

rondakippen@gmail.com

Geologic Waiver

From: Burton, Steven <sburton@co.weber.ut.us>
Sent: Wednesday, June 3, 2020 12:05 PM
To: rondakippen@gmail.com
Subject: RE: [EXTERNAL]Parcel# 22-015-0066
Attachments: Natural hazard study area waiver notice.pdf

Ronda,

Here is a link to the plans for the latest Eagle Ridge development (phase 6). It appears that those improvements are in the right of way. Although page 6 references a stub that makes it seem like the lines might not be farther north.

<https://frontier.co.weber.ut.us/p/Project/ViewFile?ProjectDocumentId=20491>

I attached a natural hazard study waiver notice I found for Eagle Ridge. Was there anything else I was going to send you?

Thanks,
Steve

From: rondakippen@gmail.com <rondakippen@gmail.com>
Sent: Wednesday, June 3, 2020 8:59 AM
To: Burton, Steven <sburton@co.weber.ut.us>
Subject: [EXTERNAL]Parcel# 22-015-0066

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Today's discussion 😊

Ronda Kippen

Kippen Planning and Development, LLC
P.801.710.8303

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Exhibit C

Ronda Kippen

Principal Planner

Weber County Planning Division

Phone# 801.399.8768

Fax# 801.399.8862



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Greg McDonald, P.G.
Utah Geological Survey
Geologic Hazards Program
1594 West North Temple
Salt Lake City, UT 84116
(801)537-3383 office
(801)803-4775 mobile
gregmcdonald@utah.gov

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To prevent malicious software and viruses, NEVER open files
or click on links from unexpected or unknown sources.

Think Before You Click!

Exhibit C

Burton, Steven

From: Kippen, Ronda
Sent: Thursday, February 23, 2017 12:13 PM
To: Burton, Steven; Mendoza, Scott P.; Grover, Rick
Subject: FW: [CAUTION]Re: Parcel # 220150090 future development

FYI ☺

Ronda Kippen

Principal Planner
Weber County Planning Division
Phone# 801.399.8768
Fax# 801.399.8862



From: Greg McDonald [<mailto:gregmcdonald@utah.gov>]
Sent: Tuesday, February 21, 2017 2:41 PM
To: Kippen, Ronda
Subject: [CAUTION]Re: Parcel # 220150090 future development

Ronda,

both of those sites/units shouldn't have problem soil or landslide hazards given the described material and locally flat topography. Feel free to call if you have any questions.

Greg

On Fri, Feb 17, 2017 at 2:50 PM, Kippen, Ronda <rkippen@co.weber.ut.us> wrote:

Hello Greg,

We are looking for some direction on this proposed site and moving forward with the future phases. It looks like the two units that are impacting the site are Qadb and Qdlb. Any direction from you will be greatly appreciated.

Have a great weekend,

WHEN RECORDED RETURN TO:

Weber County Planning Division
2380 Washington Blvd., Ste. 240
Ogden, UT 84401

NATURAL HAZARD STUDY AREA WAIVER NOTICE

This document provides notice that the parcel of land described on Exhibit A is located within a natural hazard study area, as defined in Weber County's Land Use Code. A natural hazard study and report is hereby waived for certain development on the parcel, as more specifically described in Exhibit B. This waiver does not constitute a perpetual waiver. A study and report may be required for future development of the land.

For more information, please contact the Weber County planning division office at 2380 Washington Blvd., Suite 240, Ogden, Utah, 84401. The telephone number is (801) 399-8791.

For Weber County Planning Division

For Weber County Engineering Division

STATE OF _____)

)ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by _____

[include title and representative capacity, if any].

Notary Public

EXHIBIT A

All of Eagle Ridge Cluster Subdivision Phase 6, as recorded with the Weber County Recorder's
Office



Weber County Planning Division

EXHIBIT B

June 18, 2018

Eden Hills L.C.
1025 E 2100 N
North Ogden, UT 84414

RE: Eagle Ridge Cluster Subdivision Phase 6

In consideration of the request for final approval of Eagle Ridge Cluster Subdivision Phase 6, located within the natural hazard study area of Weber County, the Weber County Engineering Division and Planning Division find that clear evidence exists that no study and report is necessary. Pursuant to LUC §108-22-5, the study and report requirement is hereby waived.

This waiver comes with the following findings and conditions:

Findings:

1. It has been determined by the Utah Geological Survey that the geologic unit within the subdivision is not associated with problem soil or landslide hazards, more specifically described in Exhibit C.
2. Weber County is unaware of any existing risk due to unknown natural hazards on the site or in the area.
3. In the event there is a risk, it does not appear that the residential development of Eagle Ridge Cluster Subdivision Phase 6 will create a discernible increase in a manner known to Weber County at this time.

Conditions:

1. This waiver shall not be construed as a waiver for future development on the site or in the area. It is based on the facts known to the Weber County Planning and Engineering Divisions at this time.
2. Weber County encourages the applicant to consult with a geologist or other qualified natural hazards expert to review and consider the effects of potential natural hazards, if any, on site or in the area.
3. In the event it is discovered that there is risk due to natural hazards on the site or in the area, the applicant shall report the findings to the County as soon as possible, and, if necessary, provide revised plans that mitigate the risk of the natural hazard.