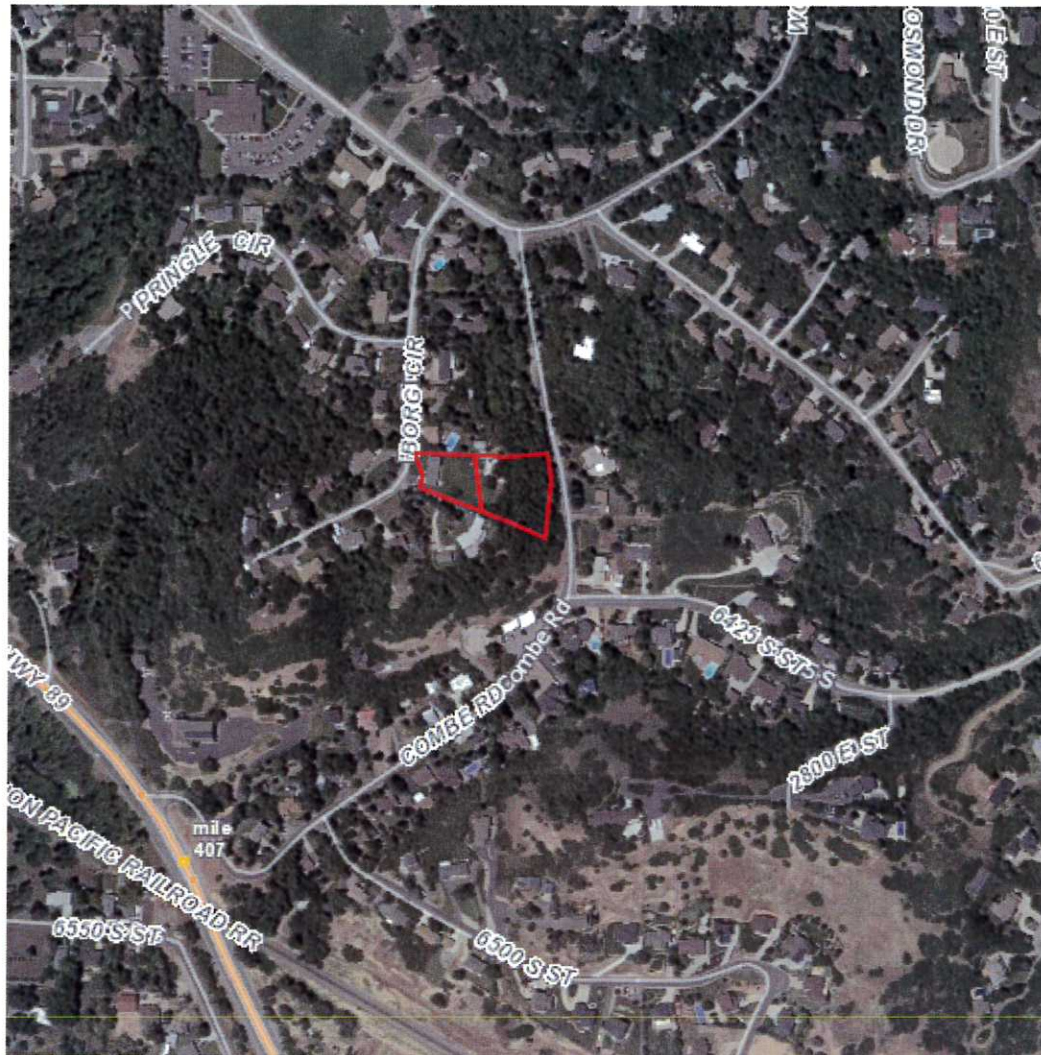
Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Ivy Spring Subdivision Plat
- B. Current Recorders Plat
- C. Will serve letter from Uintah Highlands Improvement District
- D. Geologic Hazard Study
- E. Weber County Fire Department Alternative Access Review

Area Map



IVY SPRING SUBDIVISION

ABSTRACT ALL OF LOT 7 AND A PORTION OF LOT 8 OF EASTWOOD SUBDIVISION
 PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH,
 RANGE 1 WEST, SALT LAKE COUNTY, UTAH
 MARCH, 2018

OWNER/DEVELOPER
 JOHN W. REVE
 JOHN W. REVE & ASSOCIATES
 1000 COMMERCIAL

LINE TABLE

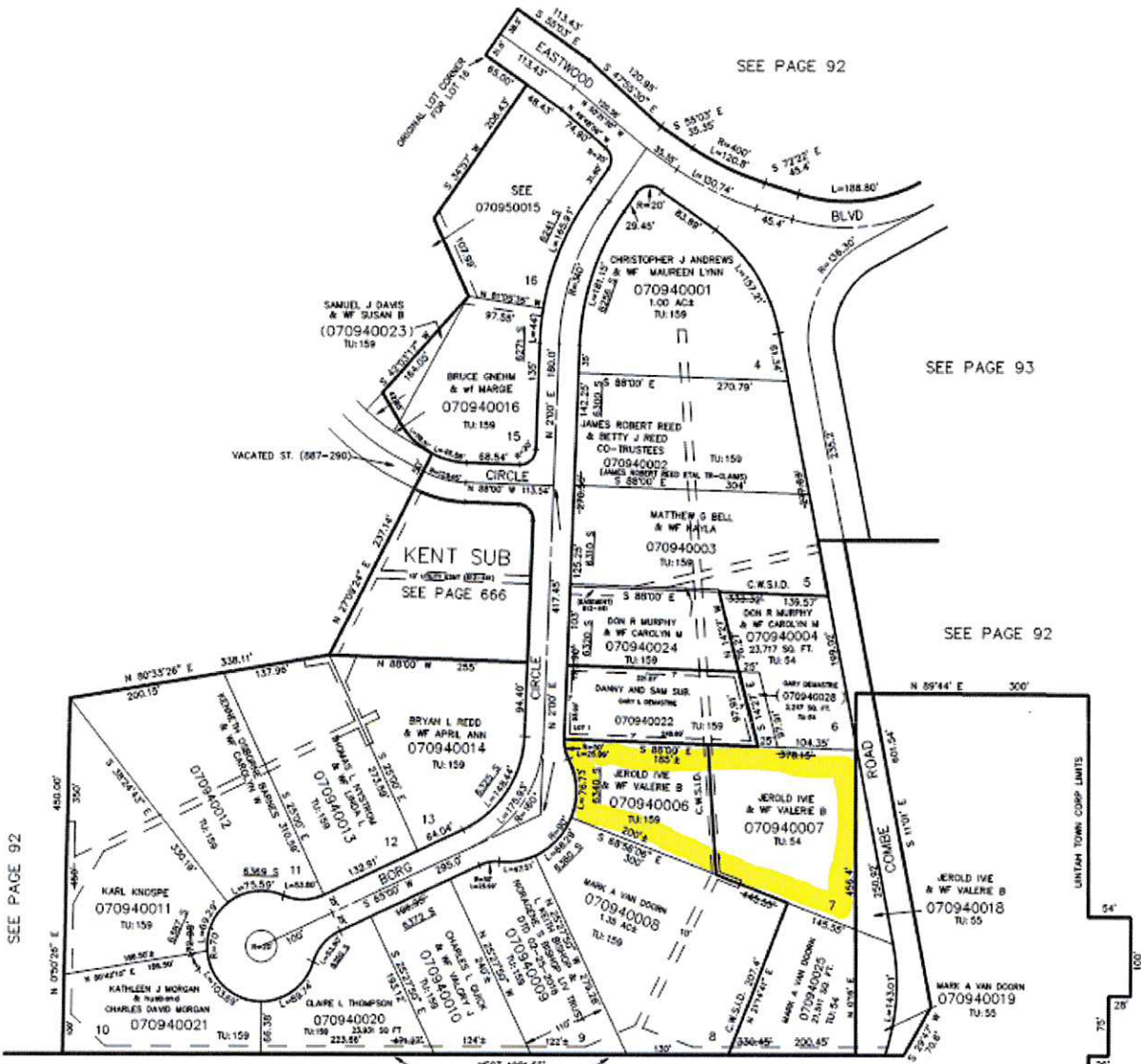
LINE NO.	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	N 89° 58' 00" W	100.00	100.00
2	S 89° 58' 00" E	100.00	141.42
3	S 00° 00' 00" E	100.00	181.85
4	N 89° 58' 00" W	100.00	222.28
5	N 00° 00' 00" E	100.00	262.70
6	N 89° 58' 00" W	100.00	303.13
7	S 89° 58' 00" E	100.00	343.55
8	S 00° 00' 00" E	100.00	383.98
9	N 89° 58' 00" W	100.00	424.40
10	N 00° 00' 00" E	100.00	464.83
11	N 89° 58' 00" W	100.00	505.25
12	S 89° 58' 00" E	100.00	545.68
13	S 00° 00' 00" E	100.00	586.10
14	N 89° 58' 00" W	100.00	626.53
15	N 00° 00' 00" E	100.00	666.95
16	N 89° 58' 00" W	100.00	707.38
17	S 89° 58' 00" E	100.00	747.80
18	S 00° 00' 00" E	100.00	788.23
19	N 89° 58' 00" W	100.00	828.65
20	N 00° 00' 00" E	100.00	869.08
21	N 89° 58' 00" W	100.00	909.50
22	S 89° 58' 00" E	100.00	949.93
23	S 00° 00' 00" E	100.00	990.35
24	N 89° 58' 00" W	100.00	1030.78
25	N 00° 00' 00" E	100.00	1071.20
26	N 89° 58' 00" W	100.00	1111.63
27	S 89° 58' 00" E	100.00	1152.05
28	S 00° 00' 00" E	100.00	1192.48
29	N 89° 58' 00" W	100.00	1232.90
30	N 00° 00' 00" E	100.00	1273.33
31	N 89° 58' 00" W	100.00	1313.75
32	S 89° 58' 00" E	100.00	1354.18
33	S 00° 00' 00" E	100.00	1394.60
34	N 89° 58' 00" W	100.00	1435.03
35	N 00° 00' 00" E	100.00	1475.45
36	N 89° 58' 00" W	100.00	1515.88
37	S 89° 58' 00" E	100.00	1556.30
38	S 00° 00' 00" E	100.00	1596.73
39	N 89° 58' 00" W	100.00	1637.15
40	N 00° 00' 00" E	100.00	1677.58
41	N 89° 58' 00" W	100.00	1718.00
42	S 89° 58' 00" E	100.00	1758.43
43	S 00° 00' 00" E	100.00	1798.85
44	N 89° 58' 00" W	100.00	1839.28
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51	N 89° 58' 00" W	100.00	2122.25
52	S 89° 58' 00" E	100.00	2162.68
53	S 00° 00' 00" E	100.00	2203.10
54	N 89° 58' 00" W	100.00	2243.53
55	N 00° 00' 00" E	100.00	2283.95
56	N 89° 58' 00" W	100.00	2324.38
57	S 89° 58' 00" E	100.00	2364.80
58	S 00° 00' 00" E	100.00	2405.23
59	N 89° 58' 00" W	100.00	2445.65
60	N 00° 00' 00" E	100.00	2486.08
61	N 89° 58' 00" W	100.00	2526.50
62	S 89° 58' 00" E	100.00	2566.93
63	S 00° 00' 00" E	100.00	2607.35
64	N 89° 58' 00" W	100.00	2647.78
65	N 00° 00' 00" E	100.00	2688.20
66	N 89° 58' 00" W	100.00	2728.63
67	S 89° 58' 00" E	100.00	2769.05
68	S 00° 00' 00" E	100.00	2809.48
69	N 89° 58' 00" W	100.00	2849.90
70	N 00° 00' 00" E	100.00	2890.33
71	N 89° 58' 00" W	100.00	2930.75
72	S 89° 58' 00" E	100.00	2971.18
73	S 00° 00' 00" E	100.00	3011.60
74	N 89° 58' 00" W	100.00	3052.03
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83	S 00° 00' 00" E	100.00	3415.85
84	N 89° 58' 00" W	100.00	3456.28
85	N 00° 00' 00" E	100.00	3496.70
86	N 89° 58' 00" W	100.00	3537.13
87	S 89° 58' 00" E	100.00	3577.55
88	S 00° 00' 00" E	100.00	3617.98
89	N 89° 58' 00" W	100.00	3658.40
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92	S 89° 58' 00" E	100.00	3779.68
93	S 00° 00' 00" E	100.00	3820.10
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112	S 89° 58' 00" E	100.00	4588.18
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189	N 89° 58' 00" W	100.00	7700.90
190	N 00° 00' 00" E	100.00	7741.33
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217	S 89° 58' 00" E	100.00	8832.80
218	S 00° 00' 00" E	100.00	8873.23
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PART OF THE SE 1/4, SEC. 23, T.5N., R.1W., S.L.B. & M.
EASTWOOD SUBDIVISION LOTS 4-16 AND
DANNY AND SAM SUBDIVISION

94

WEBER COUNTY
UINTAH DISTRICT & TOWN OF UINTAH
SCALE 1" = 100'

TAXING UNIT: 54, 55, 159



SEE PAGE 92

SEE PAGE 92

SEE PAGE 93

SEE PAGE 92

10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

SEE PAGE 101

FOR COMPLETE END DATA SEE ORIGINAL EDUCATION PLAT IN BOOK 11, PAGE 87 OF RECORDS.

KST 8-89

Uintah Highlands Improvement District

2401 East 6175 South
 Ogden, UT 84403-5344
 Phone: 801-476-0945
 Fax: 801-476-2012
 uhid1@qwestoffice.net

March 9, 2018

Subdivision Planner
 Weber County Planning and Engineering
 2380 Washington Blvd.
 Ogden, Utah 84401

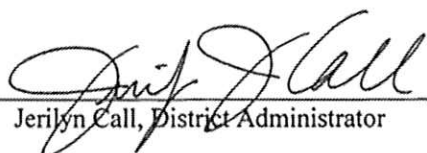
Re: Availability of services for Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed Building Lot/Lots - Parcel 07-094-0007

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed building lot/lots for the property owned by Jerold and Valerie Ivie parcel 07-094-0007, which is located within the boundaries of the District. The plan is to divide this parcel into two lots. Based upon the information from the phone conversation with Mr. Ivie and under existing conditions, the District hereby states that municipal water and sanitary sewer collection services would be available for the proposed building lot/lots. When the lot is subdivided, the district does have the availability to provide services for each lot. The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. The lines may be considered private from the connection at the main, which would then become the sole responsibility of the owner of the lateral. Detailed plans must be submitted and approved and all fees must be paid before a commitment-to-serve is granted and before construction begins.

This commitment is made expressly subject to the condition that the Developer of the building lot/lots shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', obtain proper easements, and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 9th day of March, 2018.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: 
 Jerilyn Call, District Administrator

SURFACE GEOLOGIC HAZARD STUDY

EASTWOOD SUBDIVISION LOT 7

WEBER COUNTY, UTAH

PREPARED FOR:

**JEROLD IVIE
6340 BORG CIRCLE
OGDEN, UTAH 84403**

PROJECT NO. 01-18

FEBRUARY 20, 2018

Jerold Ivie
Property Owner
6340 Borg Circle
Ogden, Utah 84403

Mr. Jerold Ivie:

Re: Report
Surface Geologic Hazard Study
Eastwood Subdivision Lot 7
Between Borg Circle and Combe Road
Ogden, Utah

1. INTRODUCTION

1.1 GENERAL

Presented in this report are the results of a surface reconnaissance study which included the determination of potential geologic hazards present or adjacent to the property. The geologic hazards included landslides, active faults, debris flows, and flooding. The location of the site with respect to major topographic features and general conditions, as of 1998, is shown on Figure 1, Vicinity Map. A more detailed layout of the site showing property boundaries is shown on Figure 2, Lot 7 Site Plan.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of this study were planned during telephone discussions between Mr. Jerold Ivie and C. Charles Payton of Payton Geological Services, LLC

The objectives of this study were to:

1. Determine if there are any active landslides on site.
2. Determine if active faults exist within the site area.
3. Determine the general soil conditions present on the site.

In accomplishing these objectives the scope included the following:

1. An initial review of geologic and topographic maps of the site area.
2. A field program consisting of a general reconnaissance of the site.
3. Preparation of this summary report.

2. SITE DESCRIPTION

This report presents the results of a surface geologic hazard study for the planned further development of the site east of the existing home present at 6340 Borg Circle. The approximate elevation of the western portion of the property is 4,820 feet above sea level. The eastern portion of the property consists of an east facing slope ranging in a slope angle of between 25 degrees to approximately 40 degrees. The level portion of the property is approximately 300 feet wide in an east- west direction. The slope is approximately 250 feet in a horizontal direction but drops down eastward to an approximate surface elevation of 4,700 feet above sea level.

The western portion of the property is covered with a single story home and landscaping of small trees and lawn. The eastern portion of the property, which is the southeast facing slope is covered with a thick stand of scrub oak.

3. GEOLOGIC AND SEISMOTECTONIC SETTING

The property is located within the southeastern portion of Ogden, Utah and along the foothills of the Wasatch range and just north of Weber Canyon (Figure 1). The site is also on the eastern margin of the Great Salt Lake Basin which represents a deep, sediment filled structural basin of Cenozoic age between the Wasatch Range on the east and the Lakeside Mountains to the west (Hintze, 1980). The Wasatch Range is the eastern side of the Basin and Range Province which extends westward to the Sierra Mountains in California.

The surface soils, within the western portion of the property (the flat area), are primarily sediments which were deposited by Lake Bonneville within the last 30,000 years (Yonkee and Lowe, 2004). The lacustrine or deltaic deposits (Qd3) as shown on the geologic map (Figure 3) are fine to medium sand and silt with rounded pebble and cobble gravel and gravelly sand. This deposit locally could have a total thickness as much as 100 feet.

The surface soils on the slope portion of the property are older landslide deposits (Qms2) which are unsorted and unstratified mixtures of mostly sand, silt and clay redeposited by single to multiple slides, slumps, and flows. Deposits display hummocky topography but lack fresh scarps and are mostly inactive.

The property site is located approximately 2,000 feet west of the Weber segment of the Wasatch Fault Zone as can be seen on Figure 3. The Wasatch Fault is considered to be made up of several segments, each segment acting relatively independently (Machette and Others, 1987). The Weber segment is one of the longest and most active segments within the Wasatch Fault Zone. The segments extends from north of Ogden to the north end of Salt Lake City, Utah. Nelson and others (2006) report four surface rupturing seismic events since the middle Holocene (about 5,000 years ago) with the most recent event being about 500 years ago with a surface rupture of 1.6 feet. The Weber Segment of the Wasatch Fault may be capable of producing earthquakes with a magnitude as large as 7.5 (Ms). Vertical displacements of 3 to 15 feet have been considered possible during a major earthquake on the Weber segment of the Wasatch Fault (Hecker, 1993).

4. FIELD INVESTIGATION

The field investigation consisted of a reconnaissance of the property. The near level portion of the property was covered primarily with lawn grass. Some small exposures of soil were observed and the soil was composed of fine to medium grained sand, silt, and small rounded gravel up to 2 inches in diameter. The soil was not plastic at natural moisture. This soil is considered to be a portion of the Lake Bonneville deltaic deposits (Qd3). They may have been deposited more than 15,000 years ago.

The southeast facing slope is vegetated with a thick stand of scrub oak. The slope varies slightly in slope angle. No active slumps were noted throughout the slope area. The soils encountered are a mixture of sand, silt, and gravel to small boulder sized rock fragments. Some of the rock fragments are rounded but some of the small boulder sized fragments are irregular shaped weathered fine-grained sandstone. It was concluded that the soils exposed on the slope are older landslide deposits (Qms2) as shown on the geologic map presented in Figure 3.

5. CONCLUSIONS AND RECOMMENDATIONS

Based on field observations and reviews of available geologic literature there is no evidence of any active landslide movement on the property. Geologic hazards considered during this study also included slope stability, alluvial fan flooding/debris flow, stream flooding, rock fall, and fault rupture during earthquakes along the Wasatch Fault Zone. A slope stability analysis was not performed during this geologic hazard assessment. The geologic hazards which were considered likely to not effect the property are alluvial fan flooding or debris flow, stream flooding, and rock fall. However, during a major earthquake on the Wasatch Fault located approximately 2,000 feet east of the property it is likely that ground shaking could be at a moderate intensity.

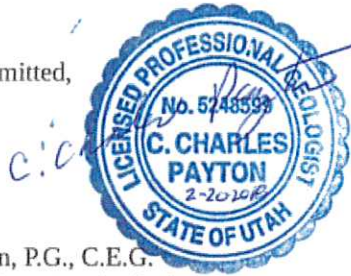
It is concluded based upon this geologic hazards study that the western portion of the property within the nearly flat area where the soils are mapped as Lake Bonneville deposits (Qd3) is suitable for additional residential development. However, the eastern portion of the property, which is the scrub oak covered slope down to Combe Road, should not be planned for any development.

6. LIMITATIONS

The analysis and report findings are based upon published geologic maps and reports, a reconnaissance of the property. The conclusions are based on currently accepted geologic interpretation of this information. The surface reconnaissance does not necessarily reflect geologic conditions at a greater depth. During construction of basements and foundations for any future homes on the property the geologic conditions at depth can be observed. It is therefore recommended that a geologic review be made of the excavations to be certain that geologic features observed are not detrimental to home construction. No attempt has been made to predict earthquake ground motions or to determine the magnitude of earthquakes associated with the Wasatch Fault Zone located a short distance east of the project area.

I appreciate the opportunity to be of service in relation to potential geologic hazards that may effect the further development of the property. Should you have any questions regarding this report or wish to discuss additional services, please do not hesitate to contact me at your convenience. My cell phone number is (80 1) 631-1613. Also you may reach me by email at c2payton.egs@gmail.com.

Respectfully submitted,



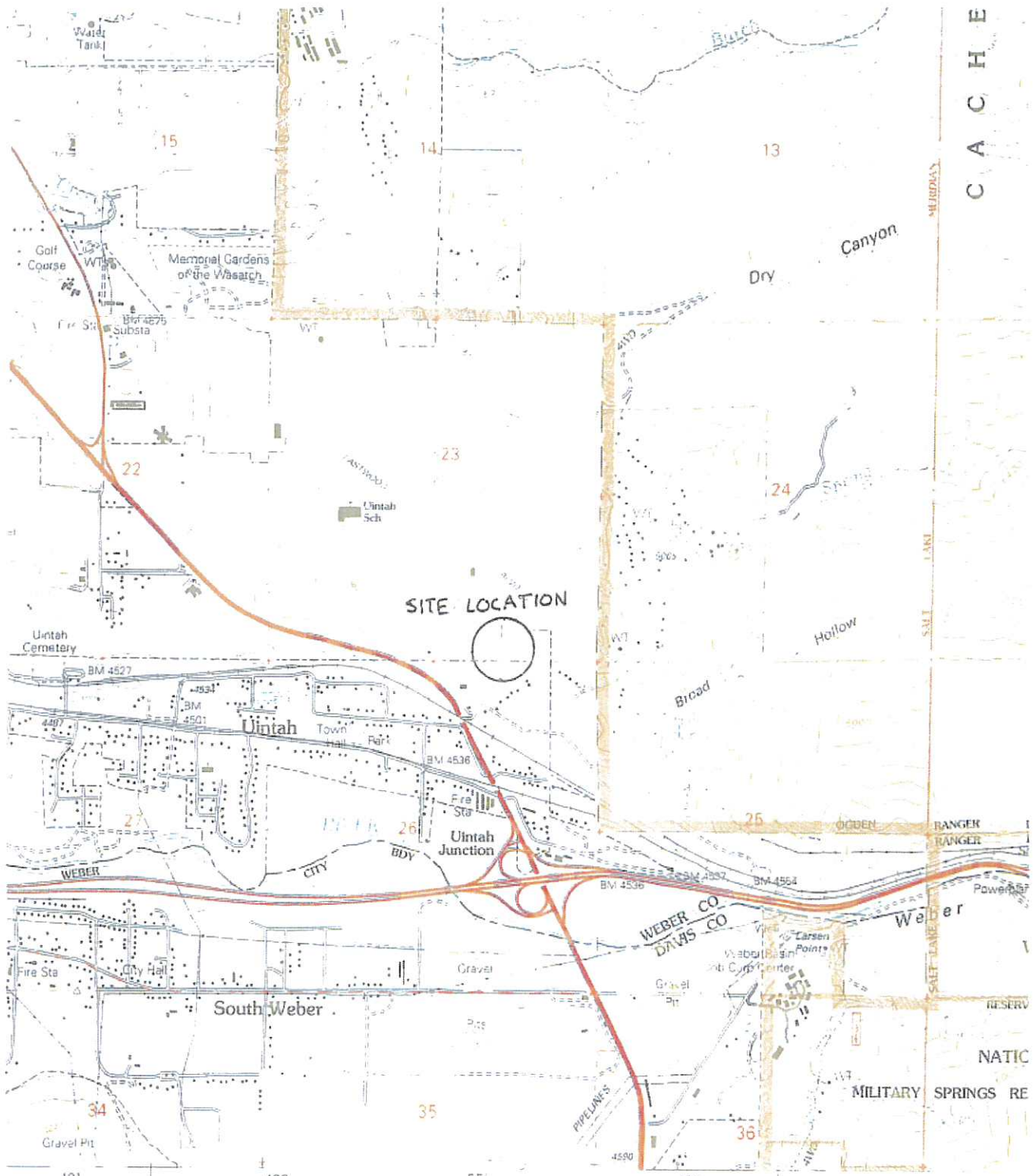
C. Charles Payton, P.G., C.E.G.
Professional Engineering Geologist
1474 North 1930 West
Provo, Utah 84604-2247

Enclosures: Figure 1, Vicinity Plan
Figure 2, Lot 7 Site Plan
Figure 3, Geologic Map

REFERENCES CITED

- Hecker, S., 1993: Quaternary Tectonics of Utah with Emphasis on Earthquake-Hazard Characterization, Utah Geological Survey, Bulletin 127.
- Hintze, L.F., 1998: Geologic Map of Utah: Utah Geological and Mineral Survey Map-A-1, scale 1:500,000.
- Machette, M.N. and Personius, S.F. and Nelson, A.R., 19987: Quaternary geology along the Wasatch Fault Zone; segmentation, recent investigations and preliminary conclusions; U.S. Geological Survey open file report 87-585 p. B-1 – B-124.
- Nelson, A.R., Lowe, M., Personius, S.F., Bradley, L., Forman, S.L., Izlask, R., and Garr, J., 2006: Holocene earthquake history of the northern Weber segment of the Wasatch Fault Zone, Utah, Paleoseismology of Utah, Volume 13: Utah Geological Survey Miscellaneous Publication 05-8, 39p.
- Yonkee, A., and Lowe, M., 2004: Geologic Map of the Ogden 7.5' quadrangle, Weber and Davis Counties, Utah: Utah Geological Survey Map 200.

C A C H E



421 SCALE 1:24 000 422 1" = 2,000'



EASTWOOD SUBDIVISION LOT 7



VICINITY PLAN

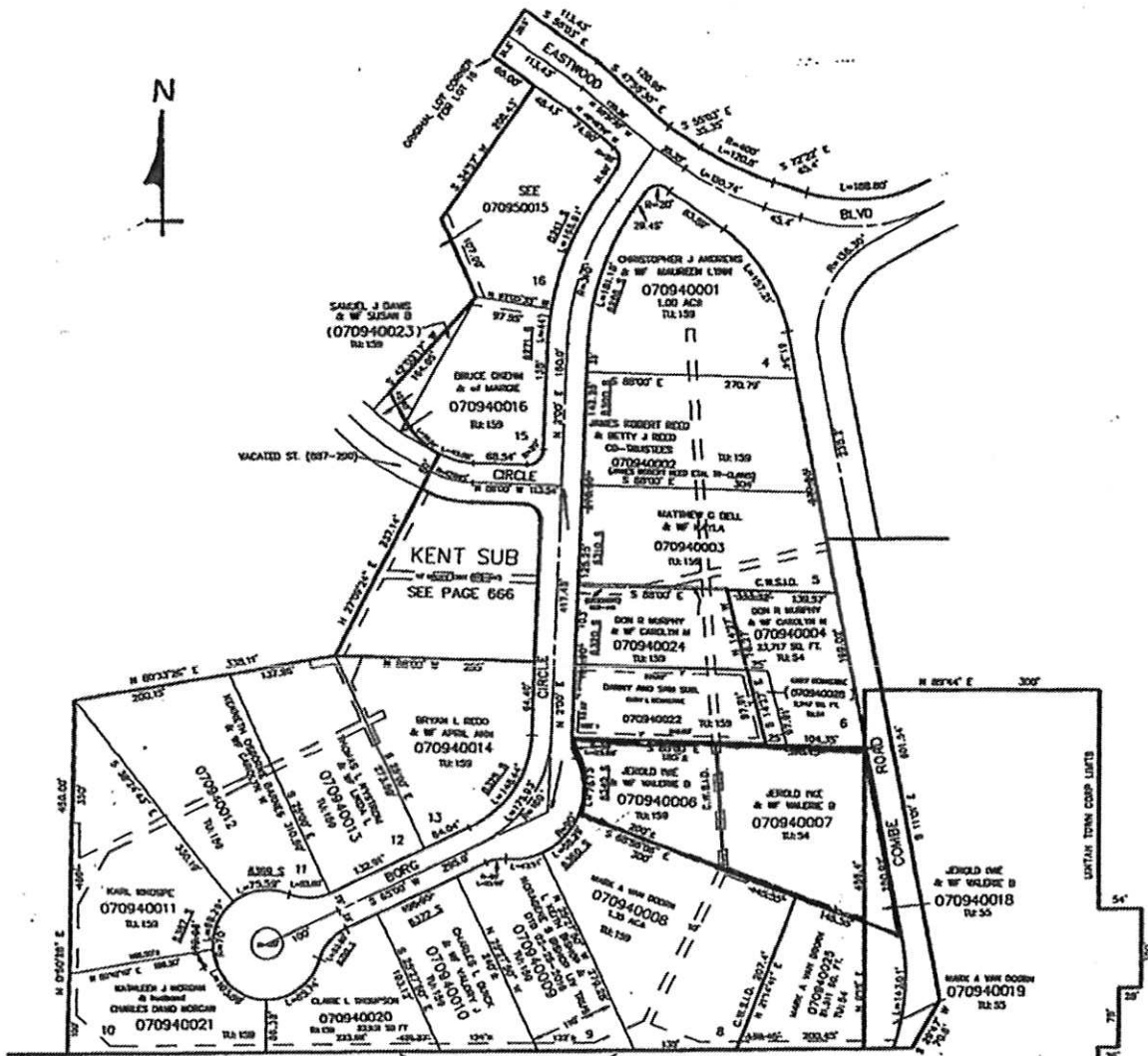
FIGURE 1

PART OF THE SE 1/4, SEC. 23, T.5N., R.1W., S.L.B. & M.
EASTWOOD SUBDIVISION LOTS 4-16 AND
DANNY AND SAM SUBDIVISION

94

WEBER COUNTY
 UTAH DISTRICT & TOWN OF UTAH

TAXING UNIT: 54, 55, 159



SCALE 1" = 200'

LOT 7
 SITE PLAN
 FIGURE 2

Date: February 22, 2018
Project Name: Jerold Ivie Alternative Access
Project Address: 6340 Borg Circle, Uintah Highlands
Contractor/Contact: Jerold Ivie, 8018140178, ivie.team@gmail.com
Fee(s): See PDF
Fee Notice:

Weber Fire District has various fees associated with plan reviews and inspections. Please be prepared to make payments at the time when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Contact our offices at 801-782-3580 to arrange payments.

Status: APPROVED WITH CONDITIONS

A Written Response Is Not Required

Items HIGHLIGHTED in yellow are items that must be specifically addressed by the responsible design professional.

BOTH SPECIFIC AND GENERAL COMMENTS MUST BE READ AND ADHERED TO.

Fire Department Access:

S1. Provide a temporary address marker at the building site during construction. The address numbers, whether on the building or the sign, shall be a legible font. (See IFC 505.1) (See IFC 505.1).

S2. Flag Lot Access and hydrant(s): Flag lots pose difficulties for the fire department for both access and water supply. As such they shall comply with:

a. Access: Flag lots must meet the access requirements for "Fire Access via Driveways".

b. Hydrant(s): Hydrants shall be provided within 600 feet of the home (measured as the fire vehicle would drive- IFC 507.5.1- Exception 1).

i. Where waterlines capable of supporting a hydrant are available to connect to, a hydrant shall be provided within 600 feet of the building (measured as the fire vehicle would drive).

ii. In cases where a hydrant cannot be provided due to a lack of supporting waterlines, the owner/developer may propose to provide the home with a residential fire suppression system. The owner/developer shall request this exception in writing. The request is subject to review and approval by the Fire Marshal. (See IFC 507.5.1- Exception 1 & 2).

S3. Fire Access via Driveways: Driveways serving no more than 5 residences shall have a minimum clear width of 16 feet with a minimum of 12 feet of drive-able surface (measured from the face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall support a 75,000-pound load. Driveways more than 150 feet shall be provided with turnarounds. Driveways exceeding 200 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. (See driveways- 2006 Wildland Urban Interface Code used as a reference for residential driveway requirements exceeding 150 feet in length). Roads and driveways shall also comply with City/County standards as applicable. In cases of differing requirements, contact the Fire Marshal for clarification.

Building Comments:

S4. There shall be an address on the building or on a sign visible from the street. If the address is on a sign-monument the sign-monument shall meet the requirements of the appropriate city/county planning department. The address numbers, whether on the building or the sign, shall be Arabic font with a minimum of 4" (four inches) in height with a .5" (half an inch) stroke and be in contrasting colors from the background. All suites shall have number/letter designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1)

General Comments:

G1. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus constructed with the same requirements as the roads (See IFC section D103.4)

G2. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)

G3. All roads shall be designed, constructed, surfaced, and maintained to provide an all-weather driving surface. All weather surface may include road-base material however, the roadway must be maintained open and accessible year-round (See IFC section 503.2.3 and D102.1).

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

Reviewed By:

David Reed, Fire Marshal
Weber Fire District
801-782-3580