

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.

There is no curb, gutter, and sidewalk along the county road at the present time. There is a dirt road coming off the county road to Lot 2 and we plan to add another dirt road coming off the county road for Lot 1. There are no immediate plans for construction at the time being. We are dividing the property of Sharon Hansen to her two daughters. It is our intent to maintain the unimproved and untamed aspect of the land by not adding paved roads, curbs, gutters, or sidewalks. We plan to have a dirt/gravel access road to any future cabins. We request a deferral on the curb, gutter, and sidewalk.

2. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.

As discussed in number 1. above, it is proposed that there will be no asphalt roads on the property and only dirt/gravel roads on each lot. This requirement does not apply to this subdivision.

3. There is no Right of Way (ROW) shown on the plat. How much ROW is going to be dedicated?

Each Lot will have frontage on the county road and no ROW is necessary. Each lot will have a dirt/gravel road coming off the county road to the property.

4. There will need to be an easement given for the existing ditches in the subdivision. The ditch comes from the east part way into the property and then the bank has been cut, and the water flows south through the property to the river.

There is one ditch on the north portion of the property extending east from a head gate at the dam. The ditch terminates at this subdivision and there are no users beyond this subdivision. This ditch is used to irrigate the pasture on the property and the flow of water can be regulated and diverted at various head gates along the ditch. Both future property owners of Lot 1 and Lot 2 have water rights to the subject water. Lot 1 will give easement to Lot 2 as deemed appropriate.

5. Please locate the ditch on the map. It will need to be piped or placed outside the right of way.

No right of way easement will be required as both lots will have frontage on the county road and will access property directly from the county road without the need to cross the other parties property. If it is necessary to cross the ditch with a road, a pipe will be placed in the ditch under the dirt/gravel road to allow the water to flow through the ditch unimpeded. This section of ditch is rarely used as the water is diverted further up the ditch to irrigate an area of the pasture where the cattle congregate.

6. An excavation permit is required for all work done within the existing right-of-way.

A permit will be obtained as required by the county for any excavation work.

7. Per the Flood Damage Prevention Ordinance under Subdivision Proposals it states: "Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain 2 or more lots or 5 acres, whichever is greater." We have no know flood plain analysis on this part of the river. Please provide the flood plain analysis.

A flood plain analysis is not available for this part of the river. The proposed cabin site for Lot 1 is up on the hill at the bottom of the pasture and not in the river bottom. The only risk of flood in this area is if the dam failed. There is no proposed cabin site for Lot 2 at this time. The proposed cabin site is more than 100 feet from the high water mark of the river.

8. All improvements need to be either installed or escrowed for prior to recording of the subdivision.

We agree and will comply.

9. A Storm Water Construction Activity Permit is required for any construction that:
 1. disturbs more than 5000 square feet of land surface area, or
 2. consist of the excavation and/or fill of more than 200cubic yards of material, or
 3. requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit.

This will be completed and submitted prior to any construction. There is no planned construction in the immediate future.

10. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.

This will be completed and submitted prior to any construction.

11. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

We will comply with this requirement once all items have been satisfactorily addressed.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.