



Exhibit A- Variance Request

Kippen,Ronda
From: Cliff Bell [cliffbell@readytek.net]
Sent: Wednesday, December 02, 2015 5:01 PM
To: Kippen,Ronda
Subject: Re: Variation request

The following is a request to discuss the division of the Fall Widow phase #2 subdivision that the road going west and all surrounding land around, would fall well below the elevation requirements therefore Cliff Bell is requesting further discussion on this proposal

On 12/2/2015 4:35 PM, Kippen,Ronda wrote:
Hello Cliff,

In order to appeal the decision made by the Planning Commission, we had to have a request "filed" within 15 days of the Planning Commission's recommendation, which is why I had repeatedly said I needed something in right by the end of the day on Nov. 25. However, I think we could address this through another avenue in the code but we will need to receive a recommendation from the Planning Commission to vary the subdivision standards.

LUC §106-1-1: "In cases where unusual topographical or other exceptional conditions exist, variations and exceptions from this title may be made by the county commissioners, the appeal board for the subdivision ordinance, after a recommendation by the planning commission."

You will need to petition the Planning Commission to vary the block length standard and you will need to provide evidence that there is some type of "unusual topographical or other exceptional conditions" that exist that support such a variance.

I will follow up with a phone call to you to discuss this option.

Respectfully,
Ronda Kippen
Planner II
Weber County Planning Division
Phone# 801.399.8768
Fax# 801.399.8862

BUILDING MORATORIUM BELOW 4215 FEET

POLICY OF WEBER COUNTY

It is hereby declared to be the policy of the Weber County Commission that the following resolution shall apply to all construction in Weber County below the elevation of 4215 feet above sea level.

1. All land under elevation 4218 shall be subject to review by the Planning Commission before a land use or building permit is issued to check the following requirements and restrictions.
2. Absolute Requirements for Building.
 - a. No building shall take place on land which does not have at least 20,000 sq. ft. on contiguous land area at 4215 finished land elevation or above.
 - b. Lowest habitable finished floor of any building or structure shall be at elevation 4216 or higher.
 - c. A septic tank drainfield shall be at least 2 feet above the highest anticipated ground water level and the finished grade of ground surface shall be at least 4 feet above the anticipated high ground water level of which 3 feet must be native soil.
 - d. No basements shall be permitted.
 - e. Lowest part of building footings shall be at least 2 feet above the highest anticipated ground water level.
 - f. If using private culinary water well of less than 200 feet deep, the well shall be grouted for depth of at least 18 feet below the ground surface and the top of the well casing must be above the 4216 elevation.
 - g. These restrictions shall apply to all residential, industrial and commercial structures but not to agricultural buildings.
 - h. Street and private access to a building lot must also be above 4215 elevation.

BUILDING MORITORIUM POLICY

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Qualifier

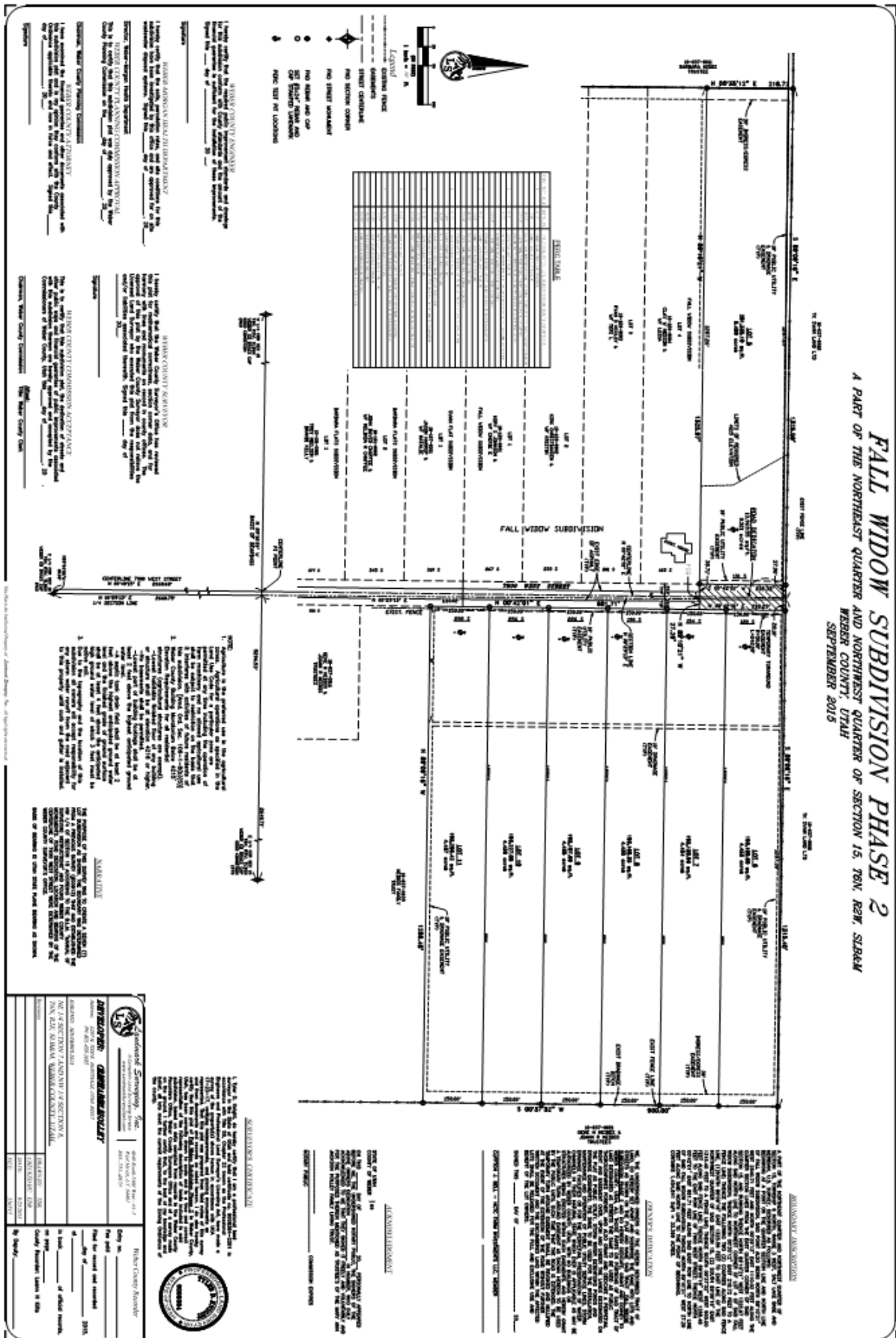
1. The above building restrictions are based upon (1986) present lake level of 4212 feet plus consideration of a 3 feet wave action. As the Lake level rises above its present level, then the absolute elevation in the above building restrictions must also correspondingly increase.

ADOPTED this 16th day of July, 1986.

WEBER COUNTY COMMISSION

William A. Bailey
Robert A. Hunter

Exhibit C- Proposed Preliminary Plan



SECTION 15, T.6N., R.3W., S.L.B.& M.

IN WEBER COUNTY
SCALE 1" = 400'

TAXING UNIT: 302,303,389

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