



September 15, 2020

Attn: Felix Lleverino

RE: Crimson Ridge Phase 2 & 3

We have addressed the plan review comments dated July 30, 2020 as follows:

1. Submit a will-serve letter from Weber Sewer Improvement District.

Will Serve Letter to be provided from Weber Sewer Improvement District.

2. How do you plan to fulfill the subdivision requirements for road connectivity for future neighborhoods §106-1-5(a)(8)?

Developer to discuss in planning commission meeting further (if needed) why road connectivity is not desirable for this development. Some of the reasons discussed in our last meeting were that there is existing connectivity with the adjacent properties with the adjacent UDOT roadway that properties to the north already have access. Also the road grades are steep along the north side, mostly forested with steeper slopes, and adjacent Forest Service land where development is unlikely. Also with this being a gated community, there are not plans for future build out adjacent to the north and the sewer plant will be at maximum capacity. There is also currently road connectivity as well with two accesses to this development to the south. If an additional future road stub were required, than it would mean a future gate to control access into this gated community which would add additional unneeded expense.

3. Any lots that have an average grade of greater than 25 percent shall be classified as "R" lots.

Noted. There are not any lots with an average grade greater than 25%. No "R" designation is required.

4. The plan and plat will need to show proposed water mains and hydrants, storm-water drainage facilities, sidewalks, or pathways meeting the requirements in §106-1-5(a)(11). The County Engineer may require improvement drawings during preliminary approval in subdivisions where the average slope is 10 percent or greater.

Noted. Plan and plat show the proposed water mains, hydrants, and storm drainage facilities, etc. as requested. Profile drawings have been submitted for preliminary review and approval.

5. Show the location of all easements. Such as Public Utility Easements, drainage easements, snow storage easements.

We have added all easements which we are aware.

6. Show the location of parking areas, signs, landscaping, structures, and parking. Note that if street-lights are planned for the development you will need to show locations on the plans and the lighting must be compliant with Ogden Valley Lighting Outdoor lighting Ordinance (108-16).

No parking areas, area anticipated. Landscaping will be primarily at the entry locations to the development and the round-about shown on PP3. It is not anticipated that additional street lights will be a part of this development.



7. Public roads are required for all year round subdivisions (106-2-2(a)). As an alternative to public roads throughout the entire development. Weber County would entertain a public road that provides connectivity to future neighborhoods with an adjoining gated access point to the private portion of the development.

See previous comment 2 response.

Cluster Subdivision Code Requirements

1. Submit an open space preservation plan OSPP (before prelim from the Planning Commission) (108-3-5(a)(1)). For specifics on what an OSPP looks like see §108-3-5(b).

See provided phased open space preservation plan (Sheet C10).

2. Submit documentation to prove that the lands selected as open space are identified by the “applicable general plan or some other land preservation or conservation plan adopted by the county, state, or federal government and that is applicable within the county (108-3-4(a)(1)) (before prelim from the Planning Commission).”

Refer to email sent on September 2nd regarding Map 5 from Ogden Valley Open Lands (Source Logan Simpson, UDOT Open Data . . . Weber County, USGS Open Data).

3. In lieu of a sidewalk on both sides of the street as required by §108-3-4(c), a ten-foot-wide pathway may be placed on one side of the street. Show on the plat and civil drawings what will be done to fulfill this requirement. As an aid to shape the design of the sidewalks and or pathways see §108-3-4(c)(1-5).

See updated plat and plan and profiles which show the required pathway on one side of the street.

4. Acreage consumed by a river corridor may receive 25 percent of the acreage credited to the net develop acreage for the purpose of calculating base density (108-3-5(5)(b)). When calculating the net developable area was this provision applied?

We have updated and added the additional lot gained to Phase 2. See updated schematic layout.

5. When calculating the net developable acreage, the applicant bears the burden of proof that the area being counted toward the total is indeed developable. It would be a good idea to perform a slope analysis for the entire subdivision and present evidence to support your claim. See the attached code reference and definitions.

As discussed in our earlier meeting, all of the site is developable into lots of varying sizes and therefor has been counted as net developable area (taking out the required stream protection zone areas). We have also provided the updated slope analysis as was requested.



6. I am assuming that the open space parcel will be commonly owned by an appropriate HOA. The HOA documents will need to be reviewed by the Planning Division and the County Attorney (before final from the County Commission) and then recorded with the final plat.

Correct. Developer to provide HOA documents before final.

7. To permanently preserve the open space, the following language shall be added to the dedication language: "and additionally dedicate and convey to Weber County a perpetual open space easement on, under, and overall parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan;"

Noted. The language has been added to dedicate and convey to Weber County a perpetual open space easement as requested.