

Exhibit C

PRELIMINARY PLAN SET

JACK JOHNSON COMPANY
 Creating World Destinations
 6750 Provo, Suite 200, Provo, UT 84601
 Phone: 801-733-7222 Fax: 801-733-7224

NOT FOR CONSTRUCTION

DATE	08/15/17
DESIGNER	JK
CLIENT	Golden Eagle Ranches
PROJECT	Golden Eagle Ranches
SCALE	AS SHOWN
DRAWN	JK
CHECKED	JK
DATE	08/15/17

Golden Eagle Ranches
 Huntsville, Utah

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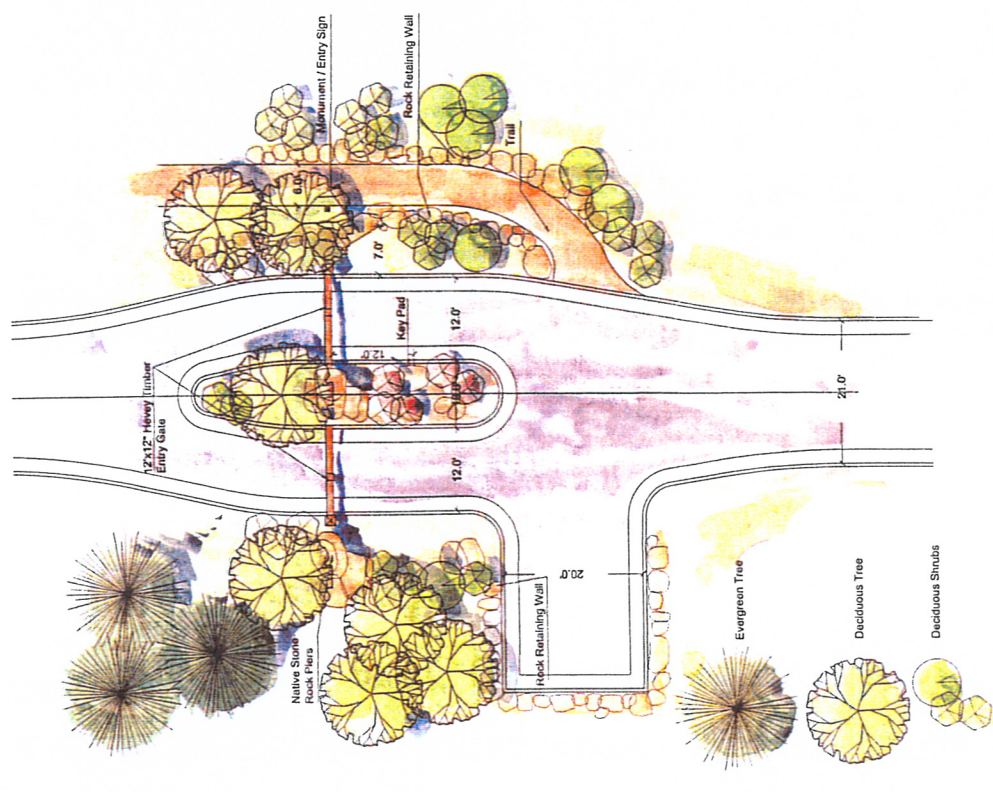


Exhibit D

Ogden Valley Township

October 26, 2010

Commissioner Warburton asked for further clarification of the road issue. Brandi Hammond indicated that as it stands now, the road is a dedicated road.

No public comment was offered

MOTION: Commissioner Warburton moved to table CUP 2003-12 until they have further information on the road, letter from the landscape architect justifying eliminating the number of trees, that the applicant submits an expanded elevation to the top of the ridge and that the applicant look at the possibility of swapping the 6-plex where the tennis court was eliminated with Building 11 so there is single family dwelling in that spot which would have a smaller footprint. Commissioner Parson seconded the motion

DISCUSSION: Commissioner Graves indicated his concern that the original plan was approved with little development on the west side and with a tennis court proposed as a transition buffer. The new proposal fills that gap with a building and he does not recommend it. The idea was to keep the height limited to 25 ft. and not to create another wall on the west side so there is more of a buffer between this development and the farm next door. He does not want to see them wall the west side.

Commissioner Warburton indicated that hopefully the screening would cover more of the west side. She suspects that the proposal does not meet Chapter 18C and she would like verification that it does. Commissioner Parson agreed with the landscaping used as screening.

Commissioner Warburton asked if a parking lot would be better located in the area where the tennis court was to be located. Sean Wilkinson indicated that the proposed parking numbers are sufficient. Chair Graves indicated that one possibility is to switch Building 11 so there is single family dwelling in that spot which would have a smaller footprint. Commissioner Parson agreed with Chair Graves.

Concern is to move higher density on the west side to the east side. Chair Graves indicated that his preference is to keep the proposed trees and possibly move them to the east side as a screen. In addition, he would like to see a commitment that the applicant adds the amenities in the second phase or third phase.

Monette Hurtado indicated that the Fire District would not approve BBQ's on the individual patios.

Chair Graves indicated that he would suggest that the applicant looks at concentrating the sod in the property's interior and transition to the outside with native grasses.

Commissioner Howell indicated that a picnic pavilion could be located in the eliminated tennis court area.

VOTE: A vote was taken and Chair Graves indicated that the motion carried (7-0) with Commissioners Allen, Banks, Howell, Parson, Siegel, Warburton and Chair Graves all voting aye.

3-2. UVS 082807 Consideration and action on a request for final approval of The Sanctuary (6 Lots), located east of Green Hill Country Estates Phase 6 past the end of Maple Drive; Timothy Charlwood, Applicant

Sean Wilkinson presented a staff report and indicated that while each of the lots The Sanctuary consists of 6 lots on 521 acres and lies in an F-40. While each of the lots has at least 40 acres, the majority of the property is steep and unable to be developed. Each of the lots has a building pad for a dwelling and an accessory building shown on the plat. These building pads exceed the 75 x 100 foot requirement, but several of the building pads do not meet the setback requirements. On lots 2 and 6 the accessory building pad needs to be at least 40 feet from the side property line, which can easily be done. On Lot 1 both of the building pads need to be moved to meet lot and stream corridor setbacks. A 75 x 100 foot building pad for the dwelling could fit within the required setbacks, but the accessory building pad would have to be significantly reduced or eliminated. If the building pads cannot be shown on this lot, it will be designated as a restricted lot and the future structures will be required to go through a hillside review process. The Planning Commission should ask the applicant to decide what

will be done with this issue. The building pads on lots 3, 4, and 5 meet the necessary requirements.

The Planning Commission may want to discuss fencing provisions for the subdivision. Staff recommends final approval of The Sanctuary, subject to review agency requirements. Sean Wilkinson indicated that only one home would be built on each lot.

Commissioner Siegel indicated he had a concern about Lot 4 where the building envelope would be located due to the contour lines. He believes that the best location for the envelope is where the contour lines reduce. Sean Wilkinson indicated that if the building envelope falls within the ridgeline restrictions, the home could still be built there with additional restrictions.

Commissioner Warburton asked what guarantees do they have that future owners would not change things that could cause an avalanche. What guarantee do they have that there would not be fences or gates along the trails. Sean Wilkinson indicated that the trails would be private trails. The applicant's CC&R's could address fencing of trails. The length of the cul-de-sac can be discussed by the Planning Commission because it is in a mountainous area.

Commissioner Siegel indicated Building Lot on top of Lot 4, which is right on the top of the hill, is a concern to him. Tim Charlwood, applicant, indicated that Lot 4 is a huge lot and he does not perceive any issues with the proposed building area. Commissioner Siegel asked if the wind could be a problem for Lot 4 and Mr. Charlwood indicated that he did not believe so.

Elsa Spencer indicated that she has done a lot of hiking in the area. Her concern is that the building on Lots 4, 5 & 6 that they hold to the Sensitive Lands Ordinance of keeping earth tones, not have reflective glass, etc. to keep with the rural atmosphere.

MOTION: Commissioner Parson moved to approve subject to all staff and agency recommendations. Commissioner Banks seconded the motion

VOTE: A vote was taken and Chair Graves indicated that the motion carried (7-0) with Commissioners Allen, Banks, Howell, Parson, Siegel, Warburton and Chair Graves all voting aye.

3-3. ZO-2010-09 Consideration and action to amend Chapter 34 Home Occupation of the Weber County Zoning Ordinance

Iris Hennon presented a staff report, which answered the questions the Ogden Valley Planning Commission and the Western Weber County Planning Commissions have had.

The Western Weber County Township Planning Commission felt that a resident with homegrown produce should be allowed to do so without the application of a business license.

Regarding home occupations in the garage, the Building Official indicated that it changes the occupancy of the garage and would require upgrade costs.

Ms. Hennon handed out an article in the Monday, October 18, 2010 newspaper regarding a home occupation request in North Ogden City for auto body repair in a single-family home garage.

The County Commission would like to see 34-3-12 language remain with one additional sentence.

Western Weber County Township Planning Commission asked staff to research allowing employees with home occupations. The consensus of numerous Utah Planners was "No," employees should not be allowed other than the residents of the home. In addition, interior alterations shall be subject to building inspection requirements.

Commissioner Warburton indicated that farmers markets are not allowed in the CV-1 and CV-2 Zone at present. Iris Hennon indicated that staff could propose amending those zones to allow a farmers market.