



August 30, 2024

Felix Lleverino

Project: Harmony Ranch 1st Amendment Plat
Re: Frontier Review

Below please find our response in red to your posted comments dated June 24, 2024.

There are several deficiencies with the subdivision plat regarding the development layout. Please remedy or provide explanations to the following topics:

Please specify on the dedication plat what type of subdivision this is:

Connectivity-Incentivized

https://weber.municipalcodeonline.com/book?type=ordinances#name=Sec_106-2-4.030_Connectivity-Incentivized_Subdivision

Lot- **Subdivision is not connectivity incentivized**

Averaged https://weber.municipalcodeonline.com/book?type=ordinances#name=Sec_106-2-4.020_Lot-Averaged_Subdivision

Subdivision will be a lot averaged Subdivision

How does this comply with the shared private lane requirements? **See “church” document that will be uploaded to Frontier. Add signature block on plat for Church signature**

Shared private lane. A shared private lane, pursuant to Section 106-2-2.030, shall be labeled as “Shared private lane.” If the shared private lane is temporarily in lieu of a street, then it shall be labeled as “Shared private lane. See note [enter note number here].” The note shall read as follows: “The shared private lane is also an easement held in favor of the County for possible conversion to a Public Street at a time the County deems it appropriate, if ever.”

https://weber.municipalcodeonline.com/book?type=ordinances#name=Sec_106-2-2.030_Shared_Private_Lane_Option

How does this meet the half-width ROW requirement?

Half-street. A half-street shall be governed as follows:

1. **Within a subdivision.** A half-street is not allowed within a subdivision except as more specifically provided in this Land Use Code. **Church has agreement to finish other half of road. See document by church that will be uploaded to Frontier**
2. **On a subdivision boundary.** Where a subdivision's boundary shares a common line with undeveloped land, an approximate half-width street right-of-way is allowed as long as:
 1. The required street improvements include half of what is otherwise typically required for the type of street plus at least a 20-foot wide vehicle travel surface, designed to specifications of the County Engineer; and

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2. The street right-of-way within the bounds of the subdivision is wide enough to accommodate these street improvements.

The planning division has identified that the stream corridor within the development could be an ideal location for a stream adjacent public pathway. Please show a ten-foot pathway within a 20' pathway easement. **A 30' pathway and access easement is along the boundary for public use (per Charlie's request). The easement along the stream will remain private.**

The minimum block length is 500' while the maximum block length is 1300' between intersections. Please show how this layout is within these parameters.

https://weber.municipalcodeonline.com/book?type=ordinances#name=Sec_106-2-3_Blocks **The roadway and intersection design has been reviewed and accepted by Charlie. If needed a variance will be requested due to slopes and terrain.**

We appreciate your review and trust we have changed and/or clarified all of your comments.

Sincerely,
REEVE & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Nate Reeve', is written over a light blue horizontal line.

Nate Reeve, P.E.
Principal Engineer
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