

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

ATTN: Felix Lleverino

RE: Samarel Subdivision Plat Review

Felix,

We appreciate the time spent by the county on the review of the Samarel Subdivision plat. The following table references the comments from the Fire, Engineering, and Planning departments, as well as the response and any revisions to the plat.

Department	Review Comment	Response
Fire	What are the plans for a fire hydrant?	There is currently a 4" culinary water line servicing the property from the Lake View Water System to the northeast. Each home built at the subdivision will be required to provide fire protection by sprinklers or other means. A note has been added to the design plans.
Engineering	1. The fewer accesses off this road the better. But, we want to ensure that the access will be safe.	A 26' wide common access from the bend at Old Snow Basin Road is provided for access to both lots on the subdivision.
	2. Please show the site triangles and show they meet the standards.	Per sec 108-7-7 Clear View of Intersecting Streets: <i>(a) The area of property on either side of an access way formed by the intersection of each side of the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in length measured from the point of intersection and the third side (hypotenuse) being a line connecting the ends of these two sides.</i> 10' site triangles have been shown on the preliminary plat & the design plans.
	3. Show the slope of the driveway as it connects to the roadway.	The slope of the driveway is shown on the design plans, sheet C2.1.
	4. On the east side of lot 2 along Old Snowbasin Rd. there was some mitigation done for some unstable soils and we would want to see a no-access line done through this area.	A Google Earth aerial image from October of 2014 shows work being done in this area. Overlaying the image onto the property shows that the hillside mitigation extend south along the east property line approximately 150 lf. A note has been added to the plat indicating "NO ACCESS" for this 150 lf.

	5. We will do a more thorough review with the subdivision.	OK
Planning	<p>Sec 108-7-32 Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:</p> <p>a) The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.</p> <p>b) It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or another instrument capable of conveying or granting such right.</p>	<p>From the engineering review comment number 1, limiting the number of accesses off of Old Snowbasin Road is preferred, and a 26' wide common access easement is provided to access to both lots.</p> <p>Historically, there has been access to this land in the general area where the drive will be. There is adequate sight stopping distance and visibility at the access location provided. The location of the access is similar to the access for the lot at the other hairpin turn down Old Snowbasin Road from the project. The east property line adjacent to Old Snowbasin Road has limited access due to the soil mitigation area. For these reasons, the location of the shared access easement is acceptable.</p>

The preliminary plat, and the plan set for the proposed building on lot 1 of the subdivision has been included in the resubmittal for reference.

Please review and contact us with any questions you may have.



Heather Avner
Great Basin Engineering