



OGDEN VALLEY PLANNING COMMISSION

PLANNING MEETING AGENDA

April 25, 2017
5:00 p.m.

Pledge of Allegiance
Roll Call

1. Minutes: Approval of the December 06, 2016, February 28, 2017, March 07, 2017, and March 28, 2017 Meeting Minutes
2. Consent Agenda:
 - 2.1. UVE030217 Consideration and action on a request for preliminary approval of Eagle Ridge Cluster Subdivision Phase 6, consisting of 5 Lots, 2 common areas, and an extended road in the Residential Estates (RE-20) and Agricultural Valley (AV-3) Zones, located at 3600 N Eagle Ridge Drive in Eden. (Eden Hills LC, Owner; Tyler Nielson, Agent)
 - 2.2. UVH121416 Consideration and action on an application for final approval of the Hidden Haven Estates 2nd Amendment, consisting of 3 lots and an extended private road in the Agricultural Valley (AV-3) and Shoreline (S-1) Zones, located at 1682 N 6250 E in Eden. (Pineview Partners LLC, Applicant; Randy Shepherd, Applicant)
 - 2.3. CUP 2017-03 Consideration and action on a conditional use permit application for a water pumping plant for Liberty Pipeline Company in the Forest (F-5) Zone, located at 6701 N Durfee Creek Way in Liberty. (Liberty Pipeline Company, Pen Hollist Director, Applicant; Mike Durtschi, Project Engineer, Agent)
3. Petitions, Applications and Public Hearings
 - 3.1. Administrative Items
 - b. New Business
 1. CUP 2017-01 Consideration and action on a conditional use permit application for a public equestrian training and stable facility for Kent Winegar in the Agricultural Valley (AV-3) Zone, located at 9510 E 200 S in Huntsville. (Kent Winegar, Applicant)
 2. CUP 2017-04 Consideration and action for a conditional use request for The Strand at Wolf Creek Resort Phase 1 PRUD located within the approved Wolf Creek Resort Master Development including an average building height of 33 feet as conditionally allowed in the Commercial Valley Residential (CVR-1) Zone, located at 3820 N Wolf Creek Resort. (WCU, LLC, Applicant; Eric Householder, Agent)
4. Public Comment for Items not on the Agenda:
5. Remarks from Planning Commissioners:
6. Planning Director Report:
7. Remarks from Legal Counsel:

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Please enter the building through the front door on Washington Blvd. if arriving at the meeting after 5:00 p.m.

A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting. No decisions are made in the pre-meeting, but it is an open, public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Minutes of the Ogden Valley Planning Commission Regular meeting December 06, 2016, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Laura Warburton, Chair; Will Haymond, Jami Taylor, Robert Wood

Absent/Excused: Greg Graves, John Lewis, John Howell

Staff Present: Rick Grover, Planning Director; Scott Mendoza, Assist Planning Director; Ronda Kippen, Principal Planner; Charles Ewert, Principal Planner; Courtlan Erickson, Legal Counsel; Kary Serrano, Secretary

***Pledge of Allegiance**

***Roll Call**

1. Consent Agenda:

1.1. Rules of Order: Approval of the Rules of Order

MOTION: Commissioner Haymond moved to approve consent agenda item: Rules of Order. Commissioner Wood seconded. A vote was taken with Commissioners Haymond, Taylor, Wood and Chair Warburton. Motion Carried (4-0)

Director Grover said this next request is to vacate a portion of a public right-of-way; typically an area that has been designated a public right-of-way, it ends up being dedicated that way through a subdivision plat. In this instance, they have a piece of land that is being requested to vacate a portion of the Old Snowbasin Road. As the Planning Commission reviews this item, staff noticed it as a public hearing, and if there are any public comments, the Chair needs to open and close the public hearing. After the Planning Commission makes a recommendation; whether it be a positive or negative recommendation. If this is an item they do not feel comfortable reviewing they could table this, but they need to make some type of action on this item. Then staff will forward their action to the legislative body which will be the County Commission; who will then make a formal determination on this. On the screen is an aerial view of the actual street vacation on the dedication plat that was being proposed. The applicant, Roger Dutson will be presenting; and after his presentation there will be a presentation by Ronda Kippen.

2. Petitions, Applications and Public Hearings

2.1. Legislative Items

a. New Business:

1. EV 2016-05: A public hearing to consider and make a recommendation on a request to vacate a portion of the Old Snowbasin Road, a dedicated public thoroughfare located at approximately 5923 Snowbasin Road.

Roger Dutson, Applicant, 5923 Snowbasin Road in Huntsville, said he built a house on this property about 20 years ago, and their entrance runs through this area that he is asking to be vacated. That has been a road for maybe 40-50 years before they built and that was just a dirt road into the parcel. They got the approval from the state who owned all of this back then, and then they conveyed it back over to the county when they built the road going over to Snow Basin. They finally got to the point with the last few years where Snowbasin Road has slipped so greatly down below on his north border; and it has even been closed for short periods of time, before the county got it filled when they had big drop offs over there. The county needs an additional road easement area down there; he would be happy to give all the road easement they need to do whatever they need to do. The subdivision plat that he would be filing, will be after the vacation of the easement if it's vacated and shows the area that is quite a large area down where it's needed for the county, and it will be on the tax role if it is approved.

Ronda Kippen said the item for tonight is a legislative item; they are looking for recommendation, either positive or negative to vacate a portion of the Old Snowbasin Road. This area is not going to impact a public thoroughfare along that road. The area is approximately 1.6069 acres that would be vacated. When an easement is typically vacated, it basically vacates 50% to one property owner and the other 50% to the other property owner. The way this lays out, it would vacate directly to Mr. Dutson, because there is not a property owner to the other side of the easement that would benefit from the vacation of the public thoroughfare. Courtlan Erickson, Legal Counsel said they are not making any representation about who would legally own that land afterwards. They've made it clear in the past conversations with Mr. Dutson, and he understands that fully, when the county vacates it, the county

doesn't decide who gets it, it passes to whoever has the legal right to it. That's an independent separate issue that the county doesn't deal with or has to deal with, and Mr. Dutson is aware of it. Based on Mr. Dutson's willingness to dedicate this property to the county, that is the good cause they were able to find to make a positive recommendation for this vacation. Staff does not feel it would be harmful to the public interest, or it would materially injure any of the public. This could hopefully help us get some maintenance on that road and maybe save the taxpayers in the future.

Ronda Kippen said in reviewing it, she wanted to look at the conformance to the general plan, and address a couple of areas out of the general plan. The transportation goal in the Ogden Valley General Plan is to ensure the Ogden Valley has a transportation system that enhances mobility and connectivity, reduces congestion, and meets air quality standards without disturbing existing land uses. Old Snowbasin Road is the existing local road that is not currently nor proposed to be a collector or arterial thoroughfare into the Ogden Valley. The vacation of the subject property that is currently part of the public thoroughfare known as Old Snowbasin Road will not reduce the existing streetscape design nor have a negative effect on the "Active Transportation Plan" outlined in the Ogden Valley General Plan for a "Proposed Category 2: Bike Lane." Staff does recommend approval of the vacation based on the conditions listed in the staff report and the recommendations are based on the findings listed in the staff report.

Chair Warburton opened for public hearing, there were none, and closed for public hearing.

MOTION: Commissioner Taylor moved to recommend for approval EV 2016-05 which is a request to vacate a portion of the Old Snowbasin Road, a current dedicated public thoroughfare located at approximately 5923 Snowbasin Road. This positive recommendation is based on (a) determination that a good cause exists for the vacation; (b) the public interest or any person will not be materially injured by the proposed vacation; and (c) conformance to the General Plan. This motion is based on the applicant staff's presentation, based on the public hearing, and the accompanied staff report and the finding listed there in. Commissioner Haymond seconded. A vote was taken with Commissioners Wood, Haymond, Taylor, and Chair Warburton voted aye. Motion Carried (4-0)

- 2. **DISCUSSION: ZTA 2016-06:** To discuss and take public comment on a proposal to amend the following sections of Weber County Code: Definitions (§101-1-7), Ogden Valley Lighting (§108-16), and Ogden Valley Signs (§110-2) to provide clearer standards for outdoor light and outdoor lighting devices in the Ogden Valley in order to support dark sky-viewing, astrotourism, the Dark Sky accreditation of North Fork Park, and the Ogden Valley General Plan.

Charles Ewert said the public hearing that was scheduled for tonight, even though it was noticed in the newspaper, it didn't get noticed on the website, it didn't get noticed on the Right to Know Website, the Utah Public Notices Website, so they cancelled the hearing and just want to have a have discussion. If all works out, they will vent out any issues and come back January 03, 2017 meeting with a complete ordinance ready to be adopted and have public hearing at that time.

Charlie Ewert said let's start with Page 22 of 48, on Page 1. He will be referring to the number on the bottom of the page. He went in and added a number of definitions in order to support the Ogden Valley Outdoor Lighting Ordinance.

Charlie Ewert said on Page 2. He changed some of the sign definitions, and Line Item 77 "Sign Face" was transposed to "Face Sign" in the ordinance and we are just trying to fix some of the problem areas as well, and just trying to clarify what kind of definitions in the sign code.

Charlie Ewert said on Page 3. This page is where we go straight into the Ogden Valley Outdoor Lighting Statute.

Charlie Ewert said on Page 4. This page is mostly strikeouts.

Charlie Ewert said on Page 5 starts into the General Standards, that's where they talk about the four basic standards of outdoor lighting in the Ogden Valley. He read Section 108-16-3 – General Standards, Section 108-16-5 – Specific Standards, and Subsections (1) through (6). Page 6 continued with Sign Lighting and the rest was all strikeouts.

Charlie Ewert said on Page 7. This page is all strikeouts.

Charlie Ewert said on Page 8 Exemptions, he gives a list of things that should be exempt from the requirements of the code and he applied a few additions, in order to get this exemption they have to do x, y, or z, before they could be exempt. He read Section 108-16-5 – Exemptions, Line Items 284 through Line Items 303.

Charlie Ewert said on Line Item 304, Subsection (5) Historic Antique Lighting. He wasn't sure in the last work session why they would exempt historic and antique lighting, if they could be retrofitted to still have the shielding necessary to make it comply. The response from the commission was that they had decided that should be held in the same standard. Director Grover said they have looked at fixtures and they could easily be retrofitted.

Charlie Ewert said on Subsection (6) Holiday or Festive Lighting and read Line Item 307 through Line Item 312, and said string lights cannot stay up permanently and needs to come down once a year. It's still in the code regarding string lighting and its output lighting. They will get into that and some of these can overlap. Festive lighting in the output lighting that could be an overlapping term.

Ron Gleason said they could put the lights up one day and take them off the next day and then put them back up the following day. Mr. Ewert replied that is correct and they wanted to make sure that it was at least required to take them down once per year. From what he understood from the Planning Commission, maybe they don't want to get into that level of regulation.

Charlie Ewert said on Subsection (7) Low Output Light Source, and read Line Item 313 through Line Item 317. Let us do the same calculations that they do for canopies and figure out what are they intending to light, and how many lumens per square foot is that. They could say for our large area, we are intending to light an acre of land and take the full amount of lumens per square foot in this small spot where it's bright in this one spot.

Chair Warburton asked on Page 7, Section 108-16-8 c. it states that penalties are outlined in this land use code. She couldn't find any penalties. Mr. Ewert replied it's not in the lighting ordinance; its elsewhere in the land use code, he didn't include it in here and probably should have. There is an enforcement penalty that is in General Provisions in Chapter 1, and he believed it's either Class B or Class C misdemeanor and that is on Line Item 451, Section 108-16-8 (b).

Chair Warburton referred to Page 5, Line Item 220 through Line Item 226 and asked if that meant that light coming out more than 50% out of the window. Mr. Ewert replied if it's residential it falls under Category A, so that is exempt in residential and agricultural uses. He is talking about commercial, and if you are standing outside on the street, and can see any of the lights inside those windows, then the cumulative area of all those openings, 50% of that light cannot trespass through.

Charlie Ewert said on Page 9, Subsection (9) Motion Sensor controlled light source and he didn't specify that. This is a good deal with a number of lights that are out there are going to be no retrofit necessary except putting a timer on that. The timer could be a light switch so if you light that up; and people could easily do that and replace out that light switch with some kind of motion sensor or timer.

Charlie Ewert said on Page 9, Subsection (11) Safety or Security Lighting this one he revised and he wanted to make it very clear what the standards are: Submit to us proof from your insurance company, that they are going to go after you if you don't change your lighting situation.

Charlie Ewert said on Page 9, Subsection (12) Special Event Lighting that was one that Commissioner Lewis was advocating in the last meeting. He read Line Item 351 through Line Item 355.

Director Grover indicated that Mr. Mendoza said that there is no noise ordinance. Chair Warburton replied that she thought there was one. Director Grover said that he was going to do some quick research. Mr. Ewert said that noise could be construed a nuisance but we haven't set a standard on what that is, so it would take a court to make that determination.

Charlie Ewert said let's focus on Part B and come back to Part A. Special Events shall not occur more than twice per month, is everyone okay with that. The response was yes. Mr. Ewert said that get's him back to Part A, we're not saying no light after 10, what we're saying is lights that don't comply with referenced ordinance.

Charlie Ewert said on Page 9, Subsection (13) Underwater Lighting, and as long as you are not trying to get away with lighting something above the water, because underwater lighting is exempt. Oh put a big spot light under your pool to light up your statue.

Charlie Ewert said on Page 9, Subsection (15) Tower Lighting, and he is talking about FAA Towers and we want to make sure there are some exemptions. However, the FAA minimum would be the county's maximum.

Charlie Ewert said on Page 9, Subsection (16) Traffic Control Devices, they can't say no streetlights, and they could try and in their General Plan states no traffic lights.

Charlie Ewert asked if there were any questions on exemptions. Of all the other ordinances he has read, this is the most comprehensive list of exemptions.

Charlie Ewert said on Page 10, Section 108-16-9 Procedures for Compliance, they are basically saying that they need to provide certain additional things with your application; whether it's design review, building permit review, land use review, and that's what needs to come in with the permit.

Charlie Ewert said starting on Line Item 395 Land Use Authority, may require the applicant to submit photometric schematics and attestation from a qualified professional that the submittal complies with this chapter. What is important to acknowledge here, the chapter does not talk about foot candles on the ground.

Charlie Ewert said on Page 11, Section 108-16-7 Required Replacement of Nonconforming Outdoor Lighting, and Line Item 412. He took out amortization and put in replacement. This is our seven year standard; if before seven years you plan to modify the building of the site to a certain threshold; you will also be bringing up your lights to that standard. If we do eliminate residential and agricultural from the applicability of this; are there any standards in the applicability that should stay.

Assistant Director Mendoza said as far as the education component, the Planning Division is working with Starry Nights, and when we create a project for residential in Miradi, Starry Nights is one of the review agencies Starry Nights is aware of that and they go down and have a conversation and educate developer. They offer expert attorney written CC&R's, they offer resources to the developer and the homeowner in trying to find lights and fixtures that are in compliant and that research is done for them. Starry Nights is being very careful in not implicating the County with the night sky or the ordinance.

Charlie Ewert Charlie Ewert said on Page 11, Section 108-16-8 Violations and Enforcement. He will get in there and mandate for the county to provide education. He wants to run that by legal before he does anything to forming an ordinance, he should have something back on January 3rd that has the provision.

Charlie Ewert said on Page 14, Section 108-16-15 Examples of recreation facilities. He talked to both Ski Resorts, and they said it's more than likely they know how to do it; they aren't going to use that much light. Those huge light poles are going to have very long tubes at the end of them to hide that bolt from offsite area.

Charlie Ewert said that phase out that we have on the lighting ordinance, he could easily copy and paste it and do a side code if you want to see that. Giving up the seven year phase out and they have to be in compliance. Or they can do any site improvement will require a sign replacement. In the State Code there are protections for signs; it is only relevant to Billboards, and he think.

Chair Warburton said on Page 11, Section 110-2-4 Non-conforming Signs. She said she was confused by this and read Line Item 345 through Line Item 347, and even though it was out of conformance, what if they change a sign. Mr. Ewert replied if you change the message on the sign, according to our nonconforming section and this division, the county cannot require you to replenish that sign. But if you change the structure of a sign, then you need to bring it into compliance.

Charlie Ewert said they have a lot of nonconforming signs and a provision in the sign code that are now non-enforceable due to the Supreme Court decision that was made last year. It was determined that that if you have to read the sign to determine what kind of sign it is, that it was an illegal infringement on the first amendment freedom of speech. The way the current provision is, a property owner can be out of compliance; and can be nonconforming provided that it was grandfathered from a previous ordinance.

Charlie Ewert said on Page 16, Section 110-2-11 Temporary Sign Usage and asked if the commissioners had any questions on the tables. There was no response.

Charlie Ewert on Page 24, Section 110-2-12, Sign Materials and Display Standards, and the only reason we dived into sign is because of the lighting. Essentially we had two different provisions, one was internal illumination and the other was external illumination. We removed internal illumination all together and just talked about illumination. We don't specify what internal illumination is; just that the light has to be downward directed shining only on the sign face so that the parameter with the light doesn't go more than six inches beyond that sign face when it's on flat wall. There is a little bit of caveat for the Halo; by its nature Halo reflects off a surface and that's okay. We can also say if we can't tell that you comply, then we can ask you to bring in a professional photometric plan for signs. The difference with the sign is the bulb is here, the sign is here, so the lumens difference between that distances is not that much. He just took an estimated guess on that picture that it's 1650 lumens all together.

Charlie Ewert said on Page 25, Line Items 543 through Line Item 552, there are a lot of strike outs and restructured external and internal.

Charlie Ewert said on Page 25, Subsection (12) Sign Area, Line Item 586 through 590. There is a standard for it here and a definition for it, so he just struck it out and said see Section 101-1-7.

Charlie Ewert said on Page 26, Section 110-2-15 Examples of Sign Illumination and he put in some picture. He had a request from the Ogden Valley Starry Nights to choose a different sign so he will be looking for something else that is not yellow and red is not attractive colors and don't fit with the community character.

Charlie Ewert said prior to 2010 it said the sign face had to be of colors, earth tone in nature, muted colors that are not bold colors. This question was mainly proposed to the Starry Night folks if they would be able to consider in putting that back into the sign code. Right now the sign code says support structures shall be of a certain materials and muted earth tones and didn't know what the legislative intent was to remove it.

Director Grover said the other point you need to look at to is, the General Plan also talks about village areas. When we started looking at those village areas, we are going to be looking at possibly at foreign based code. Those areas we'll plan to identify that area for that specific architectural style which the General Plan talks about. If we start getting into too much detail on this right now, I think we might be doing some disservice to the village area planning.

Charlie Ewert said we have a request from the Ogden Valley Land Trust to allow them to erect a historic farm sign on a historic farm. Right now the proposal that they have which they say looks a lot like the sign that you see over in the park. Technically that is a pole sign and pole signs are not allowed. They are requesting since the sign code is open to see if enough of the Planning Commission would be amenable to allowing something like this for Legacy Farm. Under the new read case, if you have to read the sign and know what kind of sign it is, you are regulating free speech and you can't do it. So if we have to read that sign to know that it is a historic sign, we are regulating free speech.

Chair Warburton opened up for Public Hearing.

Ron Gleason, who resides in Huntsville, gave a presentation about Dark Skies and the importance of maintaining IDA Accreditation, the involvement of everyone that has worked diligently to keep that status. How Ogden Valley is not only competing locally to maintain their status but also worldwide, and the importance of this ordinance. There are going to be some pressure for the county to figure out these processes are and how to do the education, and how to iron out the process.

Ron Gleason said on Page 9, Section 108-16-5 Subsection (10), about the indoor lighting projecting out. Part of the discussion at the work session was single residential versus multi-family. On there it just says residential, does that mean single family or multi-family. We talked about Page 9, Section 1008-16-5 Subsection (12) Special Events and Special Lighting, and Commissioner Taylor brought up the Kelley Creek Farm Agri-Tourism. They have all year lighting which is up, and if you do something special, is that going to bleed over and affect the Agri-Tourism. On Section 108-16-5 Subsection (3) Exemptions of Federal and State facilities; does that include churches or is it just federal and state, because there are a lot of improvements that need to be done on those there.

Chair Warburton closed for Public Hearing.

- 3. **Public Comment for Items not on the Agenda:** None
- 4. **Remarks from Planning Commissioners:** Chair Warburton introduced and welcomed Steve Burton, the new Planner II.
- 5. **Planning Director Report:** None
- 6. **Remarks from Legal Counsel:** None
- 7. **Adjournment:** The meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Kary Serrano, Secretary,
Weber County Planning Commission

Minutes of the Ogden Valley Planning Commission Regular meeting February 28, 2017, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Jami Taylor, Chair; Laura Warburton, John Lewis, Robert Wood, Greg Graves

Absent/Excused: John Howell, Will Haymond,

Staff Present: Rick Grover, Planning Director; Scott Mendoza, Assistant Planning Director; Ronda Kippen, Principal Planner; Steve Burton, Planner II, Courtlan Erickson, Legal Counsel; Kary Serrano, Secretary

Pledge of Allegiance:

Roll Call:

Chair Taylor asked if any member had ex parte communications to declare. No ex parte communications were declared.

1. **Minutes:** Approval of the November 1, 2016, January 3, 2017, and February 7, 2017 Meeting Minutes.

Chair Taylor approved the November 1, 2016, January 3, 2017, and February 7, 2017 meeting minutes as written.

2. **Consent Agenda:**

- 2.1. **UVO080116: Consideration and action on a request for final approval of Old Town Eden Condominiums in the Commercial Valley (CV-2) Zone, located at 5510 E 2200 N in Eden. (Ben Toone, Applicant)**

MOTION: Commissioner Warburton moved that they approve consent agenda item UVO080116 for final approval of Old Town Eden Condominiums in the Commercial Valley (CV-2) Zone, located at 5510 E 2200 N in Eden. Commissioner Wood seconded. A vote was taken with Commissioners Warburton, Lewis, Wood, and Chair Taylor voting aye.

Motion Carried (4-0)

Director Grover said this next item is amending the original conditional use permit; each zone there are certain uses that are permitted, and certain uses that are conditional. This commission approved conditions that were applied to this CUP. This is an administrative item and if this commission chooses to entertain public comment they can do so. We are having Ronda Kippen give a short outline of where it's at; and then we will have an introduction with Daniel Dailey who will represent the project, and give detailed information of what he plans to do. Ms. Kippen will then follow up and explain how it meets the ordinance.

3. **Petitions, Applications and Public Hearings**

- 3.1. **Administrative Items**

- a. **Old Business**

1. **CUP 2016-16: Consideration and action for an amendment to the site plan associated with the conditional use permit for an Agri-Tourism operation identified as the Dancing Moose Farms Art & Ecology Center in the Forest (F-5) Zone, located at 13485 East Hwy 39 in Huntsville. (Dailey Family Limited Partnership, Applicant; Daniel Dailey, Agent)**

Ronda Kippen, Project Manager, said the property is located at 13485 East Hwy 39; it lies in the F-5 Zone and covers approximately 17.39 acres. The applicant received approval of the agri-tourism operation on this site February 24, 2015, and entered into a farm stay development with Weber County on December 8, 2015. The applicant is now modifying the site plan to address concerns brought forth by the Fire District. She indicated Mr. Dailey would address the reasons for the amendment and also give an update on his progress on his agri-tourism venture.

Daniel Dailey, 1546 East Sunny Side, Salt Lake City, said the reason they are changing the site plan for the Dancing Moose Farms is primarily because the Fire Marshal requested we do a road with a turnaround. In terms of taking up space from the property, it would take up an acre and a half of the property. In looking at a plan for the Fire Marshall, determined the front parking area would be a better place for the yurts. It would have fire emergency access is the reason for the change. In terms of the neighbors concerns when he met with them; was to provide some protection and create better access. There was a concern they didn't have water for this project; this was addressed by hiring a water engineer from the State of Utah, and he received a Certificate of Compliance. A concern was being able to grow at that

altitude, and there was a recommendation to get a hold of Pete Rasmussen. Mr. Rasmussen currently sets up a CSA in their shop. They have 12 to 14 people that come in weekly and buy fresh produce. Another concern was the UDOT Access; he did a Traffic Impact Study which a Civil Engineer drew up plans, and UDOT approved access to the property through this development. They installed a solar water pump station that pumps water up to the highest point on the property, so they could use gravity feed to run water through a high tunnel to water our animals. They have held six Permaculture Classes to help introduce people to the farm and they have a lot of interest. We raise Icelandic Sheep on the property with 15 sheep, 3 rams, and currently doing a rotational grazing, so they can move the animals throughout the property. They plan to build a home up there as part of the site plan. His son and wife will be residing there to help with the farm.

Ronda Kippen said the key component why the amendment is to bring the Yurts that were located on the site plan, and for those of you that weren't here in 2015, initially the Yurts were located in the rear of the property. Mr. Dailey has redesigned the site to bring the Yurts right next to the parking area; so they don't have to disturb agricultural property with those improvements. He has also provided architectural details to the proposed water tank; and the proposed water tank will be located in the upper right hand corner of the site. He will be screening with an earthen berm and landscaping. In between the Yurts, Mr. Dailey had a landscaping plan last summer to plant 125 trees and all these trees are shown on the site plan. The Yurts will go in between the trees and there will be some art display. Their packet includes an architectural rendering for the farm stand, animal shelter, and a chicken coop. The production and agri-tourism has been operating for two years. The general design and layout concentrates all of the tourism and activities into a distinct activity center; and the area within this development the activity does not exceed 20% of the farm overall growth acreage. The remaining acreage shown outside of the activity center shall be maintained agriculturally and that is consistent with the land use code. By amending the site plan and locating the Yurts closer to Highway 39; safety for persons and property is adequately addressed by making the facility more accessible to emergency services vehicles. The water tank was one part of the structure that was not on the original application, and the location on the site where the water tank is, adequately addresses the yard setback for the zone. By moving the infrastructure closer to the road, it is preserving more agricultural property which is taking care of the environmental aspect. This proposal does meet the goals and objectives of the 2016 General Plan which identifies agricultural as a prominent feature of the valley; and it has set goals and objectives to promote working farms by supporting agricultural operations in Ogden Valley. Planned architectural renderings conform to the county land use code. The applicant has entered into a farm stay development agreement with Weber County, and they will need to amend that with the new site plan. Based on staff's evaluation and all review agencies, they forward a positive recommendation for approval of CUP 2016-16, a conditional use permit amendment for agri-tourism operation identified as the Dancing Moose Farms Art and Ecology Center located at 13485 East Hwy 39. This recommendation for approval is subject to the following conditions that this farm stay development agreement is amended to approve the new site plan. This recommendation is based on the findings outlined in the staff report.

Chair Taylor opened up for public comment.

Robin Olson said she is part owner to the property right next down towards the river. Some of her concerns are being able to keep their privacy when they go and visit their property. They are having tourists come to the area and they are going to want to explore the area; especially down towards the river. That is one of their main concern is the privacy and the safety of us not knowing who is in the area. Commissioner Warburton asked what she would like to happen to make her feel safer. Ms. Olson replied she was not sure and how can they guarantee their safety and privacy.

Commissioner Warburton said because of the conditional use permit; if they see there are things that can be mitigated, to reduce the detrimental effects then they could do that but are unable to stop it. The nice thing about a conditional use if it's abused; it can be revoked. Ms. Olson said their goal is not to be troublesome but to be respectful to their neighbors. She is hoping to have that respect and be assured she would have that same respect.

Chair Taylor closed for public comment.

Chair Taylor asked Ms. Kippen if she would come and address Ms. Olson's concerns. Ms. Kippen replied she believed Ms. Olson's questions and concerns are more likely a civil agreement between her and the applicant. With the new

location of the Yurts, it is taking that tourist element further away from where Ms. Olson's property would be located. Mr. Dailey said he did attend a cleanup with the Cougar Partnership; and they addressed concerns with people walking down the river, and the Yurts being moved forward. His son and wife would be building a home closer to their area; and would not like people wondering on their section of the property.

MOTION: Commissioner Warburton moved to approve CUP 2016-16 subject to all the agencies requirements outlined in the staff report dated February 28, 2016. The reason for the approval is in keeping with the General Plan and how we can maintain a rural area. Commissioner Lewis seconded.

DISCUSSION: Commissioner Warburton said the mitigation of the house is the best screening and it works for her. Chair Taylor said with it being a conditional use permit; there are certain ways and avenues that certain things aren't being met there is a recourse, and it can be done respectfully with the surrounding area.

VOTE: A vote was taken with Commissioners Warburton, Lewis, Wood, and Chair Taylor voting aye.
Motion Carried (4-0)

Director Grover said this next item is a consideration and action on a conditional use permit application for a public utility substation, i.e. water storage tank for the Wolf Creek Water and Sewer Improvement District. With a conditional use permit and anytime you have a public utility substation requires the Planning Commission is to look at how it can better fit into the area. Steve Burton will introduce this item, and then we will have Mike Durtschi and Eric Householder will do their presentation, and Mr. Burton will come back and show how it will meet the ordinance. On this you can choose to take public comment if you desire.

Commissioner Lewis asked Courtlan Erickson; if he should recues himself because there may be some kind of conflict of interest. This is a water tank and its right in the middle of Wolf Creek Resort; he owns land all around it, and has dedicated some land to it. Mr. Erickson replied the normal process would be for you to declare to the members of the Planning Commission which you just did. If you feel you want to take action to recues yourself, otherwise the members of the Planning Commission would discuss that with you and then take a vote.

Chair Taylor said the main issues when you are looking at potential conflict of interest would be a direct substantial financial interest proposal. Commissioner Lewis replied that he didn't get paid for it. Chair Taylor asked if any of the other Commissioners were not okay with this and there was none. She didn't see a conflict of interest with this. Commissioner Lewis said the only reason he brought this up was so that it's on the record. Chair Taylor said it would be okay to move forward on this.

b. New Business

1. CUP 2017-01: Consideration and action on a conditional use permit application for a public utility substation (water storage tank) for Wolf Creek Water and Sewer Improvement District in the Open Space (O-1) Zone, located at the Intersection of Retreat Drive and Mountain Ridge Drive in Eden. (Wolf Creek Water and Sewer Improvement District, Applicant; Mike Durtschi, Project Engineer, Gardner Engineering, Agent)

Steve Burton said just to briefly introduce this, we have an application request for consideration and action on a conditional use permit for a public utility substation (water storage tank) for Wolf Creek Water and Sewer Improvement District as an administrative type of decision. This is in reference to CUP 2017-01, located approximately at the intersection of Retreat Drive and Mountain Ridge Drive in Eden. The project area is 42,870 sq. ft. and the zoning is Open Space. There is an existing water tank on the property and the proposed water tank will be about 40 feet from the existing water tank. This is a 500,000 gallon water storage tank and the water thank will provide the storage capacity needed to meet the added demands of the proposed development within the water system boundaries.

Dan White, Project Manager, said the water tank proposed will be next to the existing tank will be buried. When completed they will have six inches of top soil over it and designed for a gradual slopes 2-1. The area will be mulched and hydro seeded in this place to slow down any water runoff. We are doing everything we can to screen it. That is why they are asking for conditional use permit.

Steve Burton said this is an aerial site plan where the tank is going to be located. The other standards to consider in approving the conditional use permit; safety for persons and property, traffic and congestion delays is not anticipated with this proposal. As per the County Engineering Division; the contractor will be responsible to guarantee site materials and not tracked onto the county roadways, and a condition of approval has been added. Consider the infrastructure amenities and services that this water tank will provide culinary water to the new development in the area. The environment for the project is located near an intermittent stream corridor; the Engineering Division will require access to the site outside of the 50 foot setback for the stream, and this has been added to staff's recommendation. The applicant has provided a Landscaping Plan to ensure that the disturbed ground has the same appearance before the tank was installed. The proposed use conforms to the Ogden Valley General Plan by providing additional water sources to meet the demands of the valleys exiting water system. The performance outlined in the document and specifications as part of the application; this property conforms to the Land Use Code. Staff recommends approval of the proposed conditional use permit application for Wolf Creek Water and Sewer Improvement district's water storage tank. This recommendation for approval is subject to all review agency requirements and conditions based on findings listed in the staff report.

MOTION: Commissioner Warburton moved to approve CUP 2017-01 subject to all agency requirements and conditions as outlined in the staff report for February 28, 2017 so people will have water. Commissioner Wood Seconded. A vote was taken with Commissioners Warburton, Lewis, Wood, and Chair Taylor voting aye. Motion Carried (4-0)

Director Grover said this next item is a legislative item and what they are looking at is to discuss and take public comment on a proposal to amend the following sections of Weber County Code: Definitions (§101-1-7), Ogden Valley Lighting (§108-16), and Ogden Valley Signs (§110-2) to provide clear standards for outdoor light and outdoor lighting devices in the Ogden Valley in order to support dark sky-viewing, astrotourism, the Dark Sky accreditation of North Fork Park, and the Ogden Valley General Plan. Staff is the representative of items listed, so Charlie Ewert will be presenting this.

3.2. Legislative Items

a. Old Business

1. DISCUSSION: ZTA 2016-06: To discuss and take public comment on a proposal to amend the following sections of Weber County Code: Definitions (§101-1-7), Ogden Valley Lighting (§108-16), and Ogden Valley Signs (§110-2) to provide clearer standards for outdoor light and outdoor lighting devices in the Ogden Valley in order to support dark sky-viewing, astrotourism, the Dark Sky accreditation of North Fork Park, and the Ogden Valley General Plan.

Charles Ewert said on the screen will be what the Planning Commission saw January 3, 2017 and what's in front of you. The primary question from the January 3rd meeting revolved around residential dwellings. Will residential facilities both existing and future be mandated to comply with the Dark Sky for Ogden Valley Outdoor Lighting Ordinance? There were two alternatives that were requested by the Planning Commission, and presented at work sessions at the last meeting. The first alternative was that existing dwellings be are forever grandfathered, and future dwellings are not required to comply. Alternative two was existing dwellings grandfathered, and future dwellings are required to comply. The idea behind alternative two was that those dwellings haven't been constructed so they have plenty of time for notice and plenty of time for compliance. After the work session, the commissioners asked me to present a draft with alternative two.

Charlie Ewert said on Page 3, and he read Line Items 132 through 134 and said they will have to change that, and remember it started January and they bumped to March.

Charlie Ewert said on Page 7, Subsection (1) Lighting Conversion, and read Line Items 288 through 295.

Commissioner Wood asked didn't we say we wanted to change that from seven years to five years. Mr. Ewert replied he missed that and he will get that fixed when it goes to the County Commission.

Chair Taylor asked if we go ahead with a vote and decision on this, should we bring up the five year. Mr. Ewert replied that would be helpful for the Commission to see that's why it was changed from seven years to five years.

Chair Taylor opened for public hearing.

Richard Menzies said he is speaking on behalf of Janet Muir, and she presented a short presentation to be entered into public record. He read her presentation.

Chair Taylor closed for public hearing.

Commissioner Graves arrived at this time.

Commissioner Lewis said that he has watched Charlie, Janet, Ron, and a lot of other people putting in a lot of time and energy into this. He is impressed that many people are trying to protect what we have up in the valley to be very special. In all the Planning meetings with the General Plan; people have different opinions, but he heard that people want to keep it darker. The stars are important and as a builder; he wanted to point out that this does not affect people who currently have homes; it only affects the future homes being built. He didn't see anything as a builder that was difficult to do. As a builder it keeps your neighbors from being blinded; and encouraged the Planning Commission and the County Commission to consider this carefully to help protect what is important.

MOTION: Commissioner Lewis moved to recommend approval to the County Commission for ZTA 2017-06 to discuss and take public comments on a proposal to amend the following sections of Weber County Code: Definitions (§101-1-7), Ogden Valley Lighting (§108-16), and Ogden Valley Signs (§110-2) to provide clearer standards for outdoor light and outdoor lighting devices in the Ogden Valley in order to support dark sky-viewing, astrotourism, the Dark Sky accreditation of North Fork Park, and the Ogden Valley General Plan. This is subject to recommendations and findings listed in the staff report and subject to changing the time period from seven years back to five years. He didn't think there was that much difference between five years to seven years; to eventually catch up with commercial that would cause a financial burden or otherwise. Commissioner Wood seconded.

Courtlan Erickson, Legal Counsel asked for clarification for the seven year (Line Item 291). Chair Taylor asked Commissioner Lewis if he wanted to change that on (Line Item 291) from seven years to five years. Commissioner Lewis replied yes. Chair Taylor said for clarification there was a question of Option 2 or Option 1 as it is written, and what Mr. Ewert was referring to Option 2. Option 2 meaning current residents grandfathered in and future residents would be mandated with the ordinances, and commercial would be caught up with five years.

AMENDED MOTION: Commissioner Warburton moved to amend the motion to add that the county would create a Dark Sky Committee to include representatives as follows: one Planning Department employee, two valley residents at large, two valley business association members, and one Ogden Chamber of Commerce. For the purposes of advising the county on Dark Sky best practices, implementation strategies, seventh programs, public/private partnerships that the County Commission deems necessary. Commissioner Graves seconded.

DISCUSSION: Chair Taylor said she likes the motion and asked Commissioner Warburton if she would like to explain her motion. Commissioner Warburton said that in the ordinance it talked about the county would work to create incentives and so forth. It just needs to be more formal especially with the people that have worked so hard on this, and they need to be recognized. Commissioner Wood asked who would be selecting these people. Commissioner Warburton replied that would be the County Commission, or whatever they decide, because it would be creating a new committee. A vote was taken with Commissioners Warburton, Lewis, Wood, Graves, and Chair Taylor voting aye. Motion Carried (5-0)

DISCUSSION: Commissioner Warburton gave her opinion and reasons why she is opposed to regulating homes. Commissioner Graves responded and gave his reasons as to why this was needed in the valley. They both agreed that Dark Skies was needed in the valley.

VOTE: A vote was taken with Commissioners Lewis, Wood, Graves, and Chair Taylor voting aye. Commissioner Warburton voted nay. Motion Carried (4-1)

Chair Taylor read a letter addressed to the County Commissioners in reference to the Ogden Valley Lighting Ordinance pertaining to the Dark Sky in the valley. The letter was also signed by some of the Planning Commissioners.

4. **Public Comment for Items not on the Agenda:** Jan Fullmer who resides in Eden said having worked a lot on the Ogden Valley General Plan with Logan Simpson Consultants that final plan was summarized down quite a bit to get it approved by the Weber County Commission. When it came up before the County Commissioners to approve it, they made one change to grant bonus development units in Ogden Valley for cluster development. Commissioner Ebert met with the GEM Committee last month and we explained to him after verification, that the commissioners cannot overrule an existing ordinance. The ordinance passed in 2015; stated there would be no more bonus development units granted for cluster development in Ogden Valley with the exception of the resort area. To the best of their knowledge no one has step forward to change this ordinance which the commissioners approved. We paid consultants this last time to do another plan; and what happened since 1998 not a lot of changes. The only way to make the plan happen is to have ordinances that ensure compliance. Other communities have been very successful in having similar ordinances passed for residential lighting. When we worked on that plan, they did everything possible to make sure they did preserve property rights, wherever possible especially development rights. We would like to let the commissioners know that this is an ordinance; this ensures Dark Skies will happen in the future.
5. **Remarks from Planning Commissioners:** Commissioner Graves apologized for being late. Commissioner Warburton said in reading the ordinance there were a few things that she needed to speak with Mr. Ewert on some thoughts, and the less they have conditional uses so people can understand more and be able to forward without having to come here.
6. **Planning Director Report:** Director Grover said the next work session meeting coming up we will address ADU's. At the end of that do they want to continue on with that discussion? The Planning Commissioners said they would like to have more discussion.
7. **Remarks from Legal Counsel:** No remarks from Legal Counsel.
8. **Adjourn Public Meeting to Convene to a Work Session**
WS1. DISCUSSION: Ogden Valley Hydrogeology Report Update
Charlie Ewert said that this was miss noticed; the Ogden Valley Hydrogeology Report was intended for the next work session for next week.
9. **Adjournment:** The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,



Kary Serrano, Secretary;
Weber County Planning Commission

Minutes of the Ogden Valley Planning Commission Work Session meeting March 07, 2017, in the Weber County Breakout Room, commencing at 5:00 p.m.

Present: Jami Taylor, Chair; Laura Warburton, John Howell, Greg Graves, John Lewis, Robert Wood,

Absent/Excused: Will Haymond

Staff Present: Rick Grover, Planning Director; Scott Mendoza, Assistant Planning Director; Charles Ewert, Principal Planner; Courtlan Erickson, Legal Counsel; Tiffany Bennett, Secretary

Public Present: Roni Gleason, Jan Fullmer, Gary Fullmer, Miranda Menzies

Chair Jami Taylor called the meeting to order, and then voted to amend the agenda, John Howell seconded it and the Motion passed. Chair Taylor stated that the first item for the discussion would be Accessory Dwelling Units and Transferable Development Rights.

Charles Ewert wanted to start with the A.D.U. Standards.

- A.D.U. Size Limitations
 - After discussion about ADU size limits in a Main Building there may need to be some limit.
 - After discussion Charles Ewert confirmed that currently the size limit is 25% of the dwelling or 800 square feet, whichever is more restrictive (with a minimum of 400 square feet). Mr. Ewert suggested that he would work on getting some size limitations and come back with an Ordinance Proposal for the next work session discussion.
 - The Board was worried by allowing ADU's the community would take advantage of building a 2nd dwelling on one lot. Rick Grover confirmed with other Counties and Cities that only 3-5% took advantage of the ADUs. Therefore density might not be a concern.
- A.D.U. Setbacks
 - The Board discussed that the setbacks for an ADU should be for a Single Family Dwelling according to the zone. The Board also discussed that the ADU would only be allowed to take up 25% of the backyard. If the ADU was built attached to an existing garage then it could be attached to the side to fit within the setbacks or retrofitted on top of the garage to meet the setbacks.

Lucy Jordan, Hydrogeologist and Mike Lowe, Retiree from Utah Geological Survey presented the Ogden Valley Planning Commission the Ogden Valley Hydrogeology Report Update.

The Board expressed their appreciation and enjoyed the information that was given. A member of the public asked if Lucy Jordan could send the presentation to the Planning Department so the Planning Department may post the presentation online. Ms. Jordan agreed to send the power point to Charles Ewert to post.

Charles Ewert stated that the presentation was over and that the Board would continue the discussion on A.D.U. Standards.

- Where should ADU be located on the Lot?

- After the discussion the Board agreed that the ADU could be built in front, side, or rear of the main building. As for the architectural style/materials, the board wanted to keep the regulations as is. Charles Ewert will present to the Commission in the next Work Session some images relating accessory structures to main buildings.
- Possibility for motor homes to be converted into ADU's,
- The Board discussed mobile homes e architectural style matching the primary dwelling if visible from the front.
- Main door of ADU visible from the right of way?
 - After the discussion the Board agreed that the main door of the ADU should be screened from the front.
- Owner occupancy of main house and renting the ADU's
 - They agreed that the ADU. rental must be owner occupied, Except for P.R.U.D.
- ADU- should short term rental be allowed or only 30+ days?
 - They discussed that short term rentals should be allowed.
- How many ADU's can one lot have?
 - The Board decided that only one should be allowed.
- Parking for the ADU
 - The Board decided some kind of screening standards should be considered.

The Board decided the discussion on T.D.R. program should be discussed at a later date.

Chair Jami Taylor motioned to adjourn; John Howell seconded the motion to adjourn.

The Ogden Valley Planning Commission Meeting ended on March 07, 2017 at 8:15pm.

Respectfully Submitted,

Tiffany Bennett, Secretary;

Weber County Planning Commission

Minutes of the Ogden Valley Planning Commission Regular meeting March 28, 2017, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Jami Taylor, Chair; Laura Warburton, John Lewis, John Howell,

Absent/Excused: Robert Wood; Greg Graves

Staff Present: Rick Grover, Planning Director; Scott Mendoza, Assistant Planning Director; Charlie Ewert, Principal Planner; Courtlan Erickson, Legal Counsel; Kary Serrano, Secretary

- *Pledge of Allegiance*
- *Roll Call*

MOTION: Commissioner Warburton moved that we go suspend the rules to open and close for public hearing since there is no public in attendance, and pass the entire agenda as a whole. Commissioner Lewis seconded. A vote was taken with Commissioners Lewis, Howell, Warburton, Chair Taylor voting aye. Motion Carried (4-0)

1. Legislative Items:

- 1.1. ZTA 2016-04:** Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), 108-10 (Public Buildings and Public Utility Substations [or] Structures, and 104-29-2 (Ogden Valley Destination and Recreation Resort Zone DRR-1) to provide the definition of "utility" to modify the front setback requirement for utility structures when not on a lot abutting a public right of way, and to clarify provisions for public utility substations and structures.
- 1.2. ZTA 2017-02:** Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), to eliminate redundancies and provisions no longer relevant in the definition of "lot of record."
- 1.3. ZTA 2017-03:** Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), to clarify that a "recreation lodge" includes sleeping rooms intended for nightly rentals.
- 1.4. ZTA 2017-04:** Public hearing, discussion, and decision on a proposal to amend Part I of the County Code of Ordinances, Chapter 2-17 (Township Planning Districts) and Section 102-5 (Rezone Procedures) to remove irrelevant references to "townships" from the Weber County Code.
- 1.5. ZTA 2017-05:** Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), 102-4-3 (Land Use Permit Revocation), and 108-4 (Conditional Uses) to clarify permit or approval time limits before commencement of construction or commencement of use.
- 1.6. ZTA 2017-06:** Public hearing, discussion, and decision on a proposal to amend Section 102-1-5 (Hearing and Publication Notice for County Commission, 106-1-6 (Agency Review and Public Notice), and 106-1-8 (Final [Subdivision] Plat Approval Procedure) to extend the timeframe a subdivision proposal has before being reviewed by the Planning Commission, to correct old references, to clarify that a public meeting is required for a subdivision but not a public hearing, and to clarify the code generally.
- 1.7. ZTA 2017-07:** Public hearing, discussion, and decision on a proposal to amend Section 101-1-7 (Definitions), to eliminate irrelevant or conflicting provisions regarding the definition of a "restricted lot."

Chair Taylor asked if anyone in attendance would like to speak in regards to the items on the agenda, since there was no response, she entertained for a motion for the legislative items as a bundle. .

MOTION: Commissioner Warburton moved to recommend for approval to the County Commission to all items on the agenda for March 28, 2017; ZTA 2016-04, ZTA 2017-02, ZTA 2017-03, ZTA 2017-04, ZTA 2017-05, ZTA 2017-06, and ZTA 2017-07 as recommended by Planning. Commissioner Howell seconded. A vote was taken with Commissioners Lewis Howell Warburton, Chair Taylor voting aye. Motion Carried (4-0)

2. **Public comment for items not on the agenda:** There were no public comments.
3. **Remarks from Planning Commissioners:** There were no remarks from the Planning Commissioners.
4. **Planning Director Report:** Director Grover said he wanted to brief the commission that the County Commission had approved the revised fees for development which includes Engineering fees, Planning fees, Surveying fees, and portion of that is building review fees. They haven't updated those fees over 10 + years; they are supposed to be doing that every year, they will start to be more consistent on that. It's not saying they want the fees to increase, and sometimes the fees will decrease as they improve their review times so they won't have to charge as much. They are still working with the County Commission to get Dark Skies on the agenda.
5. **Remarks from Legal Counsel:** Courtland Erickson, Legal Counsel said that he had discussed with Mr. Ewert a couple of grammatical or punctuation changes to some of the legislative items. As he prepares it for the County Commission, he may make those recommendations.
6. **Adjournment:** The meeting was adjourned at 5:10 p.m.

Respectfully Submitted,



Kary Serrano, Secretary;
Weber County Planning Commission



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of Eagle Ridge Cluster Subdivision Phase 6, consisting of 5 lots, 2 common areas, and an extended road.

Type of Decision: Administrative

Agenda Date: Tuesday, April 25, 2017

Applicant: Eden Hills LC, Owner

Authorized Representative: Tyler Nielson

File Number: UVE030217

Property Information

Approximate Address: 3600 N Eagle Ridge Dr, Eden

Project Area: 11.389 Acres

Zoning: RE-20, AV-3

Existing Land Use: Vacant/Residential

Proposed Land Use: Residential

Parcel ID: 22-015-0038, 22-015-0071

Township, Range, Section: Township 7 North, Range 1 East, Section 21

Adjacent Land Use

North:	Residential	South:	Public Utility
East:	Residential	West:	Vacant/Residential

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Title 104, Zones, Chapter 3, Residential Estates (RE-20) Zone
- Title 104, Zones, Chapter 6, Agricultural Valley (AV-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

Background

The applicant has submitted a request for preliminary approval of the Eagle Ridge Cluster Subdivision Phase 6, consisting of 5 lots, 2 common areas, and an extended road, located at approximately 3600 N Eagle Ridge Dr, Eden. The proposed project will be the 6th phase of the Eagle Ridge Master Plan Community and will cover a total area of 11.389 acres. Culinary water, secondary water, and wastewater treatment will be provided by Wolf Creek Water and Sewer Improvement District.

The proposed subdivision, in compliance with the recommended conditions, conforms to both the zoning and subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The proposed application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the residential and resort development trends outlined in the Ogden Valley General Plan.

Zoning: The subject property is located in the both the Residential Estates (RE-20) Zone and the Agricultural Valley (AV-3) Zone. The zoning boundaries are shown on the subdivision plat.

The purpose of the Residential Estates (RE-20) zone is identified in the LUC §104-3-1 as:

The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.

The purpose of the Agricultural Valley (AV-3) zone is identified in the LUC §104-3-1 as:

The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

Lot area, frontage/width and yard regulations: All lots and associated frontages within the proposed subdivision are located within the RE-20 zone, which requires 20,000 square feet for a single family dwelling and a minimum lot width of 100 feet. The minimum yard setbacks for a single family dwelling in the RE-20 zone are 30 feet for the front yard setback, 10 feet with a total width of 2 side yards not less than 24 feet for the side yard setback, and 30 feet for the rear yard setback.

The proposed cluster subdivision meets the lot size and frontage requirements of the RE-20 zone and is being developed in compliance with the Zoning Development Agreement, associated with the Eagle Ridge Master Plan Community that was approved by the Weber County Commission on March 28th 1997. The proposed cluster subdivision provides 46.56 % open space as 'Common Area', meeting the minimum open space requirement of 30 % in the RE-20 Zone.

Culinary water and sanitary sewage disposal: A will serve letter regarding the availability of culinary water, sewer, and irrigation water has been provided by the Wolf Creek Water and Sewer Improvement District. A capacity assessment letter from the Department of Environmental Quality Division of Drinking Water has been provided. (see Exhibit B).

Additional design standards and requirements: A deferral agreement for curb, gutter, and sidewalk will be required as outlined in LUC §106-4-2 (e) and (f). The proposed subdivision is located within the natural hazards study area and a note will be required to be added to the plat indicating that a natural hazards study is not required as it has been determined that the geologic unit within the subdivision is not associated with problem soil or landslide hazards, as determined by the Utah Geological Survey.

Review Agencies: To date, the proposed subdivision has been reviewed by the Surveyor's Office, Engineering Division, and the Fire District. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to the final mylar being recorded.

Tax clearance: There are no outstanding tax payments currently related to these parcels.

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends preliminary approval of the Eagle Ridge Cluster Subdivision Phase 6, consisting of 5 lots, 2 common areas, and an extended road. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A deferral agreement for curb, gutter, and sidewalk must be filed and recorded with the final Mylar.
2. A financial guarantee for improvements will be required as outlined in LUC § 106-4-1.
3. A note must be added to the plat indicating that a natural hazards study is not required as it has been determined that the geologic unit within the subdivision is not associated with problem soil or landslide hazards, as determined by the Utah Geological Survey.

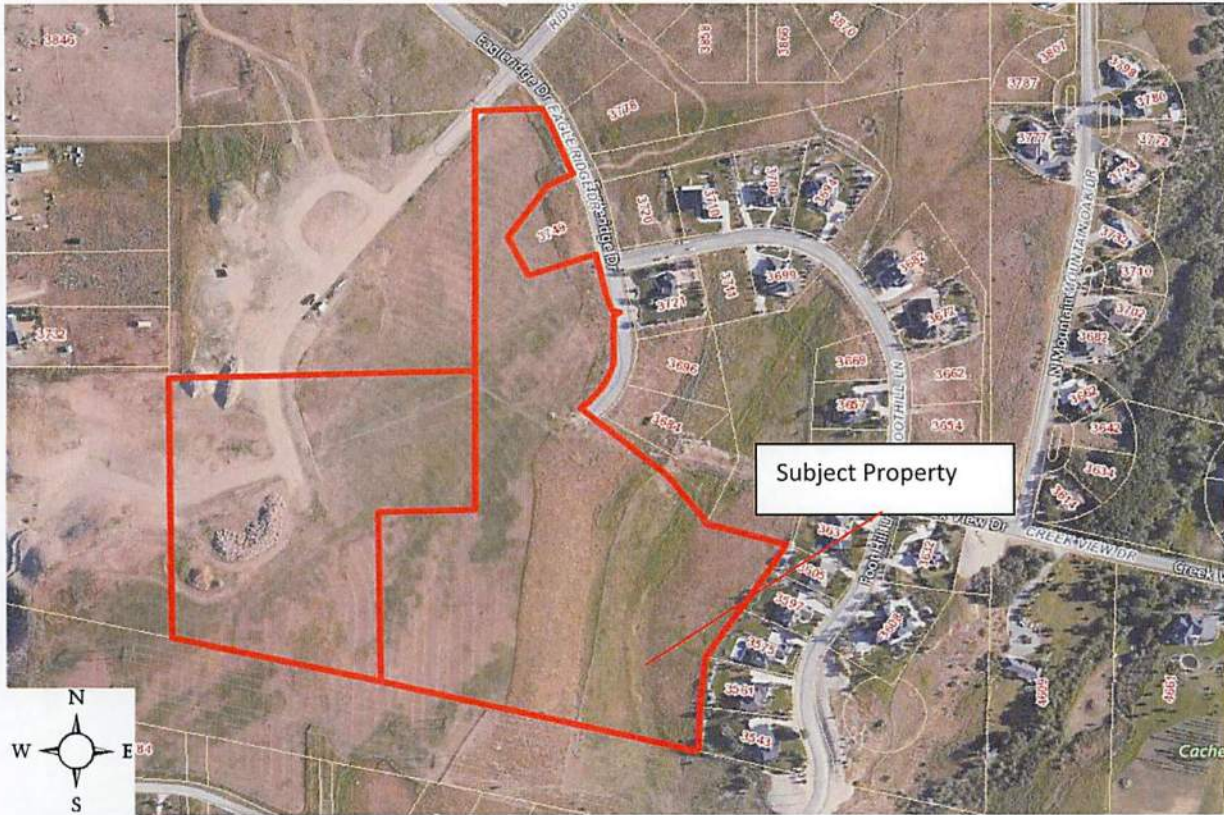
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

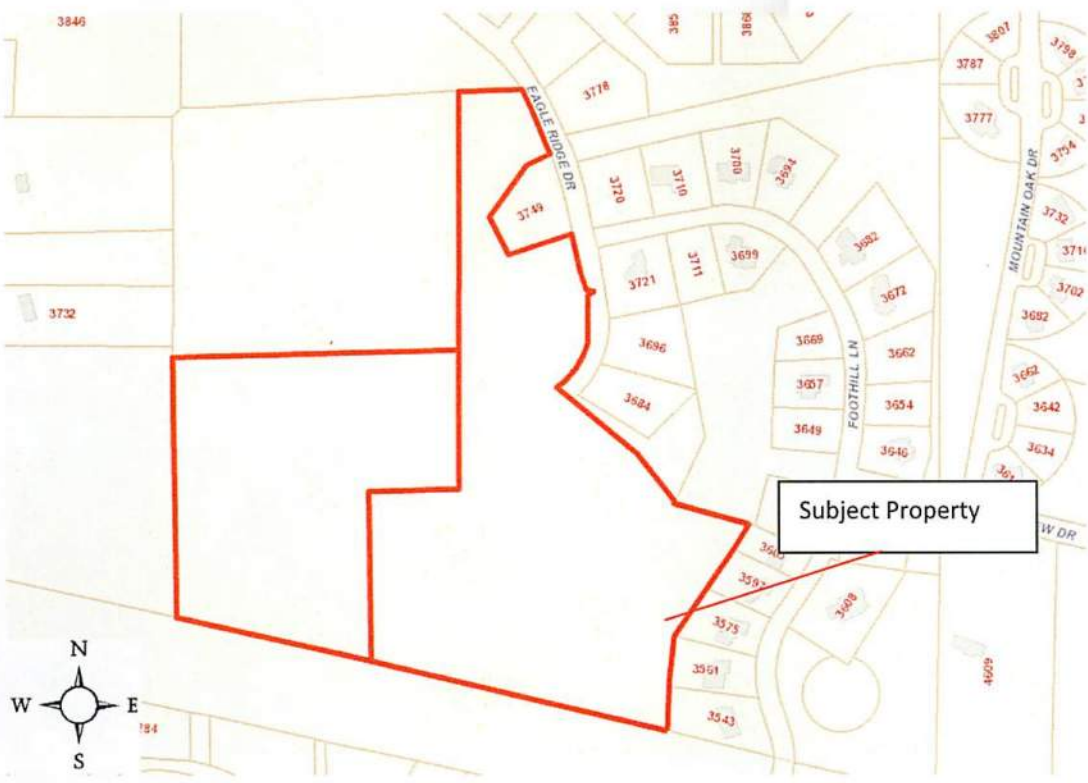
Exhibits

- A. Subdivision Plat
- B. Culinary and Wastewater Will Serve Letters

Map 1

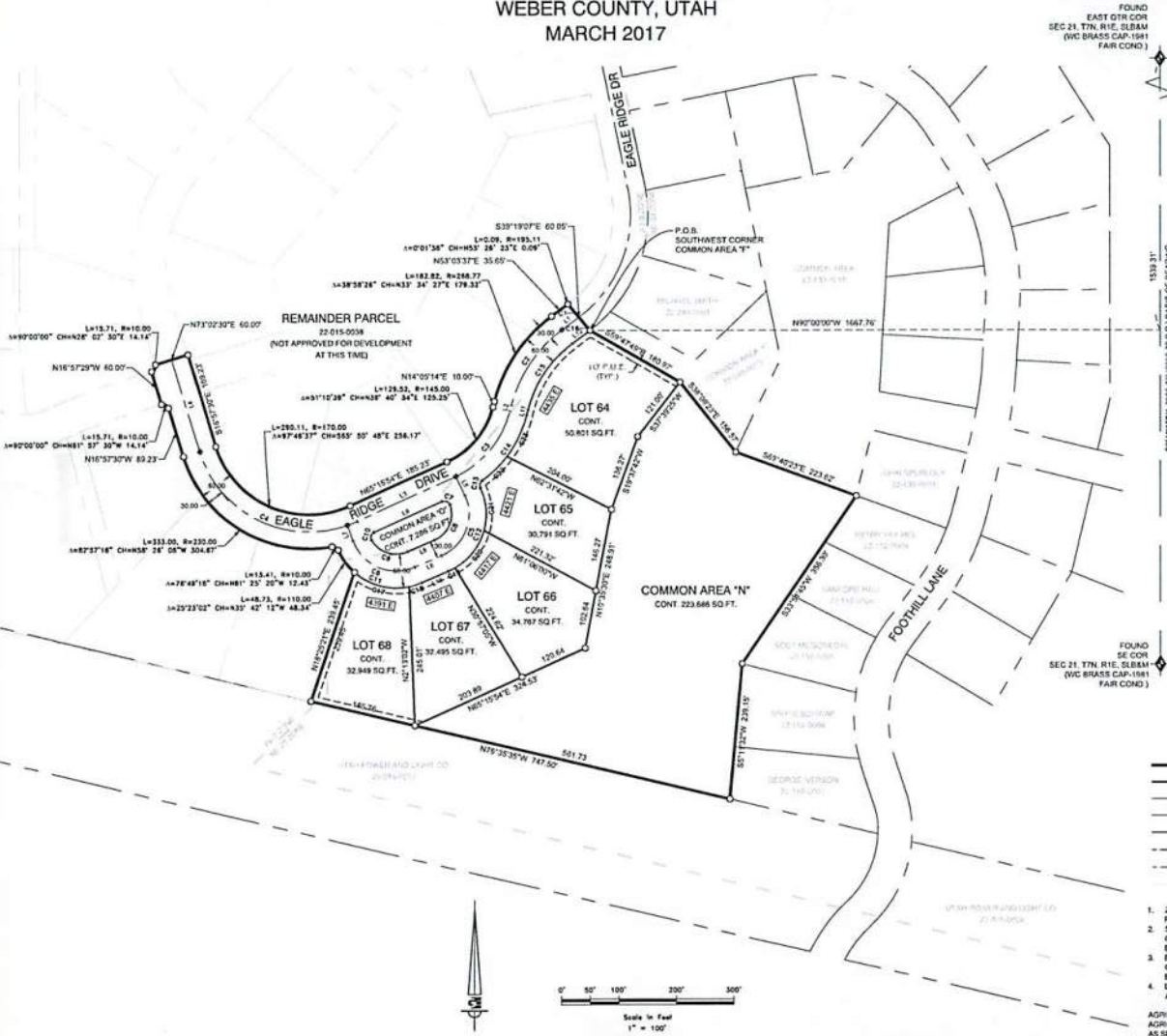


Map 2

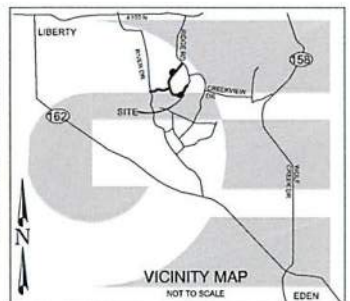


EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MARCH 2017



EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6	
TOTAL AREA = 496,111 SQ. FT. (11,389 ACRES)	
COMMON AREA = 230,972 SQ. FT. (5,302 ACRES)	46.56%
DEDICATED ROAD = 83,340 SQ. FT. (1,915 ACRES)	16.80%
TOTAL LOT AREA = 181,799 SQ. FT. (4,172 ACRES)	36.64%



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FIVE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ORLUFF ENGINEERS, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND DESCRIBED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTH-EAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°19'15" WEST WEBER COUNTY, UTAH NORTH, AND 80 STATE PLANE GRID BEARINGS.

- ### LEGEND
- WEBER COUNTY MONUMENT AS NOTED
 - SET BY WEBER AND CAP HANDED GARDNER ENGINEERS
 - CENTRAL MONUMENT (TO BE SET)
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EXISTING FENCE
 - EASEMENT
 - SECTION TIE LINE
 - ZONING LINE

- ### NOTES
- ZONE R-20 AV 3 CURRENT YARD SETBACKS, FRONT 30', SIDE 12', SIDE FACING STREET 20', REAR 30'
 - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 40052C020 WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
 - BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE. FRONT LOT CORNERS TO BE SET WITH NAIL AND WASHER IN CURB AT LOT LINE EXTENSION.
 - LOT SIZE, ZONING AND SETBACK REQUIREMENTS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT WITH WEBER COUNTY.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF EAGLE RIDGE CLUSTER SUBDIVISION PHASE 3 BEING LOCATED SOUTH 00°19'19" WEST 1539.31 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 1667.76 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21, RUNNING THENCE ALONG THE BOUNDARY OF SAID EAGLE RIDGE CLUSTER SUBDIVISION PHASE 3 AND THE BOUNDARY LINE OF THE EAGLE RIDGE CLUSTER SUBDIVISION PHASE 2 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°47'49" EAST 161.95 FEET; (2) SOUTH 18°00'00" EAST 154.51 FEET; (3) SOUTH 69°42'37" EAST 232.62 FEET; (4) SOUTH 33°14'45" WEST 356.30 FEET; (5) SOUTH 00°15'20" WEST 229.15 FEET; THENCE NORTH 76°20'20" WEST 747.50 FEET; THENCE NORTH 19°25'11" EAST 229.45 FEET; THENCE ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT 48.73 FEET, HAVING A CENTRAL ANGLE OF 25°23'07", CHORD BEARS NORTH 42°42'12" WEST 48.34 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 13.41 FEET, HAVING A CENTRAL ANGLE OF 76°49'18", CHORD BEARS NORTH 61°25'07" WEST 12.43 FEET; THENCE ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE RIGHT 332.00 FEET, HAVING A CENTRAL ANGLE OF 87°37'17", CHORD BEARS NORTH 88°00'00" WEST 354.67 FEET; THENCE NORTH 16°37'37" WEST 89.23 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'00", CHORD BEARS NORTH 28°22'39" EAST 14.14 FEET; THENCE NORTH 73°02'30" EAST 60.00 FEET; THENCE SOUTH 16°15'00" WEST 149.23 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT 290.11 FEET, HAVING A CENTRAL ANGLE OF 97°49'37", CHORD BEARS SOUTH 65°50'48" EAST 258.17 FEET; THENCE NORTH 69°15'14" EAST 185.23 FEET; THENCE ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE LEFT 129.52 FEET, HAVING A CENTRAL ANGLE OF 51°10'29", CHORD BEARS NORTH 39°42'44" EAST 125.25 FEET; THENCE NORTH 14°59'14" EAST 10.00 FEET; THENCE ALONG THE ARC OF A 208.77 FOOT RADIUS CURVE TO THE RIGHT 162.82 FEET, HAVING A CENTRAL ANGLE OF 39°58'20", CHORD BEARS NORTH 33°34'27" EAST 179.22 FEET; THENCE NORTH 03°03'37" EAST 29.65 FEET; THENCE ALONG THE ARC OF A 195.11 FOOT RADIUS CURVE TO THE LEFT 0.69 FEET, HAVING A CENTRAL ANGLE OF 89°00'00", CHORD BEARS NORTH 87°20'27" EAST 0.69 FEET; THENCE SOUTH 89°10'07" EAST 60.95 FEET TO THE POINT OF BEGINNING, CONTAINING 496,111 SQUARE FEET OF 11,389 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 48, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN, AND HAVE SUBMITTED SAID PROPERTY AND LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREIN TO BE KNOWN AS EAGLE RIDGE CLUSTER SUBDIVISION, PHASE 6 IN ACCORDANCE WITH SECTION 17-25-11 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO REFERENCE OR REESTABLISH THIS SURVEY AND THAT ALL LOTS MEET THE LAND USE CODE REQUIREMENTS; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF _____, 2017.

KLINT H. WHITNEY, P.L.S. NO. 4227228

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS AND COMMON AREAS AS SHOWN ON THIS PLAN AND NAME SAID TRACT:

EAGLE RIDGE CLUSTER SUBDIVISION, PHASE 6

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PORTIONS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHWAYS FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS LOTS AND STREETS, THE SAME TO BE USED AS PUBLIC UTILITY, THE SAME TO BE MAINTAINED AND OPERATED BY PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY RESOLUTION OF THE BOARD OF PUBLIC UTILITIES OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT (LOT) OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (LOT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE, TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS ____ DAY OF _____, 2017.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of _____, 2017, personally appeared before me _____ whose identity is personally known to me or proven on the basis of satisfactory evidence) and who by me duly sworn affirmed, did say that he/she is the _____ and that said document was signed by him/her in behalf of said "Corporation by Authority of its Board of Directors, and said _____ acknowledged to me that said "Corporation executed the same.

STAMP: _____ NOTARY PUBLIC

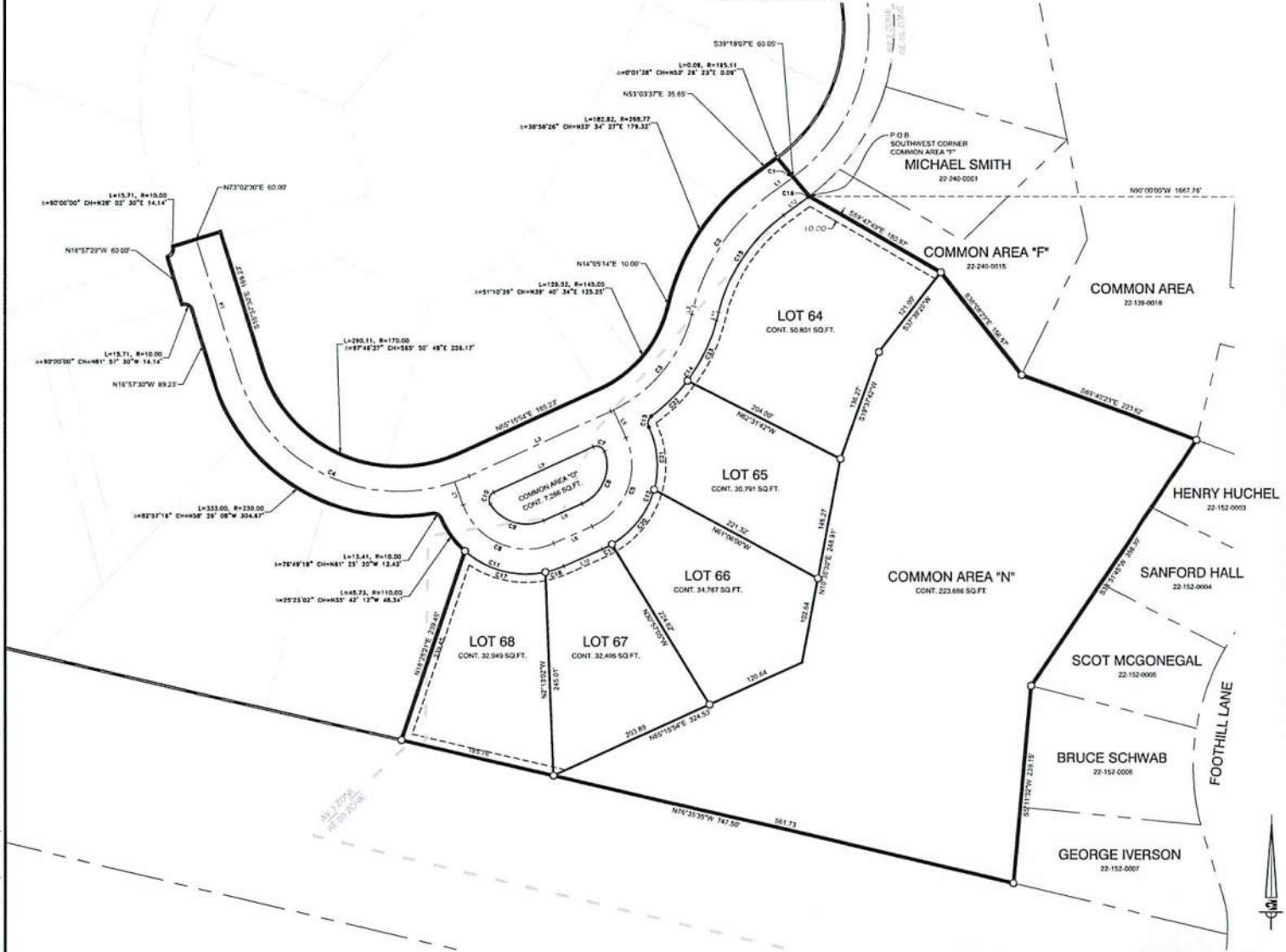
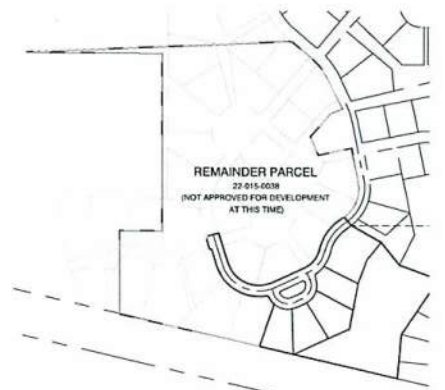
<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS ____ DAY OF _____, 2017.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND I AM OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS ____ DAY OF _____, 2017.</p> <p>_____ COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.</p> <p>SIGNED THIS ____ DAY OF _____, 2017.</p> <p>_____ COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.</p> <p>SIGNED THIS ____ DAY OF _____, 2017.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.</p> <p>SIGNED THIS ____ DAY OF _____, 2017.</p> <p>_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT APPROVAL</p> <p>This ____ day of _____, 2017</p> <p>_____ Director, Weber-Morgan Health Department</p>	<p>COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR AND RECORDED AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED _____</p> <p>_____ COUNTY RECORDER</p>
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S1 2

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING

1100 SOUTH 775 EAST, OGDEN, UT
438-2383 FAX 438-2022 FAX 438-2376, 438-2016

EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 FEBRUARY 2017



CURVE TABLE						LINE TABLE	
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LINE #	BEARING
C1	1.44	225.11	0°21'57"	S53° 14' 35"W	1.44	L1	35.55 S53° 03' 37"W
C2	162.42	238.78	38°58'19"	S33° 34' 27"W	159.30	L2	10.00 S14° 09' 14"W
C3	156.31	175.00	51°10'39"	S39° 40' 34"W	151.17	L3	185.23 S65° 15' 54"W
C4	341.31	200.00	97°48'37"	N65° 50' 48"W	301.37	L4	169.23 N16° 57' 35"W
C5	126.95	80.00	90°55'15"	S20° 43' 31"W	114.04	L5	38.47 S24° 44' 06"E
C6	131.76	80.00	94°21'48"	N68° 37' 57"W	117.36	L6	50.00 S66° 11' 09"W
C7	16.80	10.00	95°06'40"	S67° 10' 46"E	14.76	L7	29.24 N19° 27' 03"W
C8	74.88	50.00	85°48'35"	S23° 16' 52"W	68.08	L8	50.00 S66° 11' 09"W
C9	72.27	50.00	82°48'39"	N72° 24' 31"W	66.14	L9	129.60 N65° 15' 54"E
C10	16.80	10.00	96°16'05"	N17° 07' 51"E	14.89	L10	50.00 N66° 11' 09"E
C11	174.34	110.01	90°48'07"	S68° 24' 47"E	156.66	L11	10.00 N14° 05' 14"E
C12	174.56	110.00	90°55'15"	N20° 43' 31"E	156.81	L12	35.45 N53° 03' 37"E
C13	14.27	11.08	73°46'52"	N12° 09' 20"E	13.30		
C14	141.55	205.00	59°33'20"	N33° 51' 55"E	138.73		
C15	142.01	208.77	38°58'26"	N33° 34' 27"E	139.29		
C16	2.78	255.11	0°33'25"	N53° 05' 31"E	2.78		
C17	102.55	110.01	53°24'24"	S75° 05' 31"E	98.87		
C18	23.06	110.01	12°00'45"	N72° 11' 31"E	23.02		
C19	12.91	110.00	6°43'19"	N67° 49' 30"E	12.90		
C20	84.76	110.00	44°08'57"	N37° 23' 21"E	82.68		
C21	76.89	110.00	40°02'59"	N4° 42' 37"W	75.33		
C22	60.95	205.00	17°02'05"	N45° 07' 32"E	60.72		
C23	80.58	205.00	27°31'15"	N25° 30' 52"E	80.06		

DEVELOPER ORLEIF OBERGREN 933 WALL AVENUE OGDEN, UT 84404 801-421-1839	S2 2	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY _____
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 2150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-472-0202 FAX: 801-472-0266		

R:0161 - I&O CONSTRUCTION/01-07 EAGLE RIDGE PHASE 6 2017 SURVEYING/EAGLE RIDGE PHASE 6 LOT 64 LOT 65 DWG

February 27, 2017

RE: Capacity

ORLUFF OPHEIKENS

933 Wall Avenue

Ogden Utah, 84404

To whom it may concern:

This is official notice that Wolf Creek Water and Sewer Improvement District has the capacity to serve Water, Sewer and Irrigation for the Eagle Ridge Phase 6 with 5 lots. WCWSID has reviewed the plans and has approved them as presented by Gardner Engineering.

If you have any further questions or concerns please feel free to contact me at 801-430-4647

Thanks you,

Rob Thomas

General Manager

Wolf Creek Water and Sewer

Improvement District



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

DIVISION OF DRINKING WATER
Marie E. Owens, P.E.
Director

March 28, 2017

Rob Thomas
General Manager
Wolf Creek Water & Sewer Improvement District
P.O. Box 658
Eden, Utah 84310

Subject: **Feasibility Evaluation**, Drinking Water Service to Eagle Ridge Subdivision from the Wolf Creek Water & Sewer Improvement District; Water System #29013, File #10777

Dear Mr. Thomas,

This is not Plan Approval for construction.

The Division of Drinking Water (the Division) received your request concerning the capacity of the Wolf Creek Water & Sewer Improvement District (the District) to provide drinking water service to the Eagle Ridge Subdivision on March 9, 2017. This feasibility evaluation is solely based on the information we received from the District and the existing records available in the Division's database.

The Division's estimate is based on:

- The present number of equivalent residential connections (ERC's) the District is obligated to serve — The District indicated in the attached Project Notification Form (PNF), which we received on March 8, 2017, that the District currently is obligated to serve 1,020 ERC's, and that the proposed Eagle Ridge Subdivision will add 29 new residential connections (29 ERC's). Therefore, our estimate is based on 1,049 ERC's (i.e. 1,020 plus 29 new ERC's);
- No Irrigated acreage, which was provided by the District in their last sanitary survey and verified on March 9, 2017 by the Division; and
- Fire flow required by local fire code officials.

This evaluation is courtesy technical assistance, and is not meant to be a detailed or accurate engineering analysis. The Division does not track or verify the number of obligated connections or the status of the obligated connections. It is the responsibility of the District and Weber County to verify all information for planning purposes.

Per Utah Administrative Rule *R309-510* Minimum Sizing Requirements, the number of connections served by a public water system is affected by:

- Source water capacity;
- Storage capacity; and
- Available water rights.

Among these three components, the one with the least capacity determines the allowable number of connections for a public water system. The Division of Drinking Water's feasibility evaluation addresses only the first two components (i.e., source and storage capacities). The Division of Water Rights is the authority for water rights related regulations. Please consult with the Division of Water Rights directly for verification and interpretation regarding water rights.

The requirements related to indoor water use for these components are:

- The District was granted an reduction in required source capacity on August 27, 2012 (File #9042) which resulted in a requirement to provide **391 gallons per day (gpd) per (ERC) from its water source(s)**;
- A public water system must be able to provide **400 gallons per ERC of storage**;
- A public water system must have **0.45 acre-feet per ERC of water rights**.

Furthermore:

- If a public water system provides water for irrigation use, additional source capacity, storage capacity and water rights are required.
- If a public water system provides water for fire suppression, additional storage capacity is required.

Source Capacity

Based on the Division records and the information provided by the District, the District has the following approved drinking water sources and safe yields:

Source Number	Water Source Name	Safe Yield (gpm)
WS001	Wolf Creek Spring	30
WS002	Warm Springs Well	400
WS003	Highland Well – Proposed	0
WS004	Eden Hills Well	48
	Total	478

**Average Annual Flow*

From the table above, the Division estimates the District's water source capacity to be 478 gallons per minute (gpm).

The attached capacity calculation work sheet estimates the minimum source capacity required for the District is 284.8 gpm based on indoor water use only.

It appears that the District has 192.3 gpm excess source capacity, and **has adequate source capacity to serve the Eagle Ridge Subdivision.**

Storage Capacity

Based on the Division records and the information provided by the District, the District has the following approved storage tanks in service:

Storage Tank Number	Source Name	Volume (gallons)
ST001	Snowflake Tank	55,000
ST002	Wolf Creek Tank	250,000
ST003	Highland Tank	400,000
ST004	Eden Hills Tank	50,000
ST006	Retreat Tank - Proposed	0
	Total	755,000

From the table above, the Division estimates the District's water storage capacity to be 755,000 gallons.

The attached capacity calculation work sheet estimates the minimum storage capacity required for the District is 539,600 gallons based on indoor water use only.

It appears that the District has 215,400 gallons excess storage capacity, and **has adequate storage capacity to serve the Eagle Ridge Subdivision.**

Summary

Based on information made available to the Division, it appears that at the present time the District has sufficient source and storage capacities to provide drinking water service to the proposed Eagle Ridge Subdivision.

The District submitted a Project Notification Form for the subject project on March 8, 2017, and was granted a plan review waiver by the Division, which allows the construction of this subdivision to proceed once approval is granted by Weber County.

Rob Thomas
Page 4 of 4
March 28, 2017

If you have any questions regarding this letter, you can contact Camron Harry at (801) 536-0087 or, Ying-Ying Macauley, Engineering Section Manager, of this office, at (801) 536-4188.

Sincerely,



Marie E. Owens, P.E.
Director

Yym/mdb/ssh

Enclosure — 1. Wolf Creek Water & Sewer Improvement District Capacity Calculation – March 9, 2017
2. Project Notification Form Received on March 8, 2017

cc: Louis Cooper, Env. Director, Weber-Morgan Health Department, lcooper@co.weber.ut.us
Sean Wilkinson, Weber County Planner, swilkinson@co.weber.ut.us
Jared Andersen, P.E., Weber County Engineer, jandersen@co.weber.ut.us
Dan White, Gardner Engineering, dan@gecivil.com
Tyler Nielson, Gardner Engineering, tyler@gecivil.com
Camron Harry, P.E., Division of Drinking Water, caharry@utah.gov
Ross Hansen, Regional Engineer, Division of Water Rights, rosshansen@utah.gov

DDW-2017-002505.docx

PROJECT NOTIFICATION FORM (PNF)

File No: 10777
Date Rec'd: 3/8/2017

Please provide the following information for all Drinking Water Projects by existing PWS's

Use with Plan Submittal [R309-500-6(1)] or when requesting Waiving of Plan Submittal [R309-500-6(3)]

If this is a new PWS, please complete the Supplemental PNF available on our website: drinkingwater.utah.gov/blank_forms.htm

Upon completion, Submit by Email, fax or mail to:

1 Name of PWS [owner of system as recorded with DDW]

System Name: Wolf Creek Water and Sewer Improvement District

System Number: 29013

Address: PO Box 658

City, State, Zip: Eden, Utah 84310

Present No. of ERC's system is obligated to serve: 1020

Present No. of ERC's physically connected to system: 982

Population Served: 3000

No. of ERC's this project will add to system: 29

2 Addressee for Official Correspondence [Mayor, Public Works Director, etc...]

Name: Rob Thomas

Title: General Manager

Address: Same

City, State, Zip: _____

Phone No: _____

E-Mail Address: _____

3 PE designated as Direct Responsible Engineer for Entire System (if applicable)

Company Name: Gardner Engineering

Name: Dan White

Address: 5150 South 375 East

City, State, Zip: Ogden Utah, 84415

Phone No: 801.476.0202

E-Mail Address: dan@gecivil.com

4 PE responsible for design of this Project [if not same as item 3]

Name: Tyler Nielson

Address: 5150 South 375 East

City, State, Zip: Ogden Utah 84415

Phone No: 801.476.0202 Fax No: _____

E-Mail Address: tyler@gecivil.com

5 Name of Construction Inspector(s) and frequency of inspection

Name: Robert Thomas

Full Time: Part Time: _____

6 Description of Project [in sufficient detail for DDW to identify]

Eagle Ridge Subdivision Lots 65 through 94. Lot 78 is already platted and accounted for in the Present No. of ERC's system is obligated to serve. Meter boxes will be installed per phase, which phasing has not been determined yet. This development consists of:
3500' DR18 C900 PVC main line
5 new FHs
no PRVs
Mainline valves, 29 service laterals.

7 Anticipated Construction Schedule:

Advertise for Bids: Unknown, 2017 likely

Bid Opening: Unknown, 2017 likely

Begin Construction: Unknown, 2017 likely

Complete Construction: Unknown, 2017 likely

8 Is this PNF for plan review waiver 3a? [see R309 500-6(3a) to verify] Yes No

If Yes, you must have a previously approved Master Plan and Construction Standards.

Is this PNF for plan review waiver 3b? [see R309 500-6(3b) to verify] Yes No

If Yes, you must have a designated PE responsible for the system and previously approved Construction Standards.

Does this project meet any of the criteria to be exempt from the hydraulic modeling rule requirements? [see R309 511-4(1)(a)(i) through (iv) to verify] Yes No

If Yes, specify rule reference here:

R309 511-4(1)(a)(iii)

9 Fire Suppression Authority [if system has fire hydrants]

Name: Weber Fire District

Address: 2023 W 1300 N

City, State, Zip: Ogden Utah 84404

Phone No: 801.782.3580 Fax No: _____

E-Mail Address: bthueson@weberfd.com

Req'd flow (gpm): 1000 Duration (hrs): 2

10 Funded by State or Federal Agency?

Drinking Water Board (SRF or FSRF) Loan #: _____

Community Impact Board

None

Other (Specify) _____

Division of Drinking Water – Water System Capacity Calculation Sheet

Enter the green cells only

System Name **Wolf Creek Water & Sewer Improvement District**

System Number **29013**

1.1 Indoor Water Use

Convert "Number of other connections" (Cell E9) to ERCs here. [ERCs of other connections = peak day demand of other connections in gal per day / 800 gpd]

Number of residential connections -----

1,010

Number of other connections --- **10**

ERCs of other connections **10.0**

Enter number of non-residential connections, e.g., 2 industrial connections.

Total Equivalent Residential Connections (ERCs) **1,049.0**

MINIMUM REQUIREMENTS FOR INDOOR WATER USE					
Source		Storage		Water Rights	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
391	284.8	400	419,600	0.45	472.05

1.2 Outdoor Water Use

Enter estimated irrigated acre

Is the drinking water used for outdoor irrigation? Yes No

Residential ERCs using drinking water for irrigation ----- >> **0**

Percentage of Residential ERCs using DW for irrigation ----- >> **0%**

Average irrigated acreage per residential connection ----- >> **0.00**

Total irrigated acreage of other connections (park, school, etc.) ----- >> **0.00**

(Enter notes here regarding whether and what % of irrigation water is supplied by PWS.)

Enter total irrigated acres of other connections here.

Irrigation zone **3**

Select Irrigated Zone # from the pick list. See "Irrigation Demands & Map" tab on the bottom of the screen.

MINIMUM REQUIREMENTS FOR IRRIGATION USE					
Source		Storage		Water Rights	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
0	0.0	0	0	0.00	0.00

1.3 Fire Flow Water Use

Enter fire flow in gpm.

Does the water system provide fire protection? Yes No

Maximum fire flow demand (in gpm) for water system or pressure zone ----- **1,000**

Maximum fire suppression duration (in hours) for water system or pressure zone ----- **2**

Required Fire Suppression Storage (in gallons) ----- >> **120,000**

(*Verify req'd fire flow and duration with local fire code officials.* Enter notes here, e.g. fire official contact info or comments.)

Enter duration in hours.

2. Summary of Water System Capacity Requirements

MINIMUM CAPACITY REQUIREMENTS FOR WATER SYSTEM					
Source (indoor + outdoor)		Storage (indoor + outdoor + fire)		Water Rights (indoor + outdoor)	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
391	284.8	400	539,600	0.45	472.05

2.1 Does this system have adequate source capacity (per R309-510-7)?

This source capacity assessment is a general overall system calculation. It may not reflect the variations in individual areas or pressure zones.

Required Source Capacity 284.8 **gpm**
 Existing Source Capacity 478.0 **gpm**
 Source Capacity Deficit None **gpm**
 Existing % of Total Req'd 167.8%
 Difference 193.2 **gpm**

Autolink to 2 "Total Source" cell above.

Autolink to 4.2 "Total Existing Source Capacity" cell below.

Source deficit indicates that: (1) additional source capacity is needed, and (2) source deficiency should be assessed.

Less than 100% indicates: (1) additional source capacity is needed, and (2) source deficiency should be assessed.

2.2 Does this system have adequate storage capacity (per R309-510-8)?

This storage capacity assessment is a general overall system calculation. It may not reflect the variations in individual areas or pressure zones.

Total Required Storage	539,600	gal	← Applies to 3 "Total Storage" cell above
Existing Storage Capacity	755,000	gal	← Applies to 4.3 "Total Existing Storage Capacity" cell below
Storage Capacity Deficit	None	gal	Storage deficit indicates that: (1) additional storage volume is needed, and (2) storage deficiency should be assessed.
Required Fire Storage	120,000	gal	
Is storage deficiency <u>solely</u> due to fire storage?	Not Applicable		If NO, answer one of question set 2.01 to 2.05 in ESS. If YES, answer one of question set 2.06 to 2.10 in ESS.
Existing % of Total Req'd	139.9%		Less than 100% indicates: (1) additional storage capacity is needed, and (2) storage deficiency should be assessed.
Difference	215,400	gal	

3. Transient PWS Indoor Water Use — ERC Calculation (See R309-510, Tables 510-1, 2, & 4 for other facility types.)

Facility Type	Source		Storage			Total # of sites/pads	ERCs
	GPD/person*	GPD/site or pad	Gallons/person	Gallon/site or pad	ERC/site or pad		
Modern Recreation Camp	60	0	30	0	0.00		0.0
Semi-Developed Camp w/ flush toilets	20	0	10	0	0.00		0.0
Semi-Developed Camp w/o flush toilets	5	0	2.5	0	0.00		0.0
RV Park	N/A	100	N/A	50	0.13		0.0
Number of people per camp site	← If applicable, enter number of people per camp site here.						
	Source (GPD/vehicle)	Storage (Gal./vehicle)	ERC/1000 vehicles served	Vehicles served/day	ERCs	← If applicable, use this number in cell I8 or cell I9 on Page 1.	
Roadway Rest Stop w/ flushometer valves	7	3.5	8.8		0.0		

4. Data Input for Calculating ERCs, Source and Storage

Wolf Creek Water & Sewer Improvement D

4.1 Projected ERCs Calculation (optional)

Total Projected ERCs	1,049
Existing Residential Connections	1,020
Obligated Future ERCs (enter below)	29
Eagle Ridge Sub	29

Use this number in Cell I8 ("Number of residential connections") on Page 1 to calculate PROJECTED demand & req'ts (including both existing & future connections).

Diaphragm or air pressure tanks shall NOT be considered effective storage volume for (1) community systems, or (2) NTNC with significant demand UNLESS an exception has been granted.

file #9042 Granted reduction of source capacity requirement, reduced to 391 gpd.

4.2 Summary - Existing Sources (enter in green cells below)

Total Existing Source Capacity (in gpm)	478	
WS001	Wolf Creek Spring	30
WS002	Warm Springs Well	400
WS003	Highlands Well - Proposed	0
WS004	Eden Hills Well	48
Maximum ERCs (assuming indoor use only)		860.4

4.3 Summary - Existing Storage Tanks (enter below)

Total Existing Storage Cap. (in gallons)	755,000	
ST001	Snowflake Tank	55,000
ST002	Wolf Creek Tank	250,000
ST003	Highland Tank	400,000
ST004	Eden Hills Tank	50,000
ST006	Retreat Tank - Proposed	0



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an application for final approval of the Hidden Haven Estates 2nd Amendment, consisting of 3 lots and an extended private road.

Type of Decision: Administrative

Agenda Date: Tuesday, April 25, 2017

Applicant: Pineview Partners, LLC, Owner; Randy Shepherd, Owner

File Number: UVH 121416

Property Information

Approximate Address: 1682 North 6250 East, Eden, UT 83410

Project Area: 14.14 acres

Zoning: Agriculture Valley (AV-3) Zone and Shoreline (S-1) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 20-104-0004, 20-120-0004

Township, Range, Section: T6N, R1E, Section 1 and 2

Adjacent Land Use

North: Residential	South: Residential
East: Pineview Reservoir	West: Residential

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 10 (S-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicants are requesting final approval of the Hidden Haven Estates 2nd Amendment, consisting of 3 lots and an extended private street. The purpose of the amendment is to create an additional lot by taking acreage from the original Lot 4 of Hidden Haven Estates Subdivision, and the original Lot 12 of Hidden Haven Estates Subdivision Lot 3, 1st Amendment. The existing 50 foot private street will extend into a cul-de-sac to provide adequate frontage to each lot. The proposed amendment is not considered a "small subdivision" because a street will be extended. As such, the final plat must be considered by the Ogden Valley Planning Commission.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley. This request is in conformance with the Ogden Valley General Plan.

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone and the Shoreline (S-1) Zone.

Lot area, frontage/width and yard regulations: In the LUC §104-6-6, the AV-3 zone requires a minimum lot area of 3 acres and a minimum lot width of 150'. In the LUC §104-10-4, the S-1 zone requires a minimum lot area of 5 acres and a minimum lot width of 300'. The portion of all 3 lots that fronts 6250 E is located within the AV-3 Zone and maintains the minimum lot width of 150'. Lots 13 and 14 of the proposed amendment are partially located in the S-1 zone and maintain the minimum lot size of 5 acres. All of Lot 15 of the proposed amendment is located within the AV-3 Zone and is 4.03 acres, maintaining the minimum lot size of 3 acres.

LUC § 104-1-4 outlines area requirements for parcels split by zone boundaries.

The more restrictive zone is the zone which has the larger area requirement.

(1) Where a parcel that is split by a zone boundary contains at least two-thirds of the area required for a lot in the more restrictive zone, the area from the less restrictive zone can be used to meet the total area requirement for the more restrictive zone.

(2) Where a parcel that is split by a zone boundary contains less than two-thirds of the area required for a lot in the more restrictive zone, the home must be built in the less restrictive zone. The parcel area in the more restrictive zone can be used to meet area requirements in the less restrictive zone.

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the new lot, Lot 13. The culinary water will be provided by Eden Water Works Company. The sanitary sewage disposal will be an individual waste water treatment system. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Review Agencies: To date, the proposed subdivision has been reviewed by the Engineering Division, Weber Fire District, and the Surveying Division. A condition of approval has been included as part of staff's recommendation for approval. The applicant will need to submit a revised plat with all agencies conditions met prior to recording the final Mylar.

Additional Design Standards: The proposed extended private street meets the minimum width requirement of 50 feet and the cul-de-sac turnaround requirement as outlined in LUC §106-2-2(c) and (d). The proposed amended subdivision will need to meet any additional review agency standards and requirements.

Tax Clearance: There are no outstanding tax payments related to these parcels.

Public Notice: A notice has been mailed not less than 10 calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendations

Staff recommends final approval of the Hidden Haven Estates 2nd Amendment, consisting of 3 lots and an extended private street. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A deferral agreement for curb, gutter, and sidewalk will be required to be recorded with the final mylar.
2. A financial guarantee will be required as outlined in LUC §106-4-3.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

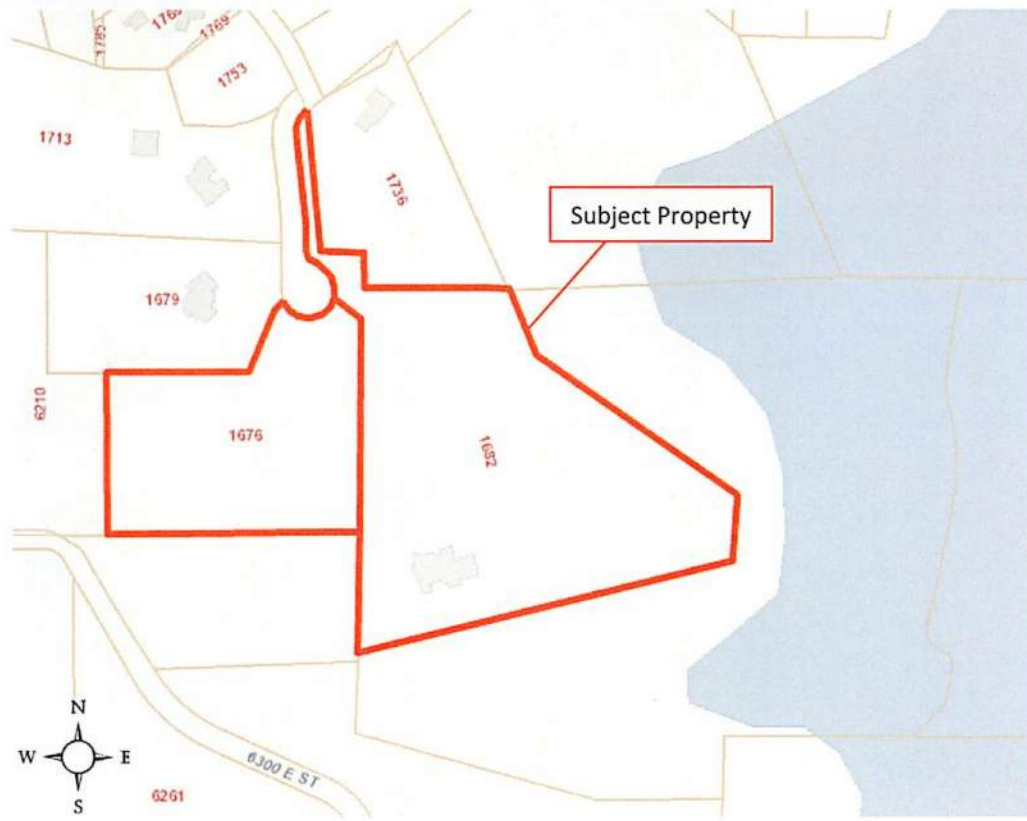
Exhibits

- A. Plat Map
- B. Feasibility letter

Area Map 1



Area Map 2

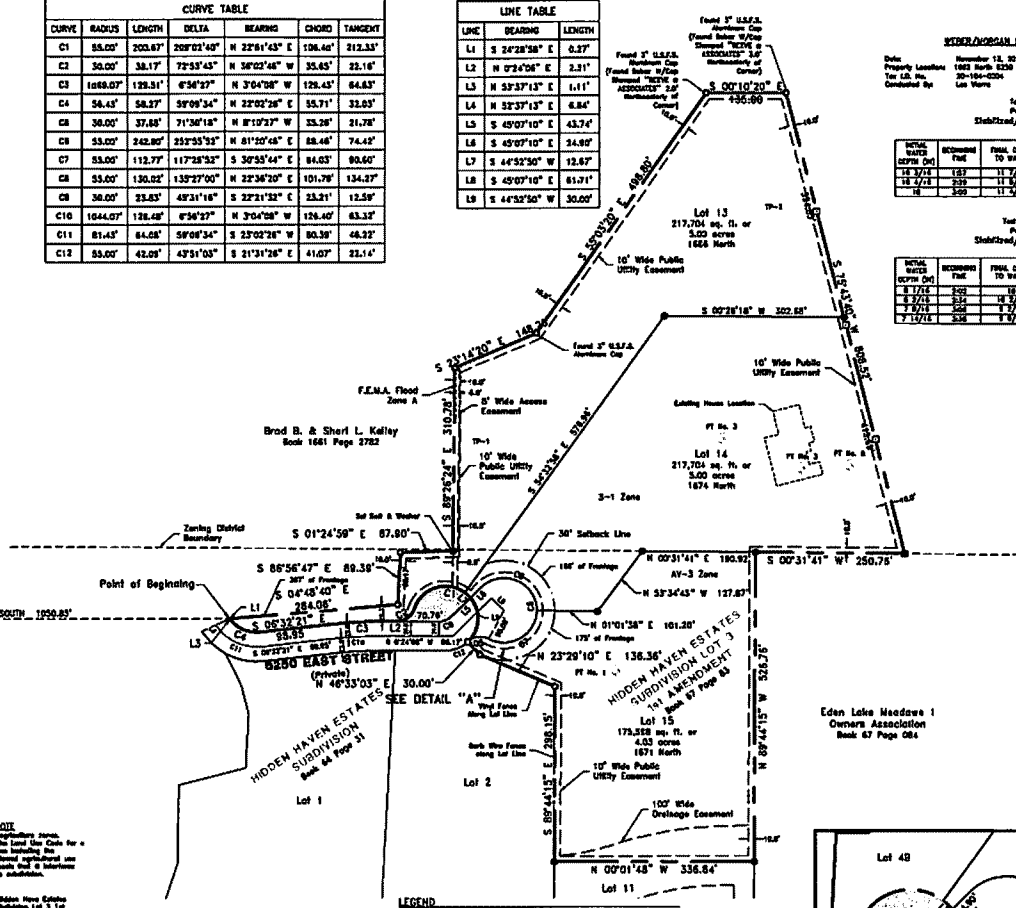


HIDDEN HAVEN ESTATES SUBDIVISION 2nd AMENDMENT

Amending Lot 4, Hidden Haven Estates Subdivision and Lot 12, Hidden Haven Estates Subdivision Lot 3 1st Amendment. A Part of the Northwest Quarter of Section 1 and the Northeast Quarter of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian, Weber County, Utah March 2017

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD, TANGENT. Contains 12 rows of curve data.

LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 9 rows of line data.



WEBER-MORGAN HEALTH DEPARTMENT PERCOLATION TEST. Includes tables for PERCOLATION TEST and PERCOLATION TEST results with columns for INTRUSION, RECHARGE, FINAL DEPTH, etc.

Surveyor's Certificate: I, Mark H. Greany, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334378...

BOUNDARY DESCRIPTION: A parcel of land located in the Northwest Quarter of Section 1 and the Northeast Quarter of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian, Weber County, Utah, described as follows:

ACCOMMODATION of a public health facility... 132.18 feet along the north line of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian and South 1,050.25 feet from the Northwest Corner of said Section 2...



Date: _____
Mark H. Greany
P.L.S. No. 334378

OWNERS DECLARATION: Know all men by these presents that the undersigned owners of the tract of land described above, having caused the same to be subdivided into lots and streets to the hereafter shown as:

HIDDEN HAVEN ESTATES SUBDIVISION 2ND AMENDMENT. I do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in connection with all others within said subdivisions (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across of those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) on account of the individual lots, to be maintained by a lot (or) owners association whose membership consists of said owners, their grantees, successors, or assigns and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal infrastructure easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual prevention of water channels in their natural state insofar as applicable as may be authorized by the governing authority, with no buildings or structures being erected within said easements.

In witness whereof, I have hereunto set my hand and the _____ day of _____ 20____
Randy S. Shephard (Owner)
Sheffia Shephard (Owner)

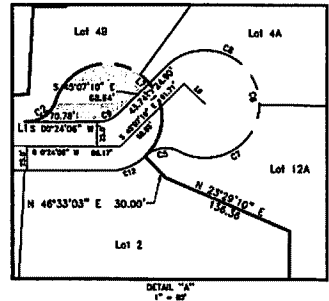
In witness whereof, I have hereunto set my hand and the _____ day of _____ 20____
Phonon Parkers LLC (Owner)
PHN Name: _____
TMS

ACKNOWLEDGMENT: STATE OF _____ }
COUNTY OF _____ }
On the _____ day of _____ 20____ before me, _____ personally appeared Randy S. Shephard and Sheffia Shephard, [] personally known to me, or [] proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

My Commission Expires _____
FRIED Name _____
A Notary Public Commissioned in Utah

ACKNOWLEDGMENT: STATE OF _____ }
COUNTY OF _____ }
On the _____ day of _____ 20____ before me, _____ personally appeared before me, who being well and duly sworn, did acknowledge that he is the _____ of Phonon Parkers LLC, a Utah limited liability company, and that the foregoing Owner's Declaration regarding Hidden Haven Estates Subdivision 2nd Amendment was signed by him on behalf of said Phonon Parkers LLC.

My Commission Expires _____
FRIED Name _____
A Notary Public Commissioned in Utah



LEGEND: Section Corner Monument (As Shown), Subdivision Boundary Line, Right-of-Way Line, Section Line, Monument Line, Contour Line, Sublot Line, Area of 8200 East Street to be Vacated by the Reopening of this Plat, Lot Index &/or Cap Monument, 'TYPICAL' OR 'ORIGINATED' (Unless Otherwise Noted), 'FORMER' or 'CAP' MONUMENT 'TYPICAL' or 'ORIGINATED' (Unless Otherwise Noted), Former U.S.G.A. Boundary Point, Percolation Test.

DOMINION Engineering Associates, L.C. 3884 South Green Street, Nurey, Utah 84123 801-713-3000

Table with 6 columns: OWNER, WEBER COUNTY PLANNING COMMISSION, WEBER-MORGAN HEALTH DEPARTMENT, WEBER COUNTY ENGINEER, WEBER COUNTY ATTORNEY, WEBER COUNTY SURVEYOR, WEBER COUNTY COMMISSION ACCEPTANCE. Each column contains a signature line and a date field.

WEBER COUNTY RECORDER: 3884 S Utah, County of Weber, recorded and filed of the request of. Entry No., Date, Page, Fee, Recorder.

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director

December 05, 2016



Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Preliminary Subdivision Feasibility
Hidden Haven Estates, 2 Lots
Parcel #20-104-0004
Soil log #14434

Gentlemen:

The soil and percolation information for the above-referenced lots have been reviewed. Culinary water will be provided by Eden Water District, an extension of an existing approved non-community water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Lots 4A & 4B: Anticipated ground water tables not to exceed 48 inches, fall within the range of acceptability for the utilization of an Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 24 inches. The absorption system is to be designed using a maximum loading rate of 0.6 gal/sq. ft. /day as required for 30 mpi percolation rates.

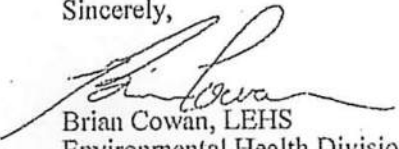
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

All subdivisions plats submitted for review are to show the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Brian Cowan, LEHS
Environmental Health Division
801-399-7160

**EDEN WATER WORKS COMPANY
PO BOX 13
EDEN, UTAH 84310
801-791-1772**

October 10, 2016

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

Re: Lot #4 Hidden Haven Estates
1682 N 6250 E
Eden, Utah 84310
Proposed property

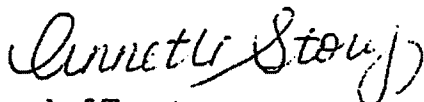
The Eden Water Works Company would like to inform you of the availability of water for the proposed property above. Shares of class "D" stock in the Company are available for purchase.

It is mandatory that the following conditions be met:

1. Proof of secondary water rights assigned to property.
2. Purchase Eden Water Works Company share to include item #3.
3. Additional cost of replacement water from Weber Basin Water.
4. Pay applicable hookup fees.
5. **Prior to occupancy**, meter must be installed and tested.
Failure to do so will result in a \$50.00 fine for the first week and \$100.00/week thereafter.
6. Satisfy the Impact to EWWC system and Potential Impact Fees

Upon the purchase of stock and when these conditions are met and verified by a member of the Board of Trustees or its designated representative, the Board will be pleased to make the connection to the Company water system.

Sincerely,



Board of Trustees
Eden Water Works Company

EDEN WATER WORKS COMPANY
PO BOX 13
EDEN, UTAH 84310
801-791-1772
edenwaterworks@gmail.com

October 10, 2016

Weber Morgan Health Department
477 23rd Street
Ogden, UT 84401

Regarding: Lot #4 Hidden Haven Estates, 1682 N 6250 E Eden, UT

To Whom It May Concern:

Please accept this letter as confirmation that subject to Share of Stock and applicable fees being paid, Eden Water Works Company will serve culinary water to the property located @ 1682 N 6250 E Eden, UT.

If you have any questions or need further information you may contact the office at 801-791-1772.

Sincerely,



Board of Trustees
Eden Water Works Company



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit application for a water pumping plant for Liberty Pipeline Company.
Type of Decision:	Administrative
Agenda Date:	Tuesday, April 25, 2017
Applicant:	Liberty Pipeline Company c/o Pen Hollist, Director
Authorized Agent:	Mike Durtschi, Project Engineer (Gardner Engineering)
File Number:	CUP# 2017-03

Property Information

Approximate Address:	6701 N. Durfee Creek Way, Liberty, UT
Project Area:	1.04 acres
Zoning:	Forest Zone (F-5)
Existing Land Use:	Unused well
Proposed Land Use:	Water pumping plant and filtration facility
Parcel ID:	17-139-0003
Township, Range, Section:	Township 8 North, Range 1 West, Section 36

Adjacent Land Use

North:	Residential	South:	Residential
East:	Forest	West:	Residential

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 9 Forest Zones (F-5)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 10 Public Buildings and Public Utility Substations and Structures

Summary and Background

Liberty Pipeline Company is requesting approval of a conditional use permit to construct a filtration and pumping facility to treat an unused well in order to increase the water source capacity in the area. The project area is all of Common Area C of Durfee Creek Estates No. 1, and is owned by the Durfee Creek Estates Home Owners Association. The applicant, Pen Hollist, is a member of the Durfee Creek Estates Home Owners Association and has signed the application as the Director of Liberty Pipeline Company.

The submitted site plan includes an existing pump control building, an existing well, and a proposed pump control/filter building, all located within the project area. The property lies in the Forest 5 Zone (F-5) which allows "Water pumping plants and reservoirs" as well as "Public utility substations and transmission lines" only when authorized by a conditional use permit.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The Ogden Valley General Plan identifies the need for additional culinary water and new water infrastructure based on projected growth. (see the 2016 Ogden Valley General Plan Chapter 7: Utilities and Public Services). The proposed use conforms to the Ogden Valley General Plan by providing additional water sources to meet the demands of the Valley's existing water systems throughout developing areas.

Zoning: The subject property is located within the F-5 Zone which is categorized as a "Forest Zone". The intent of the forest zones can be further described per LUC §104-9-1 as follows:

a. The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas.

b. The objectives in establishing the forest zones are:

- 1. To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions;*
- 2. To reduce the hazards of flood and fire;*
- 3. To prevent sanitation and pollution problems and protect the watershed;*
- 4. To provide areas for private and public recreation and recreation resorts; and*
- 5. To provide areas for homes, summer homes, and summer camp sites.*

The F-5 Zone has specific standards identified in the LUC §104-9-4 that shall be met as part of the development process. The applicable standards are as follows:

- Minimum yard setbacks:
 - Front: 30'
 - Side: 20'
 - Rear: 30'
- Minimum lot area: 5 acres
- Minimum lot width: 300'
- Main Building height:
 - Maximum: 35'
 - Accessory building height:
 - Maximum: 25', unless meeting requirements of LUC §108-7-16, Large accessory buildings

The proposed use is conditionally allowed in the F-5 zone and has been reviewed as a "Water pumping plant and reservoir" as well as a "Public utility substation". The location and arrangement of public utility substations and structures must be in accordance with construction plans submitted to and approved by the planning commission. The minimum lot area for all public utility substations per LUC §108-10-2 is waived and the rear yard requirements may be reduced in the Forest Zones to 20' per LUC §108-10-3.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Prior to commencing work, Liberty Pipeline Company will need to receive approval from the applicable agencies for the proposal. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Design Review: The forest zone and the proposed conditional use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable due to the nature of the request. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has provided detailed a site plan (see Exhibit B). The proposal is not considered large scale construction; therefore considerable traffic congestion or delay is not anticipated. Per the County Engineering Division, the contractor will be responsible to guarantee site materials are not tracked onto the County roadways. A condition of approval has been added to the Planning Division's recommendation to ensure the contractor cleans all equipment prior to exiting the site and sweeps the County roadway as needed, removing any material tracked from the site onto the asphalt, in order to provide safe vehicular traffic along County roads.
- *Considerations relating to landscaping.* The applicant has outlined considerations to landscaping in the SWPPP submitted with the construction plans. The landscaping plan involves importing 3" of topsoil to the project

area. As part of the landscaping plan, the applicant has provided an irrigation plan that includes watering the seeded area for 1 year, up to twice a week in summer months. The irrigation source will be from a spigot inside the building including a hose and sprinkler.

- *Considerations relating to buildings and site layout.* The existing pump control building will be demolished and a new building will be built approximately 22 feet to the south west. The new building will be 24' X 13' 4", approximately 320 square feet. The exterior of the new building will be earthen tan split faced concrete masonry units. The roll up door, metal roof, and steel door will be brown (Exhibit C). The proposed building meets the Ogden Valley Architectural Design Standards as outlined in LUC§ 108-2-5.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities, and site clean-up of the property. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: Prior to the commencement of work, the applicant will need to receive the approval from all applicable agencies for the water system improvements. A condition has been made part of the Planning Division's recommendations to ensure that all conditions of the review agencies will be met.

Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in LUC §108-4-4, under "Decision Requirements", which states:

a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The Planning Commission will need to determine if the request for a water pumping plant has met the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

Staff Recommendation

The Planning Division recommends approval of file# CUP 2017-03, a conditional use permit for a water pumping plant for Liberty Pipeline Company, located at approximately 6701 N. Durfee Creek Way, Liberty, UT. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to commencing work, Liberty Pipeline Company will need to receive the approval from the applicable agencies for the water pumping plant, including all permits outlined in the Engineering Division's review.

2. All equipment leaving the site will be cleaned prior to entering the County right-of-way and the contractor will be responsible for sweeping the County roadway, as needed, removing any material tracked from the site onto the asphalt, in order to provide safe vehicular traffic along the County right-of-way.
3. All State, Federal and County standards will be met prior to commencement of construction including receiving any applicable permits from the State for the modifications to the proposed pump control/filter building.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will provide the needed water sources to meet the demands the Ogden Valley.
3. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application
- B. Site and Building Plan
- C. Building Design and Elevations

Map 1



Map 2



Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
----------------------------	-------------------	-----------------------------	--------------------------

Property Owner Contact Information

Name of Property Owner(s) Liberty Pipeline Company		Mailing Address of Property Owner(s) Liberty, Utah 84310	
Phone	Fax		
Email Address penholist@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Gardner Engineering, Mike Durtschl		Mailing Address of Authorized Person 3707 N 3500 E Liberty, Utah 84310	
Phone 8014760202	Fax		
Email Address miked@gecivil.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Durfee Well Rehabilitation	Total Acreage 0.95	Current Zoning F-5
Approximate Address 6701 N. Durfee CREEK WAY Liberty, Utah	Land Serial Number(s) 171390003	

Proposed Use
WATER TREATMENT

Project Narrative

Liberty Pipeline Company (LPC) in agreement with the owner of property, is proposing to construct a filtration and pumping facility to treat an unused well. These improvements will increase LPC upper area source capacity.

Submitted with this application are the Plans for the proposed project.

Basis for issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

The proposed project will provide treated water to the community. Also increasing the companies water source.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

Construction of the project will follow county guidelines mitigating any harm to the community. Use of the facility will only generate infrequent and minimal maintenance traffic. As such no appreciable safety Issues are foreseen.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

Land Use Ordinance Sec.104-9-3(14) Water pumping plants and reservoirs.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

The project conforms to the goals, policies and governing principles and land use of the General Plan for Weber County.

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

SWPP Plan and BMP's will be implemented on site during construction. It is anticipated that no appreciable environmental impact will be experienced during construction of the project. It is anticipated that no appreciable environmental impact will result from the completed and operational project.

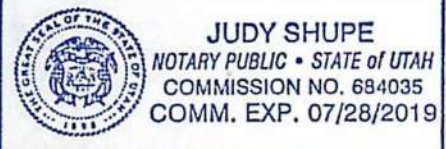
Property Owner Affidavit

I (We), Pen Hollist, LPC Director, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Pen Hollist
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of Nov, 2016.



Judy Shupe
(Notary)

Authorized Representative Affidavit

I (We), Pen Hollist, LPC Director, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Mike Durtschi, Gardner Engineering, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

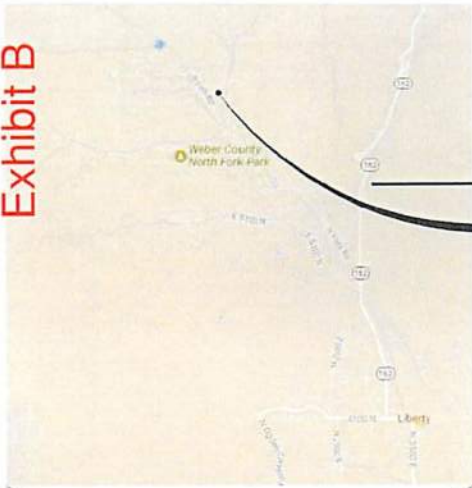
Pen Hollist
(Property Owner)

(Property Owner)

Dated this 7 day of Nov, 2016, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Judy Shupe
(Notary)



PROJECT LOCATION



DURFEE WELL REHAB
LIBERTY PIPELINE COMPANY
 PART OF SECTION 36,
 TOWNSHIP 8 N, RANGE 1 W,
 SALT LAKE BASE AND MERIDIAN
 LIBERTY, WEBER, UTAH

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE ENGINEER, PLANS, SPECIFICATIONS AND PARTICULAR COUNTY, STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON DISCREPANCY OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS READ EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO VERIFY EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PRESENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY MANNER AND WITH A MINIMAL INTERUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO: EXCAVATION, TRAFFIC, TRIPMANS, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE COUNTY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL NEGOTIATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRIP LINES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THESE APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THIS INFORMATION. SHOULD IT BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THESE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCAL AGENCIES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDER. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL IDENTIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

PROJECT ENGINEER

DAN WHITE, P. E.
 GARDNER ENGINEERING
 5150 S 375 E
 OGDEN, UT, 84405
 (801) 476-0202
 DAN@GECIVIL.COM



SYSTEM VICE PRESIDENT

LIBERTY PIPELINE COMPANY
 PEN HOLLIST
 3707 N 3500 E
 LIBERTY, UT 84310
 801-781-4171

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST AASHTO STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE COMPANY STANDARD. CONTRACTOR SHALL EXCURE EXISTING DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND EXTERIOR FINISHED GRADE AT FOUNDATION FOR WOOD-FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 8% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 8% FOR CUT AND 4% FOR FILL UNLESS OTHERWISE NOTED.
3. CONSTRUCTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE MANUAL OF STD. SPECIFICATIONS AND ROAD BOOK, LATEST EDITION.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUBGRADE PREPARED PER THE SOILS REPORT.
5. CURB SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUMS ETC. SHALL BE CONSIDERED A PART OF THE GRADING PLAN CONTAINED HEREIN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO FURNISHING WATER FROM A FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS INSTALLED SHALL BE NEW AND CONFORM TO LIBERTY PIPELINE COMPANY STANDARDS, SPECIFICATIONS AND PLANS.
2. ALL INTERIOR SURFACES AND COATINGS SHALL COMPLY WITH AUSTRIAN STANDARD 61 OR OTHER STANDARDS APPROVED BY THE DIRECTOR. THIS REQUIREMENT APPLIES TO ANY PIPES AND FITTINGS, PROTECTIVE MATERIALS (E. G. PAINTS, COATINGS, CONCRETE ADMIXTURES, CONCRETE RELEASE AGENTS, OR CORROSION RESISTANT JOINTING AND SEALING MATERIALS) E. G. ADHESIVES, GASKETS, GASKETS, PRIMERS AND SEALANTS AND MECHANICAL DEVICES (E. G. ELECTRICAL WIRE SWITCHES, SEWERS, VALVES, OR SUSCEPTIBLE PUMPS) THAT MAY COME INTO CONTACT WITH THE DRINKING WATER.
3. THE CURRENT REQUIREMENTS OF THE UTAH DIVISION OF DRINKING WATER GOVERNING THE MATERIALS AND INSTALLATION USED IN THE PROJECT SHALL BE MET.
4. THRUST BLOCKING AND MECHANICAL RESTRAINTS ARE REQUIRED AT ALL BENDS AND FITTINGS.
5. ALL WATER LINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, CARE SHALL BE TAKEN TO ENSURE THERE ARE NO JOINTS BETWEEN PIPE WITHIN 20' OF THE POINT AT WHICH THE PIPES CROSS EACH OTHER EITHER THROUGH BENTLAND THE PIPES IN CHANNEL OR BY PLACEMENT OF JOINTS.
6. DISRUPTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE COUNTY.
7. DISRUPTION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISRUPTED BY DISRUPTION IN ACCORDANCE WITH AASHTO STANDARD 658-14E. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEE RELATED TO THE DISRUPTION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONSTRUCTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE DISRUPTION IS DESIRED.
8. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
9. UNLESS OTHERWISE SPECIFIED, ALL WATER LINES SHALL BE 40MM PVC 200 OR 40 MM POLYETHYLENE GLASS REINFORCED PIPE AND SHALL BE PRESSURE TESTED AT 200 PSI FOR AT LEAST 2 HOURS.
10. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONSTRUCTION WITHIN 10' OF SYSTEM BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
11. ALL WATER MAINS VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO COMMENCING WORK.
12. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS SPECIFICALLY TRIPAL BLUE BOLTS OR STAINLESS STEEL BOLTS TO BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY GRAPED.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY UDES PERMITS AS REQUIRED BY THE COUNTY ENGINEERING DEPARTMENT AND UTAH STATE DEPT. OF ENVIRONMENTAL QUALITY.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
3. INSPECTION TO BE PERFORMED WEEKLY BY A RAIN OR OTHER CERTIFIED INSPECTOR.

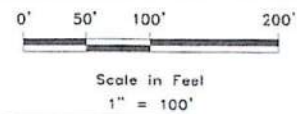
SHEET INDEX

SHEET C0	COVER
SHEET V1	VICINITY MAP
SHEET C1	SITE PLAN
SHEET C2	PLAN
SHEET C3	PROFILE A
SHEET C3	PROFILE B
SHEET C4	PART LIST
SHEET C5	GRADING PLAN
SHEET D1-D2	DETAILS
SHEETS SW1-SW2	SWPPP AND LANDSCAPING





F-5 ZONE
PROJECT BOUNDARY
APPROX. 6000 SQ FT
PROPERTY ACREAGE 1.04 AC



Revisions	Date	Description

Date: 3/6/2017
Scale: 1" = 100'
Designed: MDD
Drafted: MDD
Checked: DLW

VICINITY MAP
DURFEE WELL REHAB
LIBERTY PIPELINE COMPANY
LIBERTY, WEBER, UTAH

GARDNER ENGINEERING
 CIVIL/LAND PLANNING
 MUNICIPAL/LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0502 FAX: 801-476-0066

V1
-

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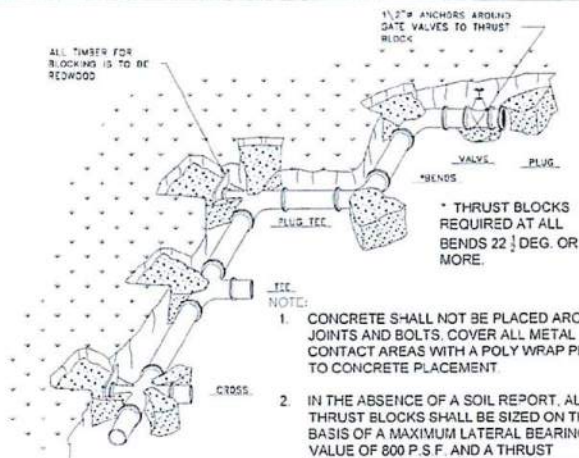


TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING

SIZE	BENDS				TEES	GATE VALVES	BLAD ENDS	CROSS/ BRANCH PLUGS	SPECIAL DESIGN
	90°	45°	22 1/2°	11 1/4°					
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.9	1.3	1.3	1.3
6	4.3	2.5	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.3	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.3	7.0	3.5	17.8		17.8	17.8	17.8
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	35.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.7	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.3	13.0	6.8	34.5		34.5	34.5	34.5
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.5	13.8	71.0		71.0	71.0	71.0
36	144.0	78.3	40.0	20.0	102.0		102.0	102.0	102.0

*SIZE IS BRANCH SIZE.
FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1020 LBS./SQ. FT. SOIL BEARING CAPACITY.

ALL VALVES, TEES, CROSSES AND BENDS SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUGS OR APPROVED EQUAL.

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

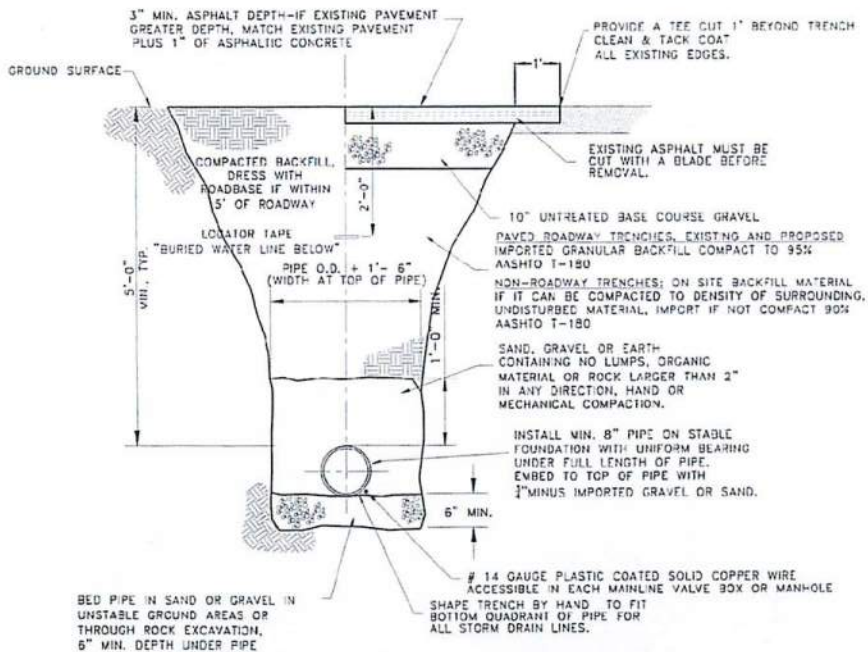
F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS./SQ. IN.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

EXAMPLE: TO FIND BEARING AREA FOR 8" 90° BEND WITH A STATIC INTERNAL PRESSURE OF 1500 P.S.I AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PER SQ. FT.
F = 1.5 / 3 = 0.5 TABULATED VALUE = 7.1 SQ. FT.
0.5 X 7.1 = 3.56 ~ 4 SQ. FT. (~OR 2FT. LONG BY 2FT. HIGH.)

THRUST BLOCKING DETAIL

NOT TO SCALE

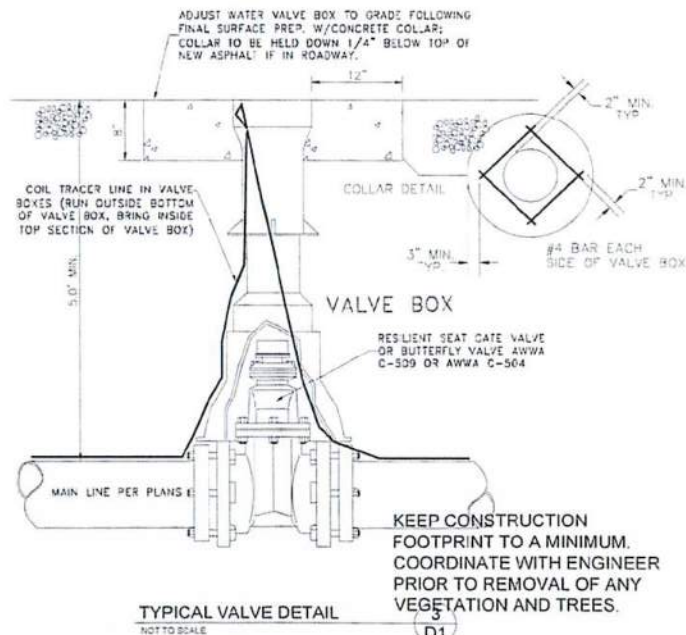
1
D1



TYPICAL TRENCH DETAIL

NOT TO SCALE

2
D1



TYPICAL VALVE DETAIL

NOT TO SCALE

5
D1

Date:	3/16/2017
Scale:	#####
Designed:	MCD
Drafted:	MCD
Checked:	DLW

Revisions:	
Description:	
Date:	

DETAILS
DURFEE WELL REHAB
LIBERTY PIPELINE COMPANY
LIBERTY, WEBER, UTAH

GARDNER ENGINEERING
CIVIL, LAND PLANNING
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OFFICE: 801-476-0305 FAX: 801-476-0666

D1

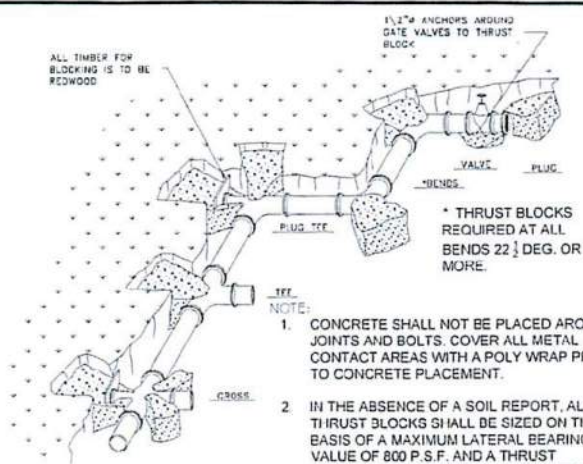


TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING

SIZE	BENDS					TEES	GATE VALVES	DEAD ENDS	CROSS/BRANCH PLUGGED	CROSS/BRANCH PLUGGED
	90°	45°	22.5°	11.25°	11.25°					
3	1.0	0.0	0.3	0	0.7	0.5	0.7	2.7	0.7	
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3	
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8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0	
10	11.1	6.0	3.0	1.5	7.8	4.0	7.8	7.5	7.8	
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3	
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4	
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6	
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0	
18	36.0	19.1	10.0	5.0	25.0		25.4	25.4	25.4	
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4	
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6	
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0	
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0	
30	100.0	54.0	27.5	13.8	71.0		71.0	71.0	71.0	
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	102.0	

*SIZE IS BRANCH SIZE.
FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS./PER SQ. FT. SOIL BEARING CAPACITY.

ALL VALVES, TEES, CROSSES AND BENDS SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUGS OR APPROVED EQUAL.

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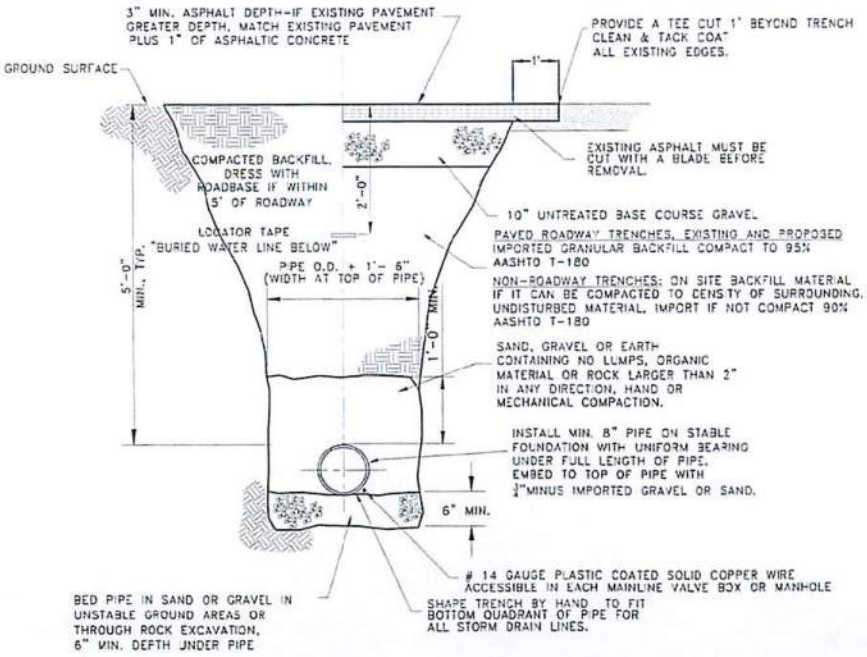
F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS./SQ. IN.
F = ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

EXAMPLE: TO FIND BEARING AREA FOR 8"-90° BEND WITH A STATIC INTERNAL PRESSURE OF 1500 P.S.I AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PER SQ. FT.
F=1.5 / 3=0.5 TABULATED VALUE = 7.1 SQ. FT.
0.5 X 7.1=3.56 ~ 4 SQ. FT. (~OR 2FT. LONG BY 2FT. HIGH.)

- CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
- IN THE ABSENCE OF A SOIL REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

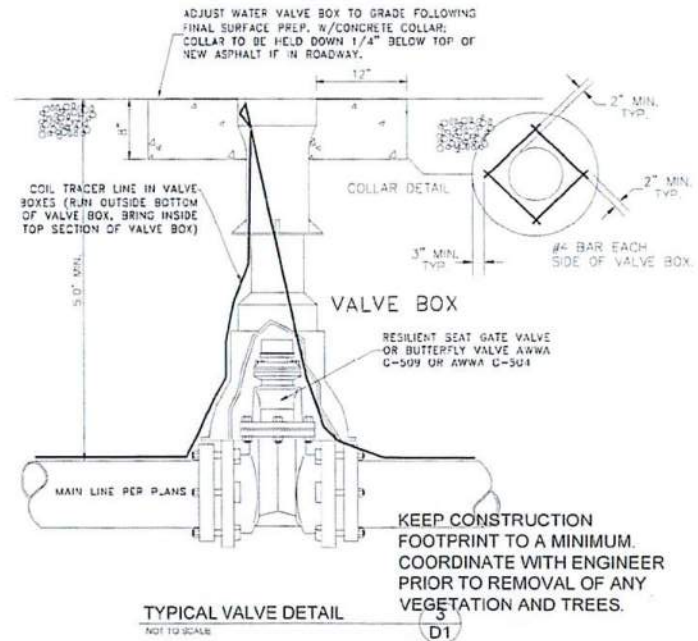
THRUST BLOCKING DETAIL
NOT TO SCALE

1
D1



TYPICAL TRENCH DETAIL
NOT TO SCALE

2
D1



TYPICAL VALVE DETAIL
NOT TO SCALE

5
D1

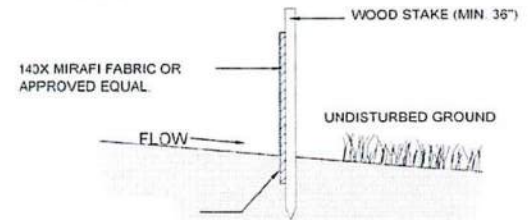
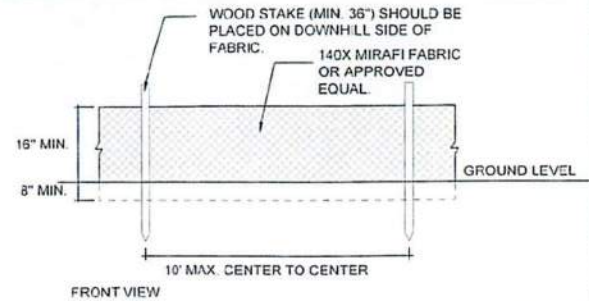
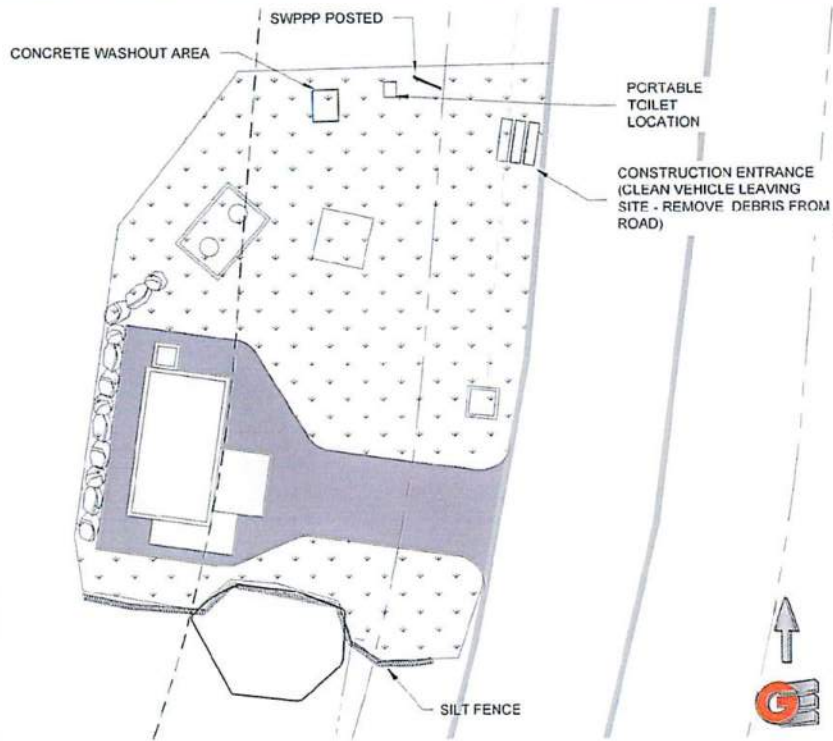
Date	3/6/2017
Scale	*****
Designed	MDD
Drafted	MDD
Checked	DLW

Revisions	Description
Date	

DETAILS (2)
DURFEE WELL REHAB
LIBERTY PIPELINE COMPANY
LIBERTY, WEBER, UTAH

GARDNER ENGINEERING
CONSULTING ENGINEERING
MUNICIPAL LAND SURVEYING
5150 SOUTH 3750 EAST, DUGDEN, UT
OFFICE: 801-476-0525 FAX: 801-476-0856

D1



DRYLAND SEED MIX ANTICIPATED AREA = 4200 SQ FT

Species	PLS Pounds per Acre
Streambank wheatgrass (<i>Elymus lanceolatus</i> ssp. <i>psammophilus</i>)	10
Mountain brome (<i>Bromus marginalis</i>)	20
Western wheatgrass (<i>Pascopyrum smithii</i>)	10
Sheep fescue (<i>Festuca ovina</i>)	2.5
Lewis blue flax (<i>Linum lewisii</i>)	2.5
Total	45



4200 SQ FT.
 IMPORT 3" OF TOP SOIL, HYDROSEED WITH 2000#/AC WOOD MULCH, 100#/AC MBINDER TACKIFIER, HYDRO SEEDING TO TAKE PLACE BETWEEN OCTOBER 1 AND NOVEMBER 15 - APPROXIMATELY 42,000 SQ.FT.

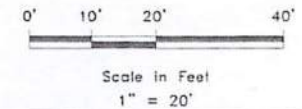
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Scale	1" = 20'
Designed	MDD
Drafted	MDD
Checked	DLW

Revisions	Description
Date	

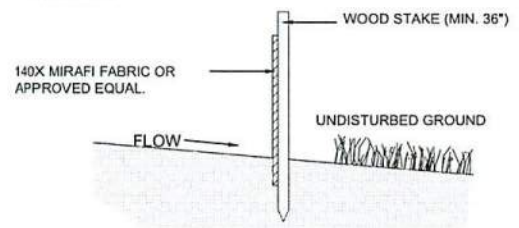
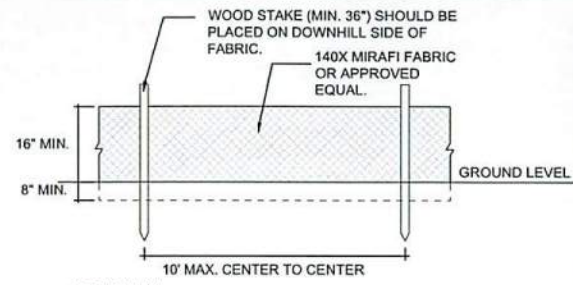
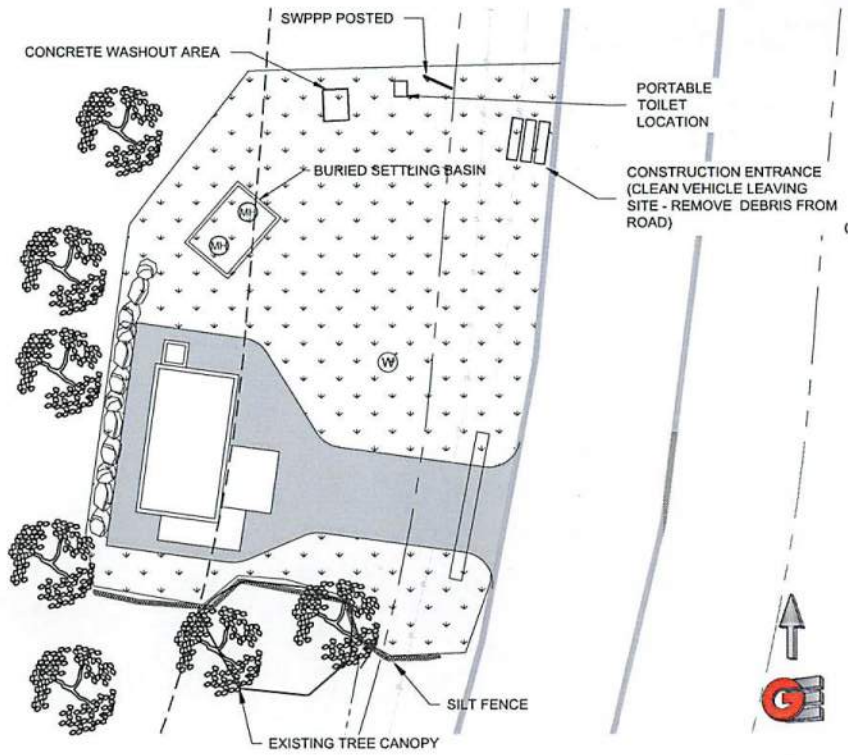
WPPP-LANDSCAPING
 DURFEE WELL REHAB
 LIBERTY PIPELINE COMPANY
 LIBERTY, WEBER, UTAH

GARDNER ENGINEERING
 CIVIL/LAND PLANNING
 MUNICIPAL/LAND SURVEYING
 5150 SOUTH 925 EAST OGDEN, UT
 OFFICE: 801-876-0502 FAX: 801-426-0666

NOTE: PROTECT DITCH FROM FALLING DEBRIS AND MATERIALS. ALL CONSTRUCTION TO CONFORM TO WEBER COUNTY STANDARDS AND SPECIFICATIONS.



S1



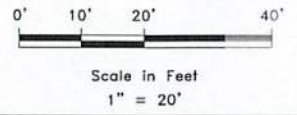
DRYLAND SEED MIX ANTICIPATED AREA = 4200 SQ FT

Species	PLS Pounds per Acre
Streambank wheatgrass (<i>Elymus lanceolatus</i> ssp. <i>psammophilus</i>)	10
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Sheep fescue (<i>Festuca ovina</i>)	2.5
Lewis blue flax (<i>Linum lewisii</i>)	2.5
Total	45



4100 SQ FT. IMPORT 3" OF TOP SOIL, HYDROSEED WITH 2000#/AC WOOD MULCH, 100#/AC MBINDER TACKIFIER, HYDRO SEEDING TO TAKE PLACE BETWEEN OCTOBER 1 AND NOVEMBER 15 - APPROXIMATELY 42,000 SQ.FT. IRRIGATION PLAN - OWNER TO WATER THE AREA PLANTED WITH SEED FOR 1 YEAR AFTER SEED IS PLANTED - WATERING WILL OCCUR AS NEEDED AND UP TO TWICE A WEEK IN SUMMER MONTHS. SOURCE WILL BE FROM SPIGOT INSIDE BUILDING, HOSE AND SPRINKLER.

NOTE: PROTECT DITCH FROM FALLING DEBRIS AND MATERIALS. ALL CONSTRUCTION TO CONFORM TO WEBER COUNTY STANDARDS AND SPECIFICATIONS.



Date: 9/6/2017	Scale: 1" = 20'	Designed: MDD	Drafted: MDD	Checked: DLW
Revisions	Description			
Date				
SWPPP-LANDSCAPING DURFEE WELL REHAB LIBERTY PIPELINE COMPANY LIBERTY, WEBER, UTAH				
GARDNER ENGINEERING <small>CIVIL-LAND PLANNING</small> <small>MUNICIPAL-LAND SURVEYING</small> <small>311 E. S. U. HWY. 89, SUITE 200, P.O. BOX 1000, CANYONVILLE, OR 97331</small> <small>PHONE: 503.263.8000 FAX: 503.263.0066</small>				
S1				

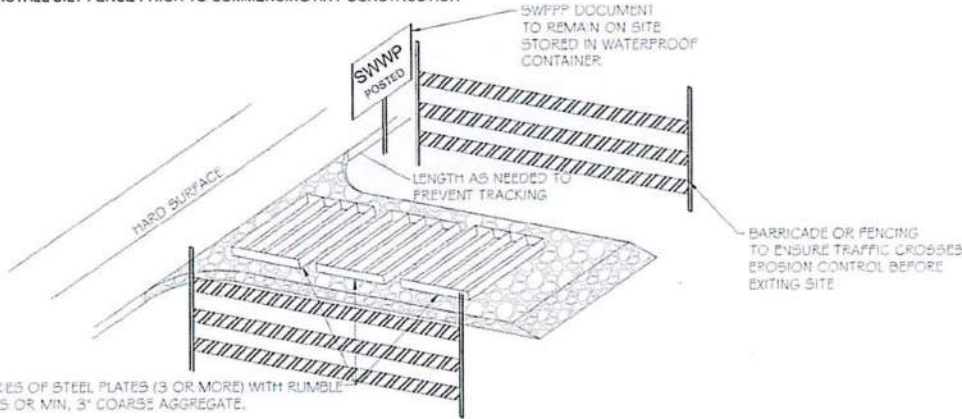
NOTE: ALL CONSTRUCTION TO CONFORM TO WEBER COUNTY STANDARDS AND SPECIFICATIONS. INSPECTION TO BE PERFORMED WEEKLY BY A RSI OR OTHER CERTIFIED INSPECTOR.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM OR NATURAL WATERWAY.

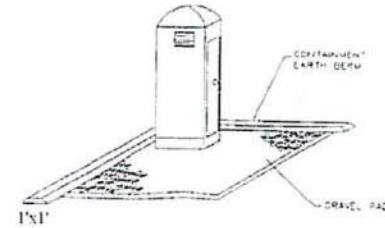
EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO COMMENCING ANY CONSTRUCTION



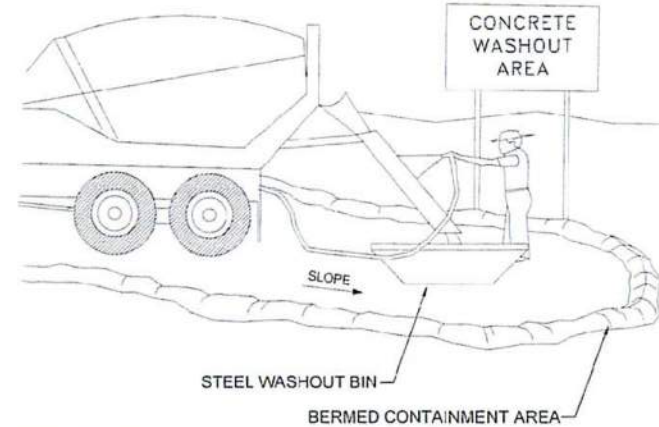
ENTRANCE STABILIZATION NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A HARD DRIVING SURFACE.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL. WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.



TEMPORARY ON-SITE FACILITIES (PORTA-POTTY) NOTES:

1. PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
2. CONSTRUCT EARTH BERM PERIMETER, CONTROL FOR SPILL/PROTECTION LEAK.
3. STAKE PORTA-POTTY TO GROUND TO PREVENT TIP OVER.



CONCRETE WASTE MANAGEMENT NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
6. CONCRETE WASH OUT TO BE EMPTIED WHEN IT REACHES $\frac{1}{2}$ CAPACITY.

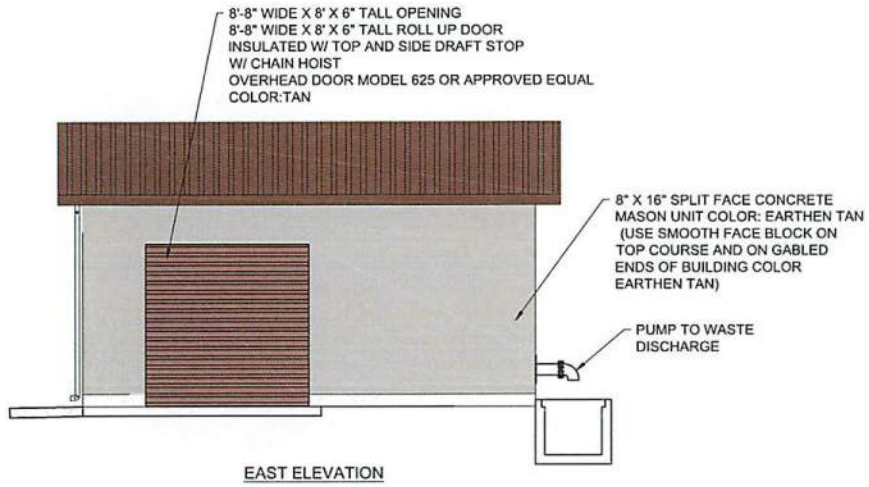
Date	3/16/2017
Revisions	
Description	
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Scale	#####
Designed	MCO
Drafted	MCO
Checked	DLW

WPPP-DETAILS
 DURFEE WELL REHAB
 LIBERTY PIPELINE COMPANY
 LIBERTY, WEBER, UTAH

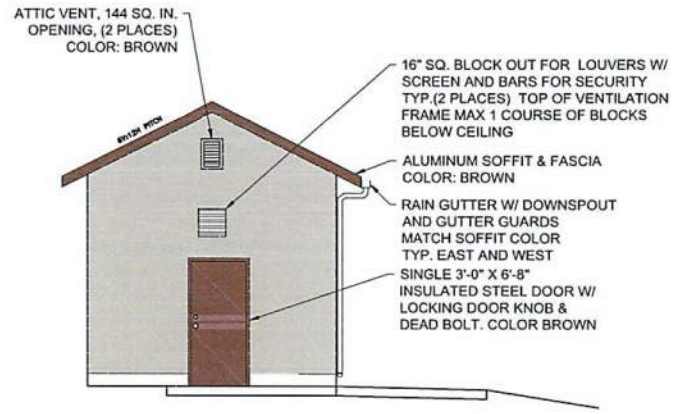
GARDNER ENGINEERING
 CONSULTING PLANNING
 MUNICIPAL LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0525 FAX: 801-476-0586

S2
 -

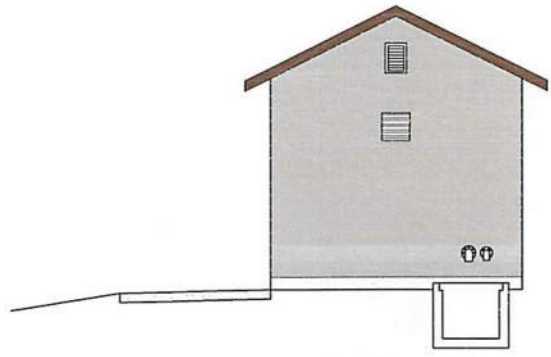
Exhibit C



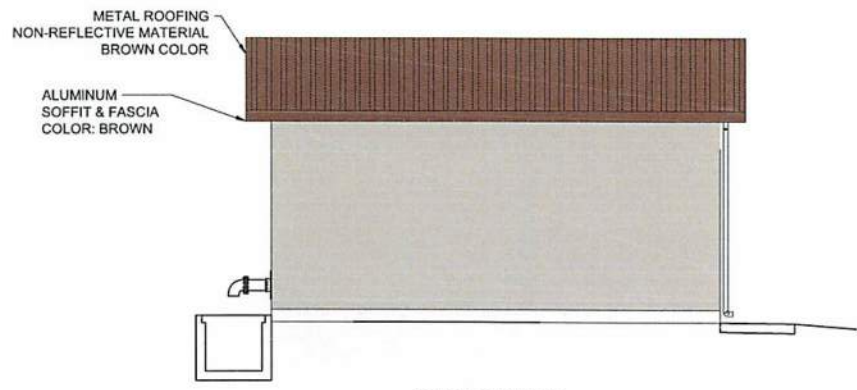
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

Date	3/16/2017
Scale	N.T.S.
Designed	MDD
Drafted	MDD
Checked	DLW

Revisions	Description
Date	

ELEVATIONS
DURFEE WELL REHAB
LIBERTY PIPELINE COMPANY
LIBERTY, WEBER, UTAH

GARDNER ENGINEERING
 CIVIL/LAND PLANNING
 SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0505 FAX: 801-476-0066

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Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit application for a public equestrian training and stable facility for Kent Winegar.

Type of Decision: Administrative

Agenda Date: Tuesday, April 25, 2017

Applicant: Kent Winegar, Owner

File Number: CUP# 2017-05

Property Information

Approximate Address: 9510 E 200 S, Huntsville, UT

Project Area: 37.4 acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Agricultural/Residential

Proposed Land Use: Agricultural/Residential/Equestrian training and stable facility

Parcel ID: 21-021-0073

Township, Range, Section: Township 6 North, Range 2 East, Section 15 and 16

Adjacent Land Use

North:	Agricultural	South:	Residential
East:	Agricultural	West:	Agricultural

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley (AV-3) Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 110, Chapter 2 Ogden Valley Signs

Summary and Background

The applicant is requesting approval of a conditional use permit application for a public equestrian training and stabling facility located at approximately 9510 E 200 S, Huntsville. The building associated with the operation is an existing 60' x 120' building, approximately 7,200 square feet. The applicant is also proposing to place a wall sign for the business on the south wall of the building that fronts 200 South. The request for a conditional use permit will also include the design review for the proposed sign.

The operation will consist of between 20 and 40 horses at any given time, an average of about 1 horse per acre. The application states that the operation will be for training, raising, and breeding. The visiting clientele will be two weekly customers which will be able to park next to the facility, as shown on the site plan (Exhibit B). There are 2 existing rental homes, owned by the applicant, on the property. The keeping area for the horses will be located approximately 75 feet from both rental homes, conforming to the animal keeping standards of the AV-3 zone.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: This request is in conformance with the General Plan for Ogden Valley, as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located within the AV-3 Zone. The purpose and intent of the AV-3 zone can be further described per LUC §104-6-1 as follows:

The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

The AV-3 Zone has specific standards identified in the LUC §104-6-6 that shall be met as part of the development process. The applicable standards are as follows:

- Minimum yard setbacks:
 - Front: 30'
 - Side: 20'
 - Rear: 30'
- Minimum lot area: 10 acres (for this specific use)
- Minimum lot width: 300'
- Main Building height:
 - Maximum: 35'

The proposed use is conditionally allowed in the AV-3 zone and has been reviewed as a "Public equestrian training and stable facility on a tract of land with a minimum of ten acres in area and at a density of not more than five horses per acre ". The existing structure meets the site development standards of the AV-3 zone.

A parcel owned by the Middleton Waterworks Association appears to be located in the middle of the property, more specifically, through the middle of the existing horse barn. The research of ownership plats indicates that the parcel is actually located to the north and west, and the horse barn does not encroach on that parcel (Exhibit C).

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Prior to receiving the conditional use permit, the applicant will need to receive approval from the applicable agencies for the proposal. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Design Review: The AV-3 zone and the proposed conditional use, mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has provided a site plan (see Exhibit B). There are no new buildings being proposed with this application, as such, there will be no construction related traffic concerns with this proposal. The applicant has also provided a parking area for the 2 customers that will visit the operation weekly. The parking area will mitigate any traffic concerns on the property and on Highway 39.
- *Considerations relating to landscaping.* The property currently maintains the twenty percent landscaping requirement outlined in LUC §108-1-4 (3). The existing landscaping is made up of deciduous trees towards the north end of the property, which are irrigated by shares of the Ogden Valley Canal.
- *Considerations relating to buildings and site layout.* A riding area surrounds the existing building and there are two rental homes located on the property. Both homes are outside of the animal setback regulation outlined in LUC §108-7-8 which states, "No animals or fowl shall be kept or maintained closer than 40 feet from any dwelling and not closer than 75 feet from any dwelling on an adjacent lot. Any barn, stable, coop, pen, corral, or enclosure for the housing or keeping of animals or fowl shall be kept, constructed, or maintained not less than 100 feet from a property line adjacent to a street and not less than 25 feet from any lot line." The existing building that will be used to keep horses is located approximately 75 feet from both rental homes on the property and is located approximately 175 feet from Highway 39.

As part of the conditional use application, the applicant is requesting approval of a wall sign advertising the operation. The applicant has provided a sign plan as part of the application (Exhibit D). LUC §110-2-5 (b)(1)(a) outlines nonresidential wall sign regulations in the AV-3 zone as follows:

Each freestanding building or complex of buildings is allowed one wall sign per street frontage which shall not exceed five percent of the square footage of the front of the building (linear footage of the front of the building, multiplied by the height of the building; multiplied by five percent) not including false fronts. If multiple units, each unit to be allowed five percent of width of the unit multiplied by the height.

The square footage of the front of the building is approximately 1800 square feet, allowing for a wall sign that is 90 square feet. The proposed sign is approximately 87 square feet, meeting the above wall sign requirement.

- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: Prior to the commencement of work, the applicant will need to receive the approval from all applicable agencies for the proposed equestrian center. A condition has been made part of the Planning Division's recommendations to ensure that all conditions of the review agencies will be met.

Public Notice: Public notice is not required for conditional use applications, however a courtesy notice has been mailed to all property owners of record within 500 feet of the subject property regarding the proposal.

Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in LUC §108-4-4, under "Decision Requirements", which states:

a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The Planning Commission will need to determine if the request for a public equestrian training and stabling facility has met the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

Staff Recommendation

The Planning Division recommends approval of file# CUP 2017-05, a conditional use permit for a public equestrian training and stabling facility located at approximately 9510 E 200 S, Huntsville. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The proposed wall sign must be installed in compliance with the submitted sign plan and LUC §110-2, which requires that the applicant obtain a land use permit before installing the sign.

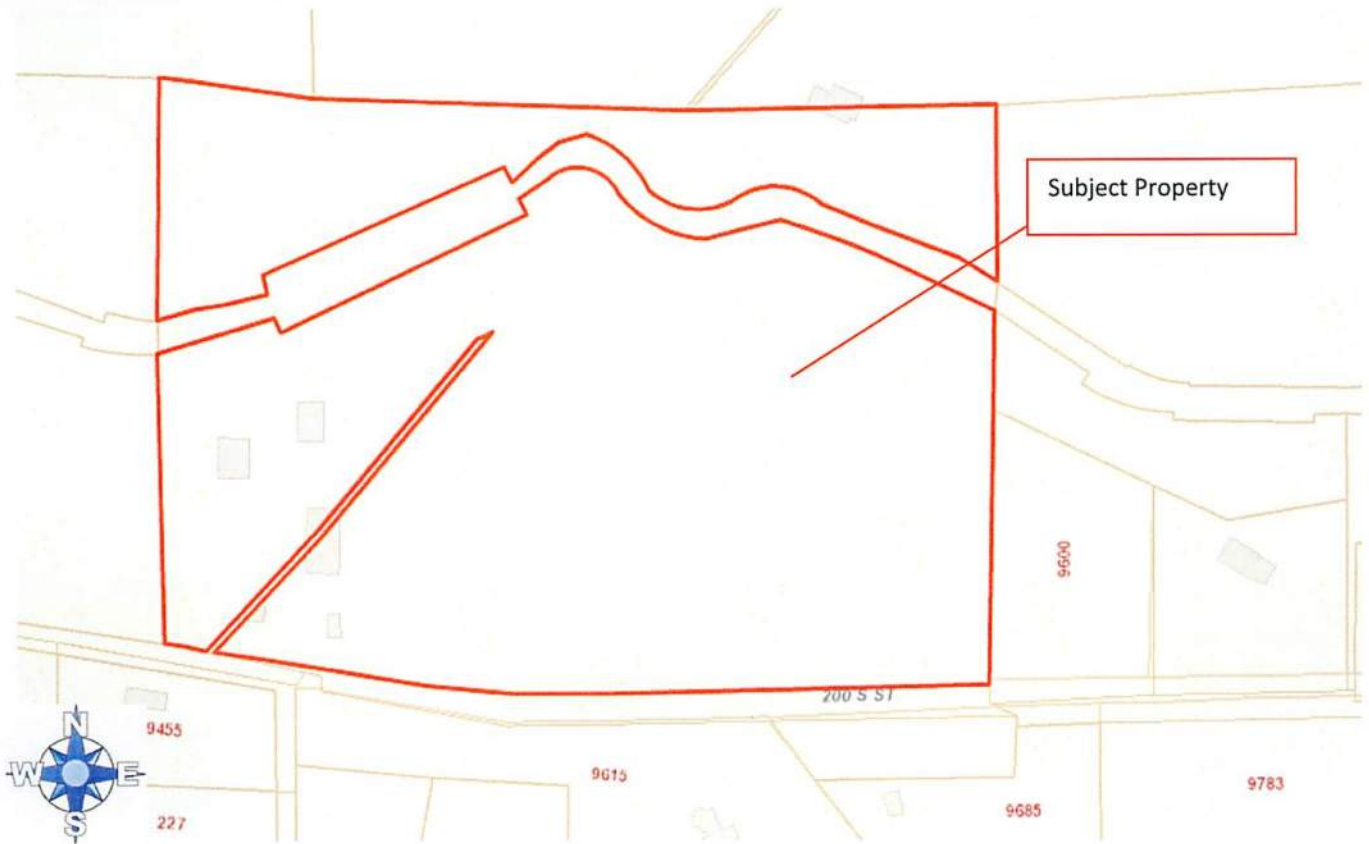
This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
3. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

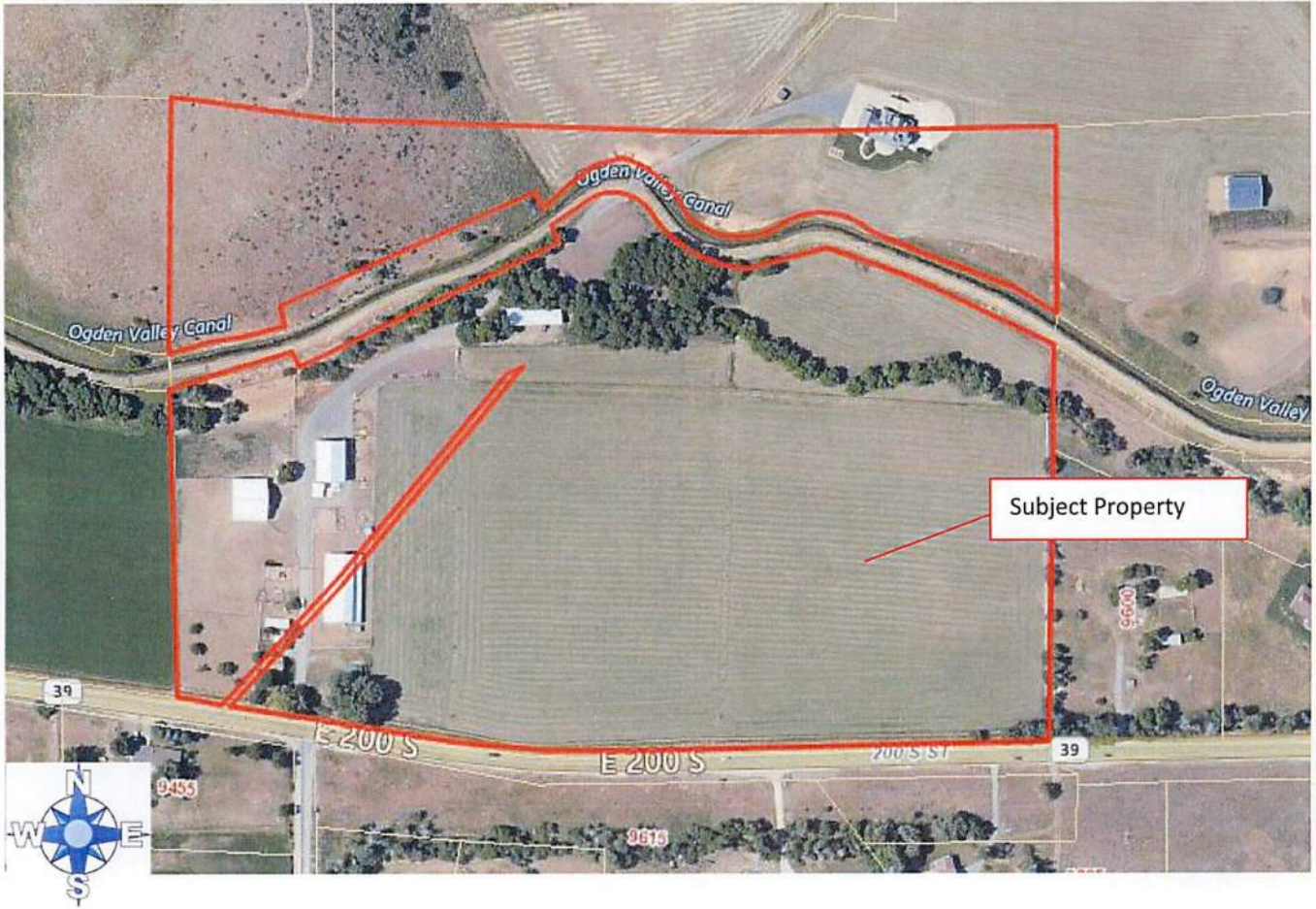
Exhibits

- A. Application
- B. Site plan
- C. 2017 Ownership plat
- D. Sign plan

Map 1



Map 2



Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) KENT WINEGAR		Mailing Address of Property Owner(s) PO BOX 34 9510 E 200 S. HUNTSVILLE 84317	
Phone 401-791-9938	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) Sandra Winegar			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) SAME AS ABOVE		Mailing Address of Authorized Person SAME AS ABOVE	
Phone	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address CALLS AT ROCKY MOUNTAIN SIGN .COM			

Property Information

Project Name M+W STABLES	Total Acreage 200+	Current Zoning AGRICULTURE GREEN BELT (AV-3)
Approximate Address 9510 E 200 S HUNTSVILLE 84317	Land Serial Number(s) 210210073	

Proposed Use
SIGN INSTALLED ON EXISTING BARN 150' SET BACK FROM STREET

Project Narrative
**WE HAVE BETWEEN 20-40 HORSES ANY GIVEN TIME
WE HAVE 37 ACRES. AVERAGE OF 1 HORSE/PER ACRE
BREEDING, RAISING, TRAINING IS OUR PURPOSE
BUSINESS IS MOSTLY WORD OF MOUTH
TRAFFIC IS A ONE OR TWO WEEKLY OF CUSTOMERS
RENTAL HOUSE WHICH I OWN 100 FT AWAY FROM B**

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

NONE : AN ACTIVE HORSE AND LIVESTOCK
PROPERTY FOR 150 YEARS

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

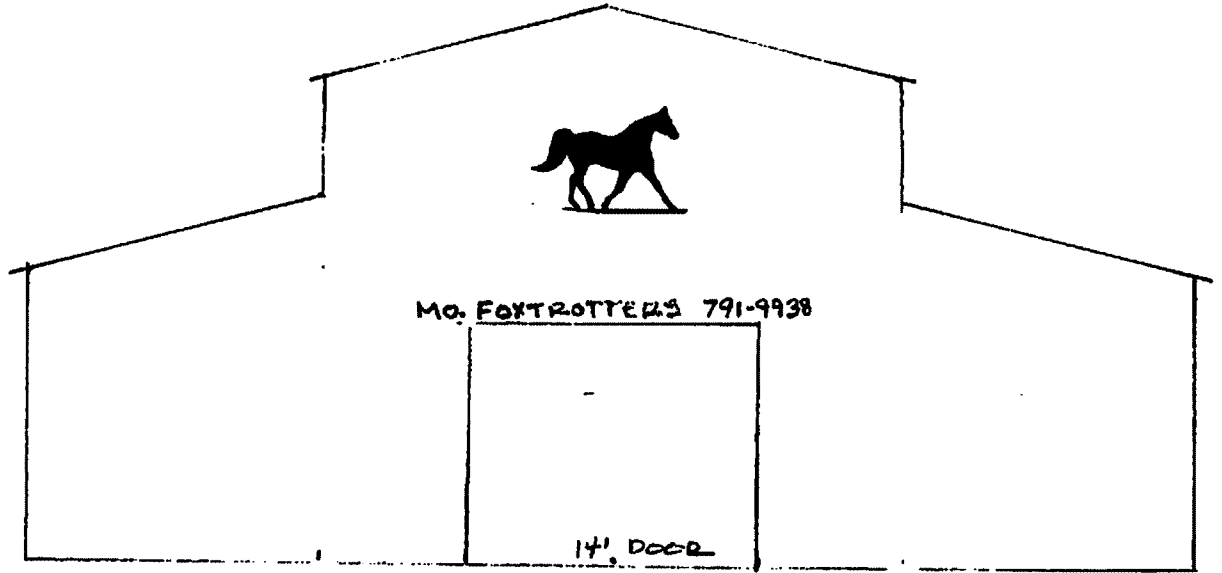
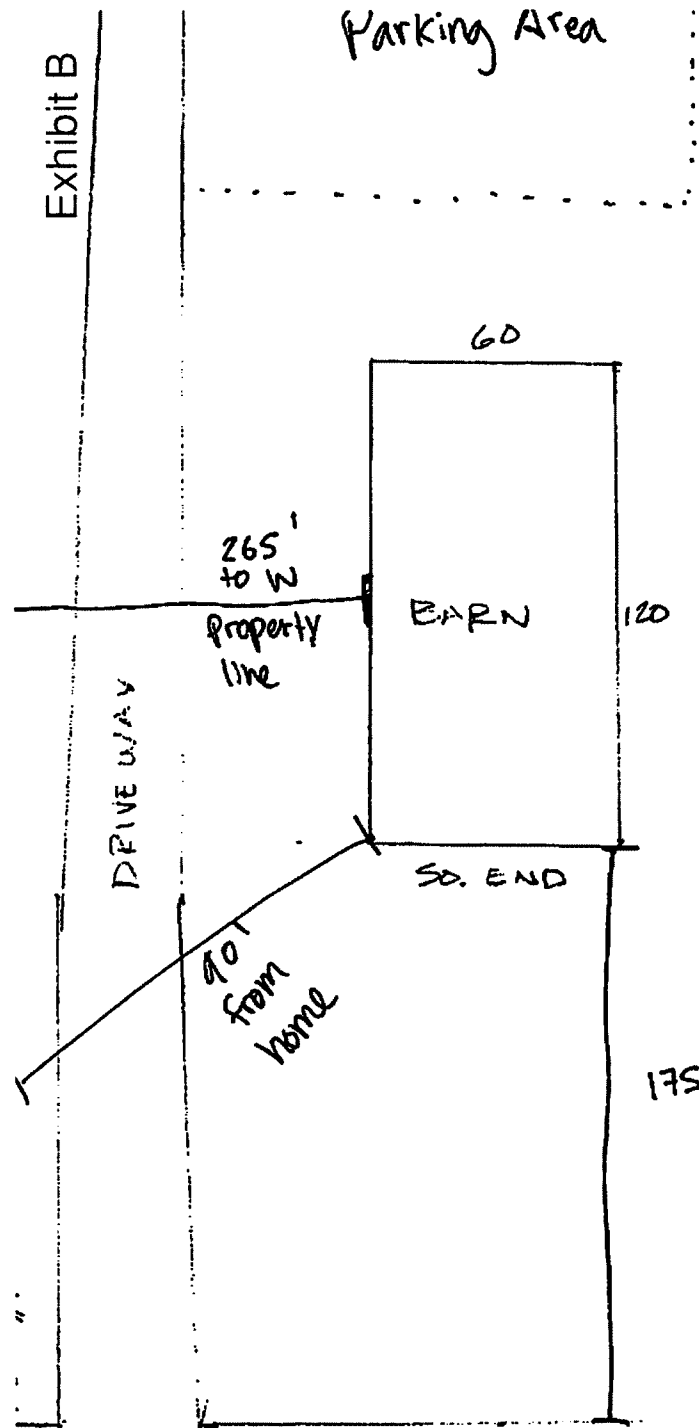
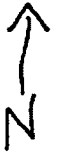
WE RAISE AND TRAIN COWS AND HORSES
FOR RESALE. LOGO AND INFORMATION
WOULD ASSIST IN THAT PURSUIT

Exhibit B

Parking Area

BUILDING SQ FT SOUTH WALL 1380
SQ FT PROPOSED SIGN 50

LOGO HORSE 5'x6' = 30
LETTERS 1'x20' = 20
50



1" = 10'

$$\begin{array}{r}
 60 \\
 \times 23 \\
 \hline
 180 \\
 120 \\
 \hline
 1380
 \end{array}$$

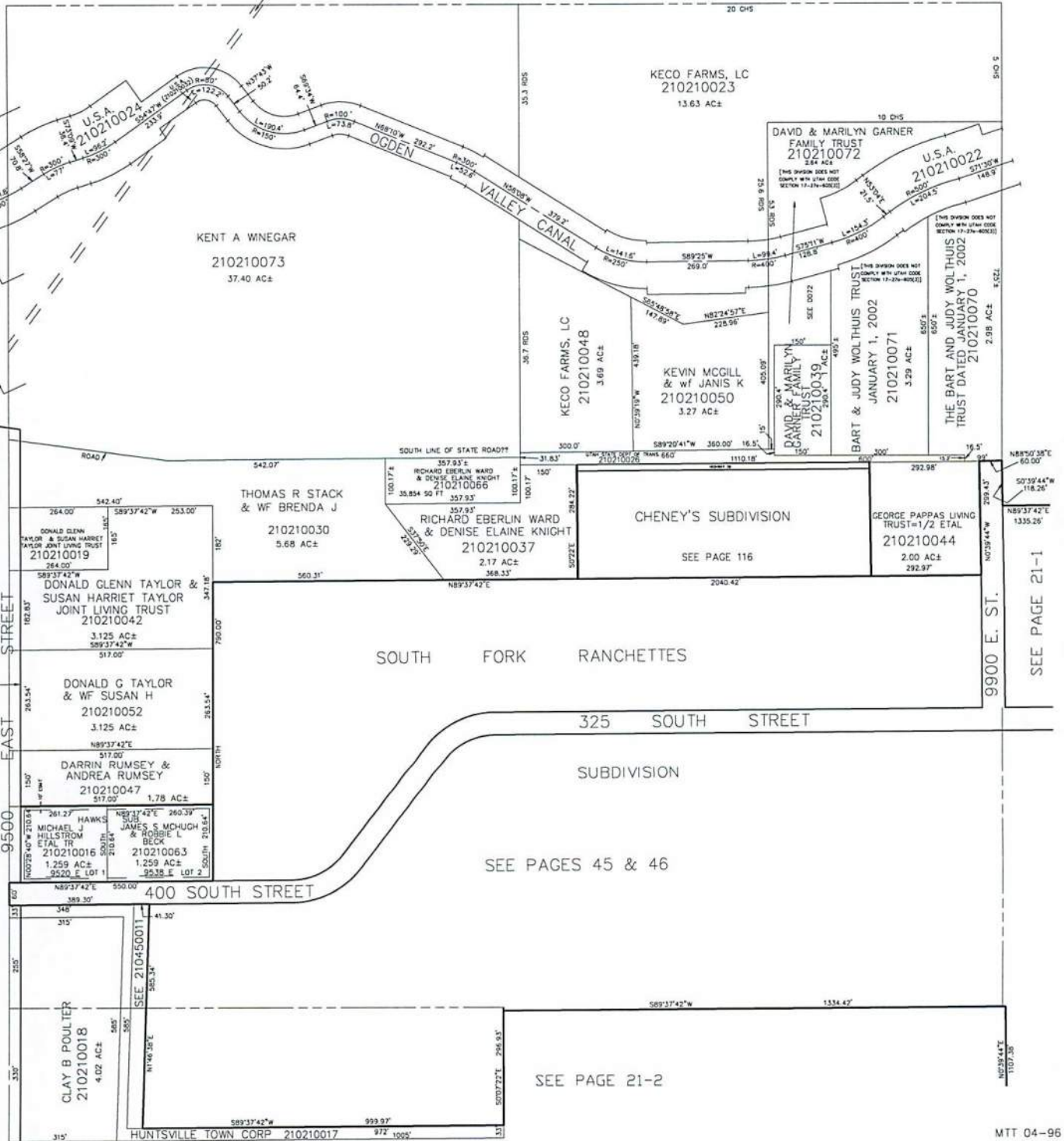
200 SOUTH

N.W. 1/4
SECTION 15, T.6N., R.2E., S.L.B. & M.
IN WEBER COUNTY
SCALE 1" = 200'

TAXING UNIT: 58

MIDDLETON WATER
WORKS ASSOC
210210031

SEE PAGE 12



SEE PAGE 22

SEE PAGE 21-1

SEE PAGES 45 & 46

SEE PAGE 21-2

Exhibit D





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a conditional use request for The Strand at Wolf Creek Resort Phase 1 PRUD located within the approved Wolf Creek Resort Master Development including an average building height of 33 feet as conditionally allowed in the CVR-1 zone.

Type of Decision: Administrative

Agenda Date: Tuesday, April 25, 2017

Applicant: WCU LLC

Authorized Representative: Eric Householder

File Number: CUP2017-04

Property Information

Approximate Address: 3820 N Wolf Creek Resort

Project Area: 1.42 acres

Zoning: CVR-1

Existing Land Use: Vacant

Proposed Land Use: Commercial

Parcel ID: 22-016-0074

Township, Range, Section: T7N, R1E, Section 22

Adjacent Land Use

North: Resort/Golf Course	South: Resort/Residential
East: Golf Course	West: Resort

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
 801-399-8768

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 11 Commercial Valley Resort Recreation Zone (CVR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations
- Title 108, Chapter 22 Natural Hazard Areas

Summary and Background

The Planning Division recommends approval of the conditional use request for The Strand at Wolf Creek Resort Phase 1, a Planned Residential Unit Development (PRUD) located within the approved Wolf Creek Resort Master Development; including the request for an average building height of 33 feet as conditionally allowed in the CVR-1 zone. Phase one as outlined in Exhibit C is part of a master planned project within the Wolf Creek Resort, consisting of 3 commercial units (see Exhibit A for the project narrative). The proposed development area is zoned CVR-1 zone. The village core at the Wolf Creek Resort will be a multi-phased development with a variety of commercial and multi-family options that will be reviewed and addressed in future phases (see Exhibit B for the approved conceptual plan). The proposed landscaped open space accounts for approximately 27.5% (17,040 square feet) of the total project boundary area (see Exhibit C for the PRUD Landscape Plan).

Wolf Creek Resort has been a Master Planned Community since the early 1980's. The applicant petitioned Weber County in 2015 to rezone approximately 15.97 acres to the CVR-1 zone. Weber County approved the request as Ordinance 2015-15 and the ordinance and subsequent zoning development agreement was recorded with the Weber County Recorder's Office as Entry# 2755224 (see Exhibit B for the approved conceptual plan).

The applicant would now like to move forward with the development process and has submitted the required information as outlined in the Uniform Land Use Code of Weber County (LUC) §108-5 for consideration and approval of the proposed PRUD. Planned Residential Unit Developments are listed as a "Conditional Use" in the LUC.

Conditional use permits should be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere. To ensure that the natural environment is preserved to the greatest possible extent, the Planning Commission, subject to the reviews and recommendations of the required public agencies, must review and approve the general site and architectural design of the buildings, the layout of the parking areas and the landscaping.

The Planning Commission, subject to the requirements of this chapter, may recommend approval, approval with conditions, or denial, based on substantial findings, of the PRUD to the County Commission. The proposed PRUD is in conformance with the existing PRUD, current zoning and the Zoning Development Agreement Master Plan as well as the applicable requirements in the LUC, based on the recommended conditions listed in this staff report. The following is staff's analysis of the proposed PRUD as a condition use, and the design review.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the CVR-1 zone. The purpose and intent of the CVR-1 zone is identified in the LUC §104-11-1 as:

"(a) The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.

(b) In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general siting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, design review and approval by the planning commission to ensure that the natural environment is preserved to the greatest possible extent. "

Conditional Use Review: The proposed PRUD is conditionally allowed in the CVR-1 zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. As a requirement of the conditional use permit, the applicant has provided a "Feasibility Letter" from Wolf Creek Water and Sewer District (see Exhibit D) for culinary, irrigation and waste water services. The applicant has provided the required material to facilitate a thorough review of the proposed project including a narrative (see Exhibit A), the conceptual plan (see Exhibit B), a landscape plan (see Exhibit C), architectural renderings (see Exhibit E), grading plan, a utility plan and a storm water protection plan (see Exhibit F).

The general requirements for consideration of a planned residential unit development include items such as the architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking; the landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings; and the demonstrated ability of the proponents of the planned residential unit development to financially carry out the proposed project under total or phase development proposals within the time limit established.

The majority of these considerations will be addressed in the design review and subdivision portion of staff's analysis of the proposal. The applicant will be required to provide a cash escrow to be held by Weber County for the improvements within the development. If the Planning Commission would like the developer to provide proof of financial feasibility for the development, a condition of approval will need to be added to request the additional information for review.

Design Review: The current zoning and the proposed conditional use mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and

harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Commission shall consider the relevant standards for the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The standards for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes improvement drawings for the construction of the infrastructure for Phase 1 of the development. Access to the development will be gained from Wolf Creek Drive and provides a stub for future development located along the southeast of the project site (see Exhibit C). The proposal includes 154 parking stalls. The parking requirements are based on the proposed uses. The uses and parking requirements are as follows:

- Existing Reception Center
30 stalls minimum/provided = 30 stalls
- Existing Fitness Center = 17 stalls
One space per 200 sq ft of area (3,300 sf)/provided=17 stalls
- Building A Retail
One space per 200 sq ft of area (5,915 sf)/provided=30 stalls
- Building A Reception Center = 30 stalls
30 stalls minimum/provided = 30 stalls
- Building B Restaurant = 44 stalls
One space per eating booth or table (44 tables)/provided=44 stalls
- Building C Retail
One space per 200 sq ft of area (600 sf)/provided=3 stalls

The applicant has provided adequate parking for existing and proposed areas within the development and the parking plan meets the parking standards as outlined in LUC §108-8.

2) *Considerations relating to outdoor advertising.* With the exception of the Wolf Creek logo shown on the side elevations of “The Comstock” building, the applicant has not proposed any additional signage or outdoor advertising as part of the application. If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.

3) *Considerations relating to landscaping, screening and buffering.* The applicant has been able to adequately address the minimum requirements of the Design Review as outlined in LUC §108-1-4(3) and the Ogden Valley Architectural, Landscape and Screening Design Standards as outlined in LUC §108-2-5 and §108-2-9 by providing detailed plans that reflect 27.5% of the project site as landscaped (see Exhibit C). Additional screening will be required for the dumpster area. A condition of approval has been added to staff’s recommendations to ensure the additional screening will be installed prior to receiving occupancy of the structures. The materials to screen the dumpster area should match the architectural materials of the surrounding buildings.

4) *Considerations relating to buildings and site layout.* The building and site layout has been reviewed against the design criteria of the current zoning in the LUC §104-11, the Design Review in the LUC §108-1, and the Ogden Valley Architectural, Landscape and Screening Design Standards in the LUC §108-2-4. The proposed development will be a one lot PRUD subdivision that is approximately 1.42 acres.

The proposal includes detailed plans and architectural renderings for “The Comstock”, “The Garage” and “The Granary” buildings (see Exhibit E). These structures will include a recreation center, a potential spa area, retail lease areas and a restaurant.

The proposed building has an exterior finish consisting of predominantly natural, muted earth tone colors of brick veneer, horizontal lap siding, stone veneer, heavy timber beams, wood panel garage doors, rusticated metal wall panels, fascia board, and architectural asphalt shingles, corrugated metal roof material and pre-finished metal roof panels. The metal roof areas and windows must be non-reflective (see Exhibit E).

Exterior lighting has not been included as part of the proposal. Prior to issuing a land use permit for the proposed structures, all proposed lighting must be reviewed and approved by the Ogden Valley Starry Nights to ensure the proposal meets the requirements of LUC §108-16. If the Planning Commission feels that

additional measures need to be taken to ensure adequate protection of the night sky, a condition of approval will need to be added.

Building height: As part of the conditional use request, the applicant is requesting an average building height of more than 25 feet which is conditionally allowed in the CVR-1 zone. The request is for consideration of an average building height of 33 feet as defined in the LUC §101-1-7 as:

"Building, height of: The term "height of building" means the vertical distance from the overage of the highest natural grade and the lowest noturol grode to the highest point of the coping of a flot roof, or to the deck line of o mansard roof, or to the highest point of the ridge of a pitch or hip roof."

The applicant's requested average building height of 33 feet is based on measurements ranging from the highest natural grade line (approximately 37') and lowest natural grade line (approximately 29') as measured to the highest point on the roof line. In reviewing the proposal, an overall average building height measured from the highest and lowest natural grade line to the highest point on the roof line, using the combined measurements from all elevations provided, is 33'.

The building and site layout have been reviewed against the design criteria of the CVR-1 Zone in the LUC §104-11, the Design Review in the LUC §108-1, and the Ogden Valley Architectural, Landscape and Screening Design Standards in the LUC §108-2-4. It appears that the proposal meets the minimum requirements of the applicable areas of the Uniform Land Use Code of Weber County.

5) *Considerations relating to utility eosements, droinoge, ond other engineering questions.* The applicant has provided civil engineered drawings that identify the existing and proposed topography, contour lines, utilities, easements and drainage (see Exhibit F). There is a seasonal stream located in close proximately to the project and the plans appear to provide adequate setbacks for the stream corridor. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) *Considerotions reloting ta priar developament concept plon opraval associoted with ony rezoning ogreement, plonned commerciol or monufactoring rezoning, or plonned residentiol unit developament approvol.* The applicant petitioned Weber County in 2015 to rezone approximately 15.97 acres to the CVR-1 zone. Weber County approved the request as Ordinance 2015-15 and the ordinance and subsequent zoning development agreement was recorded with the Weber County Recorder's Office as Entry# 2755224 (see Exhibit B for the approved conceptual plan). The development is in conformance with the approved Conceptual Plan that was adopted with the Wolf Creek Resort Master Development and it is also in conformance with the Ogden Valley General Plan.

As required in the recorded Zoning Development Agreement, it was agreed upon that the applicant shall incorporate principals of sustainability into the development when practical and feasible. The developer shall demonstrate practicality and feasibility at the time of and with all development review applications. The developer agrees that all construction will utilize best management practices. Final site plan applications made to Weber County shall be accompanied by a summary of the best management practices being utilized. A condition of approval has been added to staff's recommendations to ensure these items are addressed during the subdivision review process.

Natural Hazards Areos: The proposed PRUD is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards has been conducted.

The proposed location of the development is located within a potential geologic hazard area and will need to be evaluated prior to recording the final subdivision with Weber County. The applicant will be required to adhere to all geologic and geotechnical requirements during the development of the site. A condition of approval that a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water, irrigation water ond sonitory sewage dispasal: The applicant has provided a feasibility letter from the Wolf Creek Water and Sewer District for the culinary and irrigation water and sanitary sewer (see Exhibit D).

Review Agencies: The Engineering Division has reviewed the proposal and has provided the applicant with the additional items that will be required during the subdivision process. A condition of approval has been made part of the Planning Division's recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Public Notice: Public notice is not required for conditional use applications; however a courtesy notice has been mailed to all property owners of record within 500 feet of the subject property regarding the proposal.

Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed planned residential unit development, the planning commission shall review and consider the following, as applicable:
 - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
 - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*
 - *The landscaping and screening as related to the proposed uses within the development and their integration into the surrounding area.*
 - *The demonstrated ability of the applicant to financially carry out the proposed project under total or phase development proposals within the time limit established.*

Staff Recommendation

Staff recommends approval of the request for a conditional use permit for The Strand at Wolf Creek Resort Phase 1 PRUD located within the approved Wolf Creek Resort Master Development including an average building height of 33 feet as conditionally allowed in the CVR-1 zone. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.
2. Additional screening around the trash dumpsters will be installed prior to receiving occupancy of the structures. The materials to screen the dumpster area should match the architectural materials of the surrounding buildings.
3. Prior to issuing a land use permit for the proposed structures, all proposed lighting must be reviewed and approved by the Ogden Valley Starry Nights to ensure the proposal meets the requirements of LUC §108-16.
4. The metal roof areas and windows must be non-reflective material.
5. The developer will provide during the subdivision process of the development the principals of sustainability into the development when practical and feasible.
6. Final site plan applications made to Weber County shall be accompanied by a summary of the best management practices being utilized.
7. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

This recommendation is based on the following findings:

1. The proposal conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposal complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the proposed plans.
4. The proposed master planned development is in conformance with the approved Zoning Development Master Planned.
5. The proposed PRUD will not be detrimental to the public health, safety, or welfare.
6. The proposed PRUD will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Project Narrative
- B. Zoning Development Conceptual Plan
- C. Landscape Plans
- D. Feasibility Letters
- E. Building Plans
- F. Grading & Utility Plans

Location Map



**The Strand at Wolf Creek Resort Phase 1
Commercial PRUD Conditional Use Permit Application
03.2017**

Application Sections

Project Narrative

In 2015, WCU LLC rezoned the proposed site area to CVR-1 to support both commercial and residential uses at the core of the resort. The first phase of The Strand at Wolf Creek Resort will consist of pure commercial applications as supported in the CVR-1 land use code. This particular Conditional Use Permit submittal consists of three structures totaling 20,151 SF, a plaza, parking and landscaping placed on 1.42 acres. The Commercial PRUD request was made to get variances in the CVR-1 setbacks and landscaping standards as shown on the submitted site plan. The CUP application also requests a height increase from the 25' as indicated in the architectural elevations. The plans also call out the proposed exterior finishes. The phase will be under single ownership with space being leased to tenants. A one-lot Subdivision Application will also be submitted to pull the project area of this phase out of the larger golf course parcel.

The first and largest structure is The Comstock. The two story building is 12,297 SF and approximately 37' in height from existing grade. The programing is still being explored, but we picture event/reception, office, spa and retail spaces as a possibility. A small coffee shop or deli restaurant could also be an option.

The Granary will house the restaurant/brew pub and anchors the eastside of the phase 1 site. The 7,254 SF building has 24' diameter silo element that ties into the restaurant seating area. The trash dumpsters will be screen from the parking area.

In between The Comstock and The Granary buildings is The Garage. Sitting just north of the plaza, the single story is 13' in height and 600 SF. Plan to utilize the structure for storage but could operate as an event overflow facility or even a café/juice bar.

The project will also have three tower sculptures that will resemble vintage ski lift towers. They will be painted a natural, earthy, rusted red color. An example has been submitted with the application.

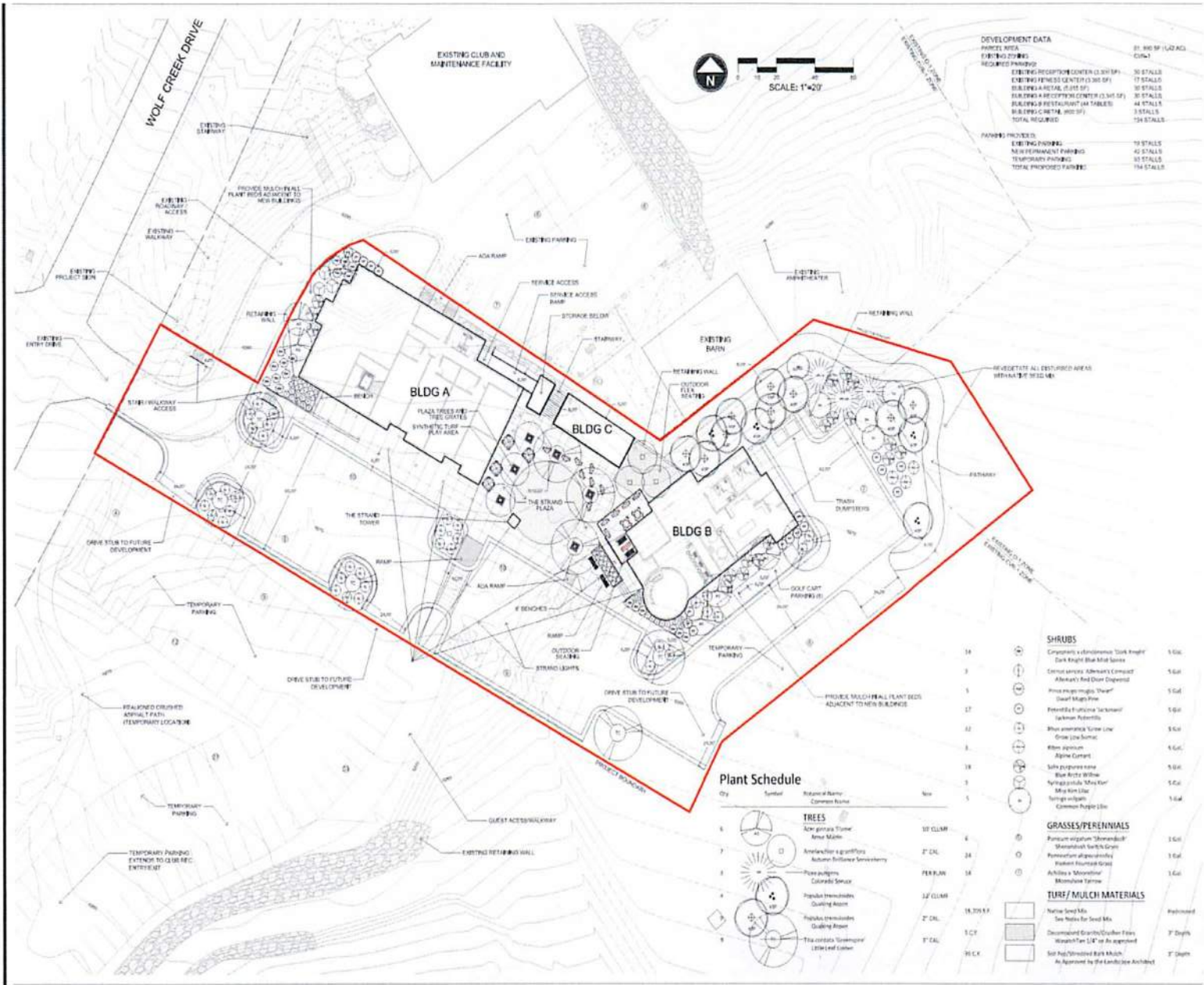
The parking calculations are included on the site plan and include stalls for both phase 1 of The Strand and the existing club facilities. Lighting will comply with the Ogden Valley Lighting ordinance. The Wolf Creek Water & Sewer Improvement District will provide sewer, culinary and secondary water services to the project.

Reasonably anticipated detrimental effect of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke or noise.

- All Weber County ordinances, standards and regulations will be followed during and after construction is completed.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

- The CVR-1 ordinance supports the proposed commercial uses. All Weber County ordinances, standards and regulations will be followed.



WOLF CREEK RESORT
THE STRAND - PHASE 1
 WEBER COUNTY, UTAH

DATE	MARCH 2017
PROJECT	WOLF CREEK
DRAWN BY	EL
DESIGN BY	EL
REVISION	CONCEPTUAL USE
REVISION	
SHEET TITLE	SITE PLAN
SHEET NUMBER	L1.1

WOLF CREEK RESORT VILLAGE CONCEPT DEVELOPMENT PLAN





February 15, 2017

RE: Capacity

LEWIS HOMES

3615 N. Wolf Creek Dr.

Eden UT, 84310

To whom it may concern:

This is official notice that Wolf Creek Water and Sewer Improvement District has the capacity to serve Water, Sewer and Irrigation for the Commercial Core phase 1. WCWSID is working with Gardner Engineering on bringing utilities to this site.

If you have any further questions or concerns please feel free to contact me at 801-430-4647

Thank you,

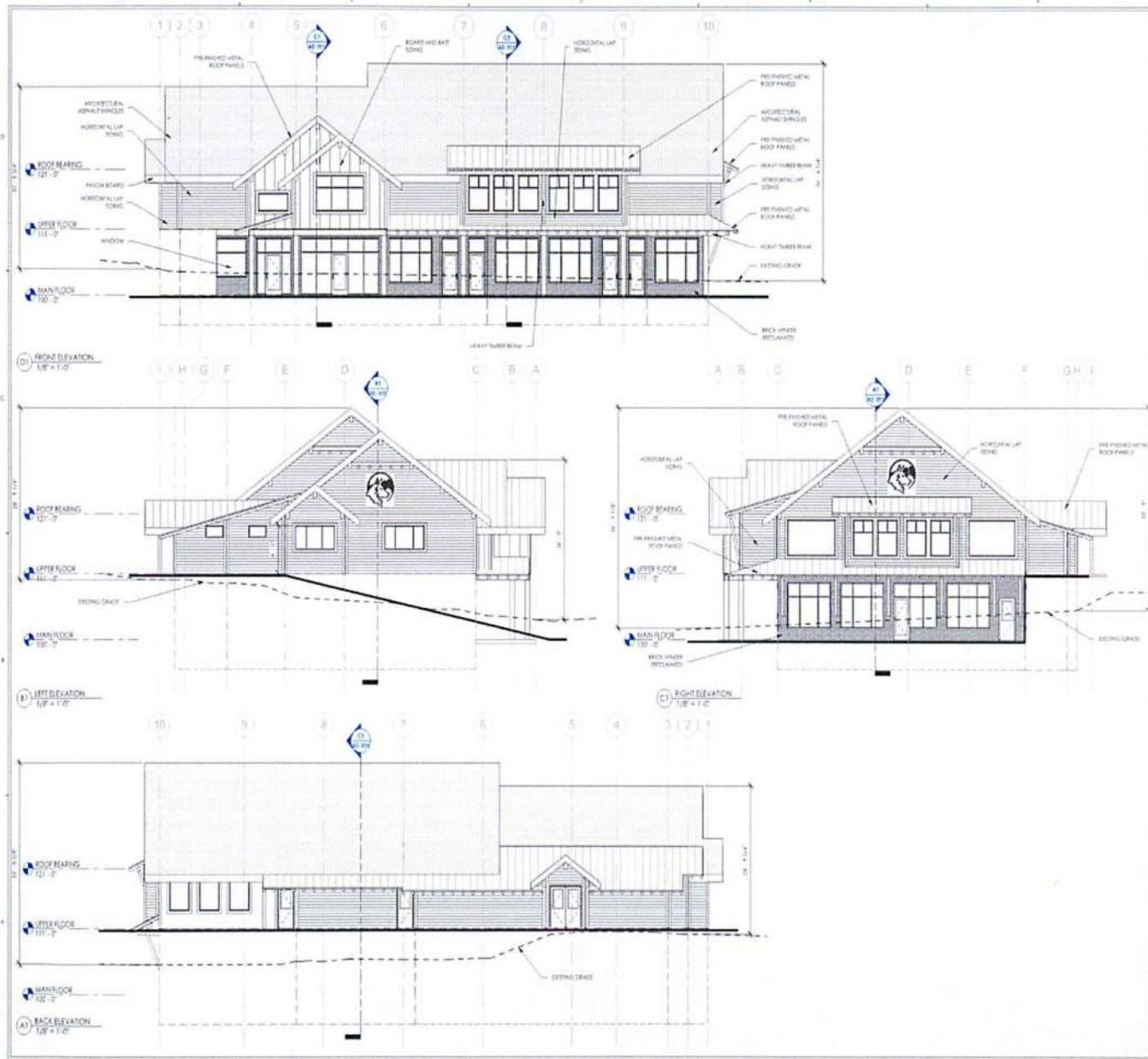
A handwritten signature in black ink, appearing to read "Rob Thomas", is written over a light blue horizontal line.

Rob Thomas

General Manager

Wolf Creek Water and Sewer

Improvement District



GENERAL NOTES

- A. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION DETS.
- B. PROVIDE FINISHING AND CURBING, AS WELL AS ALL INTERIOR DOORS AND PARTITIONS TO ROOF AND HALL.
- C. DELIVER ALL WINDOW AND DOOR SCHEDULES.
- D. PROVIDE FINISHING AND PARTITIONING AT ALL CONCRETE BELOW GRADE.
- E. REFER TO GRADING SCHEDULE FOR DOOR AND WINDOW REQUIREMENTS REFER TO GRADING PLAN FOR FINISH GRADE ELEVATION.
- F. PROVIDE NOTES TO ALL EXTERIOR FINISHES PRIOR TO INSTALLATION AND ARCHITECTURAL APPROVAL. FINISHES ARE NOT TO BE INSTALLED WITHOUT APPROVAL.

KEYED NOTES - ...

- 1. PRE-FINISHED METAL ROOF PANELS
- 2. HORIZONTAL LAP SIDING
- 3. BRICK VENEER (RECLAMED)
- 4. ARCHITECTURAL ALUMINUM BRIDGES
- 5. HEAVY TUMBER BEAM
- 6. RACK OR STAIR
- 7. WINDOW
- 8. BOARD AND BUTT SIDING
- 9. FINISH GRADE

BERTOLDI ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIORS
 1000 WEST 1000 SOUTH, SUITE 100, SALT LAKE CITY, UT 84119
 TEL: 801.466.1000 FAX: 801.466.1001

THE COMSTOCK
 Wolf Creek Dr. Eden, UT 84310

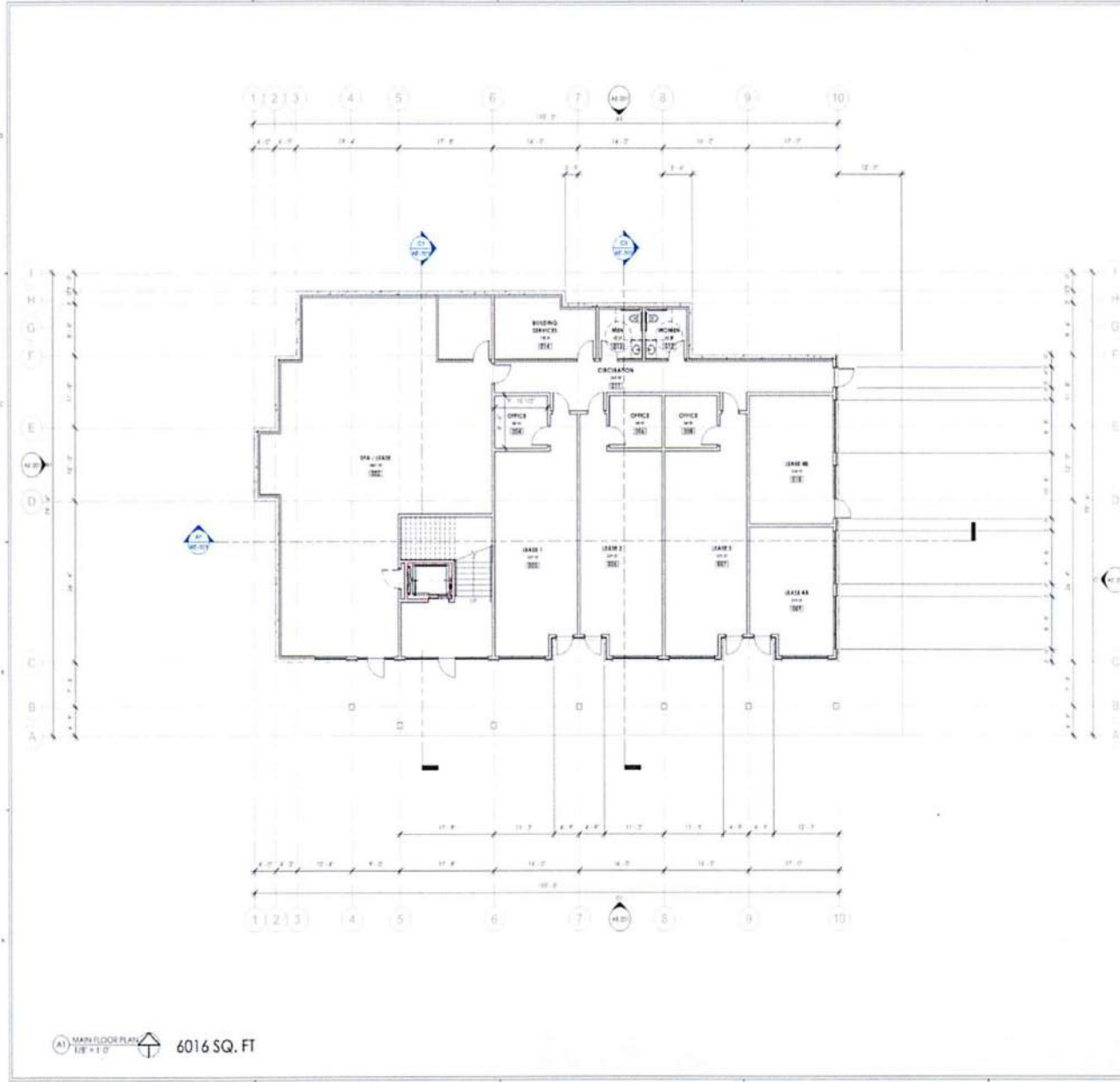
NOT FOR CONSTRUCTION

REV.	DATE

PROJECT # 1702
 DATE 7/20/10
 SHEET EXTERIOR ELEVATIONS

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECT IS TO BE PRESENTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
 CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THE SCOPE OF WORK AND/OR COORDINATION.

AE-201



MAIN FLOOR PLAN 1/8" = 1'-0" 6016 SQ. FT

GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE CONFORMING INSULATED CONCRETE WALLS (ICW).
2. PROVIDE AIR BARRIER OVER EXTERIOR SURFACE OF EXTERIOR WALLS.
3. PROVIDE 2" MINIMUM INSULATION BEHIND EXTERIOR WALLS.
4. PROVIDE 1/2" MINIMUM GYPSUM BOARD AT THE AREA OF EXTERIOR WALLS.
5. PROVIDE 2" MINIMUM INSULATION BEHIND EXTERIOR WALLS.
6. PROVIDE 1/2" MINIMUM GYPSUM BOARD AT THE AREA OF EXTERIOR WALLS.
7. PROVIDE 2" MINIMUM INSULATION BEHIND EXTERIOR WALLS.
8. PROVIDE 1/2" MINIMUM GYPSUM BOARD AT THE AREA OF EXTERIOR WALLS.
9. PROVIDE 2" MINIMUM INSULATION BEHIND EXTERIOR WALLS.
10. PROVIDE 1/2" MINIMUM GYPSUM BOARD AT THE AREA OF EXTERIOR WALLS.
11. PROVIDE 2" MINIMUM INSULATION BEHIND EXTERIOR WALLS.
12. PROVIDE 1/2" MINIMUM GYPSUM BOARD AT THE AREA OF EXTERIOR WALLS.
13. PROVIDE 2" MINIMUM INSULATION BEHIND EXTERIOR WALLS.
14. PROVIDE 1/2" MINIMUM GYPSUM BOARD AT THE AREA OF EXTERIOR WALLS.
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16. PROVIDE 1/2" MINIMUM GYPSUM BOARD AT THE AREA OF EXTERIOR WALLS.
17. PROVIDE 2" MINIMUM INSULATION BEHIND EXTERIOR WALLS.
18. PROVIDE 1/2" MINIMUM GYPSUM BOARD AT THE AREA OF EXTERIOR WALLS.
19. PROVIDE 2" MINIMUM INSULATION BEHIND EXTERIOR WALLS.
20. PROVIDE 1/2" MINIMUM GYPSUM BOARD AT THE AREA OF EXTERIOR WALLS.

FLOOR PLAN LEGEND

- WALL TYPE SYMBOLS
- ROOM NUMBER
- EXTERIOR FINISH
- ROOM MARKER

KEYED NOTES - ...



THE COMSTOCK
Wolf Creek Dr., Eden, UT 84310

NOT FOR CONSTRUCTION

REV.	DATE
PROJECT #	1704
DATE	7/20
TITLE	MAIN FLOOR PLAN
SHEET	AE-101

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECTS TO BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IF TO BE ADDED, THAT EXISTING CONDITIONS MUST BE FIRST DETERMINED AND THAT ALL OF THE DIMENSIONS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

Exhibit E-Architectural Building Plans – The Comstock



UPPER FLOOR PLAN
1/8" = 1'-0" 6281 SQ. FT.

GENERAL NOTES

- 1. FINISHES SHALL BE INSTALLED AT ALL INTERSECTIONS & TERMINATIONS OF ALL EXTERIOR WALLS, INTERIOR CHIMNEYS AND SIMILAR RECEIVERS OR PROJECTIONS AND AT POINTS OF CONTACT WITH A WALL OR ROOF SYSTEM.
- 2. ALL EXPOSED FLASHINGS ARE TO BE REFINISHED IN ACCORDANCE WITH GENERAL NOTES.

KEYED NOTES -...



THE COMSTOCK
Wolf Creek Dr., Eden, UT 84310

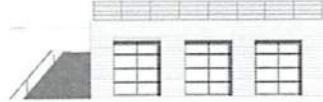
NOT FOR CONSTRUCTION

REV	DATE
PROJECT #	1170
DRAWN	TD
CHECKED	
UPPER FLOOR PLAN	

NO. 100
DATE
PROJECT #
DRAFTER
CHECKER
SCALE
AE-102

WOLF CREEK CORE THE GARAGE

Wolf Creek Dr, Eden, UT 84310



THE GARAGE
Wolf Creek Dr, Eden, UT 84310

CODE ANALYSIS

PROJECT DIRECTORY

OWNER	WOLF CREEK CORE
ARCHITECT	BERTOLDI ARCHITECTS 251A HARRISON BLVD EDEN, UT 84310 801.438.8333
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
CIVIL	
LANDSCAPE	

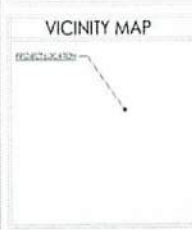
STANDARD ABBREVIATIONS

A	ANCHOR	MCH	MECHANICAL
A-F	AS FLOOR FINISHED FLOOR	MFC	MATERIAL FINISHED
AP	APPROXIMATE	MFL	MATERIAL FINISHED
APR	APPROXIMATE	MFC	MATERIAL FINISHED
AS	AS SHOWN	MFC	MATERIAL FINISHED
AS-1	AS SHOWN	MFC	MATERIAL FINISHED
AS-2	AS SHOWN	MFC	MATERIAL FINISHED
AS-3	AS SHOWN	MFC	MATERIAL FINISHED
AS-4	AS SHOWN	MFC	MATERIAL FINISHED
AS-5	AS SHOWN	MFC	MATERIAL FINISHED
AS-6	AS SHOWN	MFC	MATERIAL FINISHED
AS-7	AS SHOWN	MFC	MATERIAL FINISHED
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AS-9	AS SHOWN	MFC	MATERIAL FINISHED
AS-10	AS SHOWN	MFC	MATERIAL FINISHED
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AS-77	AS SHOWN	MFC	MATERIAL FINISHED
AS-78	AS SHOWN	MFC	MATERIAL FINISHED
AS-79	AS SHOWN	MFC	MATERIAL FINISHED
AS-80	AS SHOWN	MFC	MATERIAL FINISHED
AS-81	AS SHOWN	MFC	MATERIAL FINISHED
AS-82	AS SHOWN	MFC	MATERIAL FINISHED
AS-83	AS SHOWN	MFC	MATERIAL FINISHED
AS-84	AS SHOWN	MFC	MATERIAL FINISHED
AS-85	AS SHOWN	MFC	MATERIAL FINISHED
AS-86	AS SHOWN	MFC	MATERIAL FINISHED
AS-87	AS SHOWN	MFC	MATERIAL FINISHED
AS-88	AS SHOWN	MFC	MATERIAL FINISHED
AS-89	AS SHOWN	MFC	MATERIAL FINISHED
AS-90	AS SHOWN	MFC	MATERIAL FINISHED
AS-91	AS SHOWN	MFC	MATERIAL FINISHED
AS-92	AS SHOWN	MFC	MATERIAL FINISHED
AS-93	AS SHOWN	MFC	MATERIAL FINISHED
AS-94	AS SHOWN	MFC	MATERIAL FINISHED
AS-95	AS SHOWN	MFC	MATERIAL FINISHED
AS-96	AS SHOWN	MFC	MATERIAL FINISHED
AS-97	AS SHOWN	MFC	MATERIAL FINISHED
AS-98	AS SHOWN	MFC	MATERIAL FINISHED
AS-99	AS SHOWN	MFC	MATERIAL FINISHED
AS-100	AS SHOWN	MFC	MATERIAL FINISHED

- GENERAL NOTES**
- ALL WORK TO BE DONE SHALL BE IN ACCORDANCE WITH THE 2018 IBC. GENERAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND ORDINANCES GOVERNING THE WORK.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES TO COMPLETE CONSTRUCTION AND MAINTAIN THE HIGHEST QUALITY OF WORKMANSHIP OF THE PROJECT TRADES.
 - DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC SCALE ON DRAWINGS.
 - ALL DIMENSIONS GIVEN ARE TO FACE UNLESS OTHERWISE NOTED OTHERWISE.
 - MANUFACTURERS SPECIFICATIONS AND INSTALLATION OF ALL MATERIALS AND EQUIPMENT SHALL BE FOLLOWED.
 - SUBCONTRACTORS SHALL MAINTAIN THROUGHOUT ALL PORTIONS OF THE WORK INCLUDING DRAWINGS, SPECIFICATIONS AND SCHEDULES.
 - SUBCONTRACTORS SHALL NOT REMOVE OR DESTROY PARTIAL SETS OF DRAWINGS.
 - CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS FOR CLARIFICATION. CHANGES TO THE CONTRACT SHALL BE MADE BY THE ARCHITECT'S WRITTEN ORDER ONLY.
 - CONTRACTOR TO COORDINATE ALL WORK WITH EXISTING CONDITIONS. SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTORS WORK IS NOT LIMITED TO THE WORK SHOWN AND THAT ALL OF THE DRAWINGS ARE BEYOND THE ARCHITECT'S WORK AND COORDINATION.
 - VERIFY ALL REQUIREMENTS AND APPROVALS PRIOR TO ANY CONSTRUCTION.
 - REFER TO ACCESSORY TO THESE PLANS FOR MARKING CLEARANCES AND REQUIREMENTS. CHECK ALL MARKINGS WITH THE LOCAL AND NEARBY CODES.

STANDARD SYMBOLS

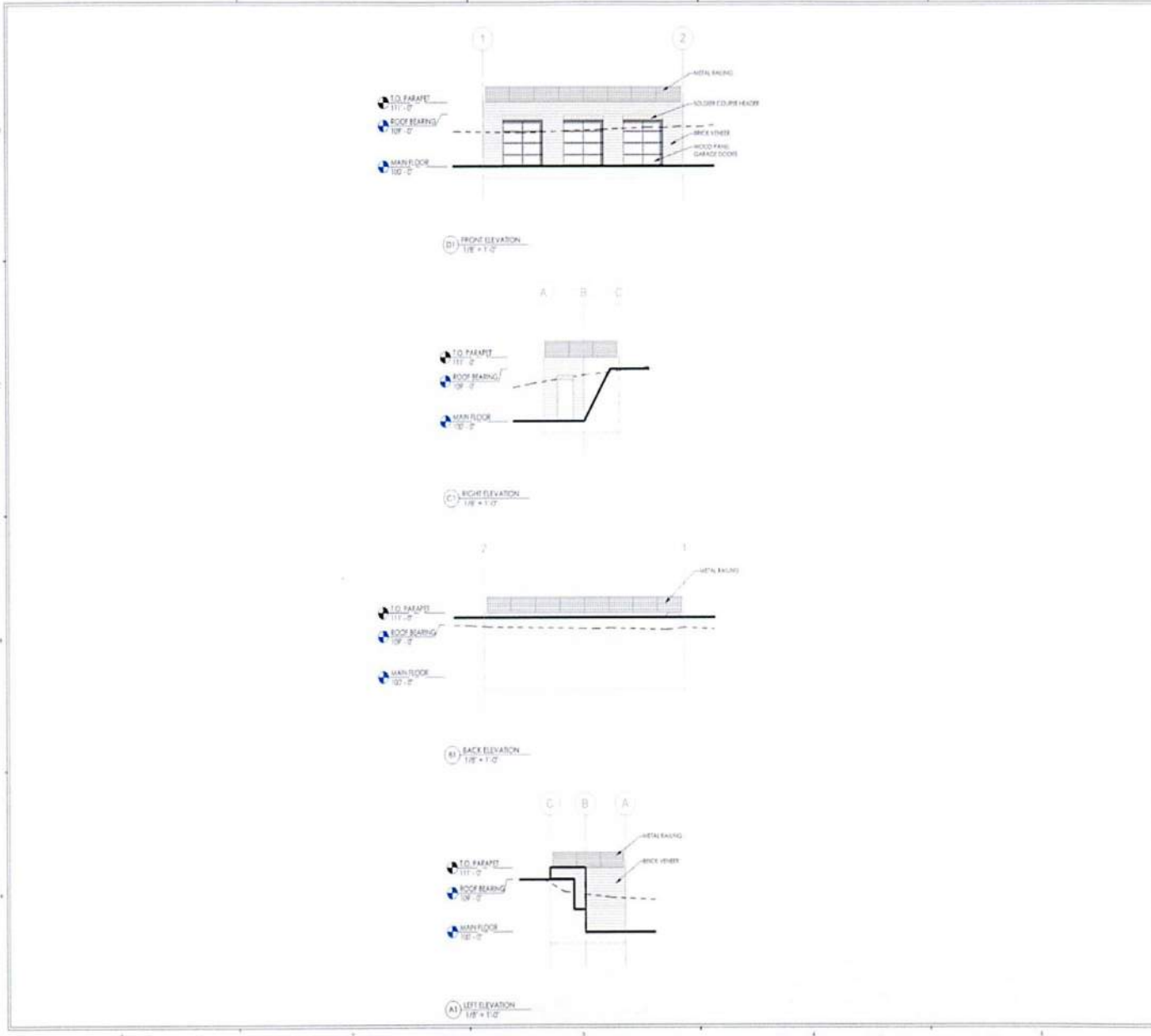
ELEVATION MARKER	DECK MARKER	1 IN
SECTION ELEVATION	CEILING MARKER	1.00' MARK
SECTION MARKER	DOOR MARKER	1.00'
WINDOW ELEVATION	WINDOW MARKER	1.00'
SECTION MARKER	WALL FIVE MARKER	1.00'
	KEYNOTE MARKER	1.00'



NOT FOR CONSTRUCTION

REV	DATE
PROJECT #	1702
DATE	180
TITLE	COVER SHEET
SHEET	

AG-001



GENERAL NOTES

- A. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION DETS.
- B. PROVIDE BRACING AND COUNTER BRACING FOR ALL WINDOWS, DOORS AND PARTITIONS TO ROOF AND RAILS.
- C. FIELD SPERE ALL WINDOW AND DOOR OPENINGS.
- D. PROVIDE FOUNDATION WATERPROOFING AT ALL EXTERIOR BELOW GRADE.
- E. REFER TO DRAINAGE SCHEDULES FOR DOWN AND WINDOWN REQUIREMENTS.
- F. REFER TO DRAINING PLAN FOR FINISH GRADE ELEVATIONS.
- G. PROVIDE NOTICE OF ALL EXTERIOR FINISHES PRIOR TO INSTALL. FINISHES ARE NOT TO BE APPLIED WITHOUT APPROVAL.

KEYED NOTES - ...



THE GARAGE
Wolf Creek Dr. Eden, UT 84310

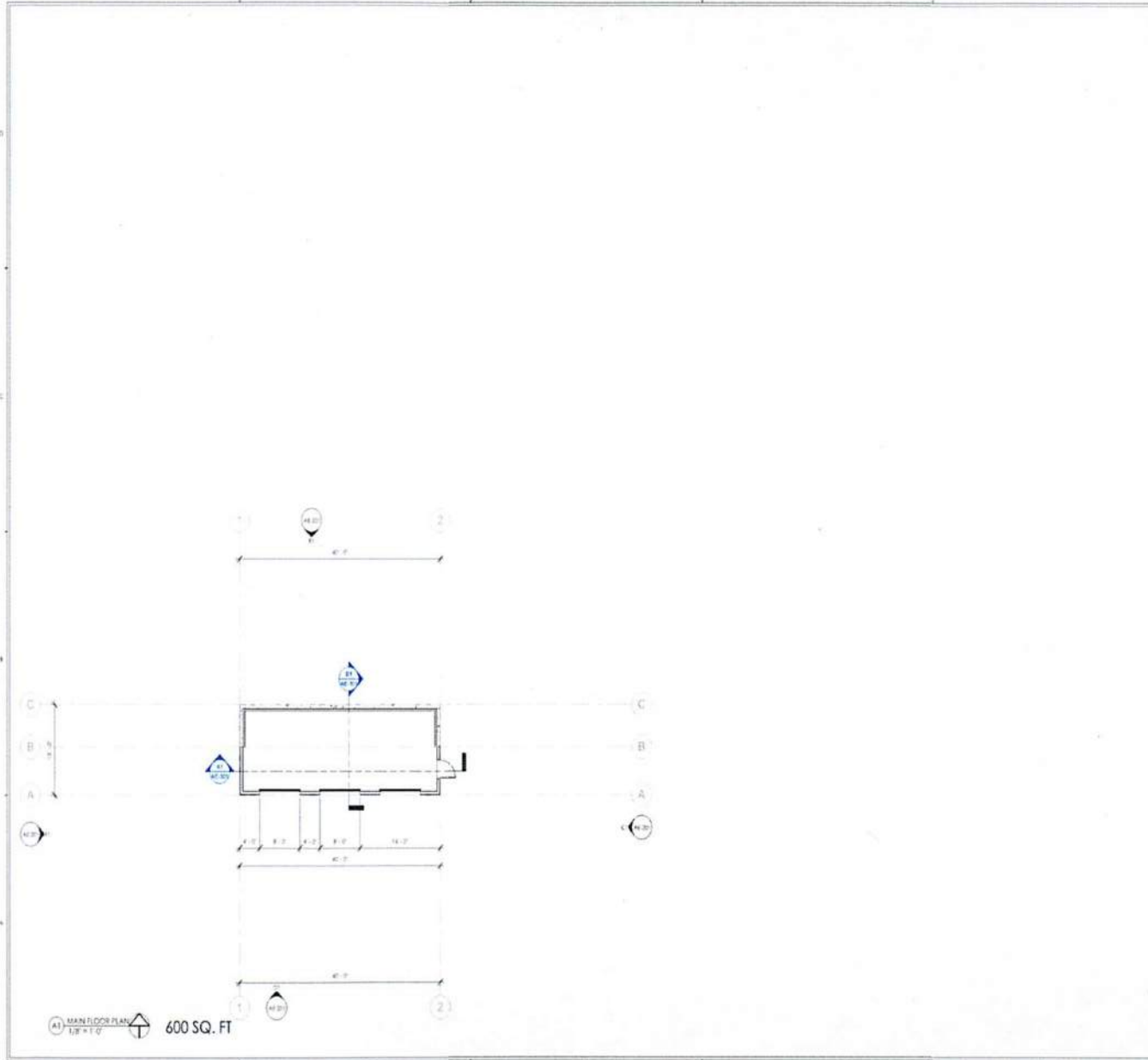
NO. 1	DATE
PROJECT #	1710
DATE	11/01
TYPE	EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

NO. 1	DATE
PROJECT #	1710
DATE	11/01
TYPE	EXTERIOR ELEVATIONS

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECT TO BE PRESENTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT THE CONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THE SCOPE OF WORK AND FOR COORDINATION.

AE-201



GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- B. PROVIDE AIR BARriers ON INTERFERENCE OF PARTING AT ALL INTERIOR WALLS, BENCH CORNERS, ETC.
- C. PROVIDE FIVE PERCENT OF G.L. ALL WET ROOMS AT THE AREA OF INTERFERENCE BENCH CORNERS IS NOT FINISHED.
- D. PROVIDE S.D. BLOCKING AT FLOOR CHANGES, INTERIOR EQUIPMENT AND ACCESSORIES AS NOTED BY FAC. CONFORMANCE FACTURE INCLUDING OTHER ACCESSORIES AND EQUIPMENT.
- E. ALL DOORS SHALL BE RETALLED 6" MIN. WALL F.P.D.
- F. REFER EXISTING FLOOR FOR INTERIOR SULATION INSURANCE.
- G. ALL LIGHT FIXTURES TO BE INSTALLED BY THE CONTRACTOR.
- H. REFER TO OTHER SHEETS FOR FINISHES.

FLOOR PLAN LEGEND

- WALL TYPE MARKER
WALL TO SHEET
WALL FOR WALL TYPES
- DETAIL MARKER
- INTERIOR ELEVATION
- ROOM NUMBER

KEYED NOTES



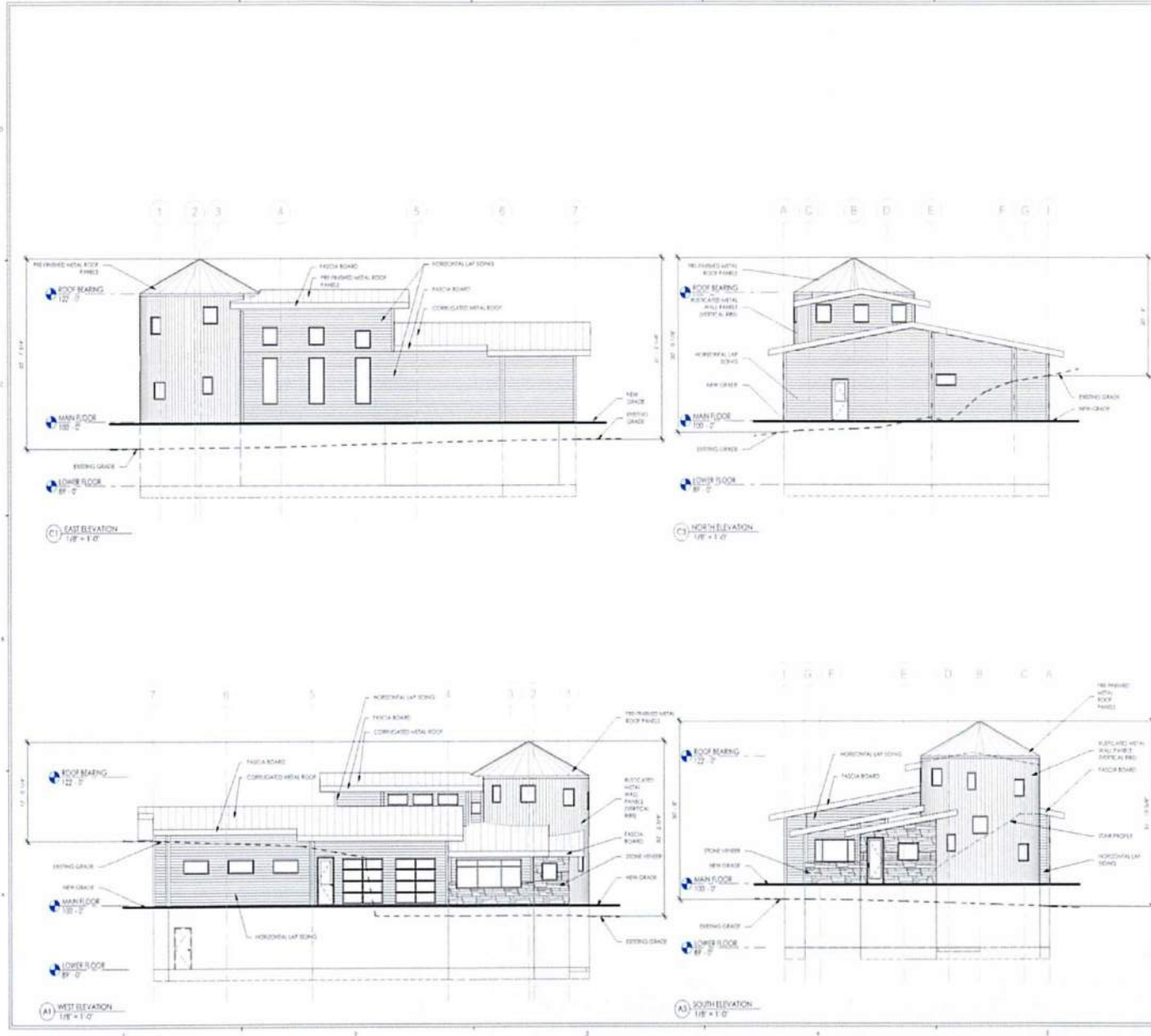
THE GARAGE
Wolf Creek Dr., Edem, UT 84310

NOT FOR CONSTRUCTION

REV.	DATE
PROJECT #	1703
DATE	1/23/21
TITLE	MAIN FLOOR PLAN

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECT IS THE RESPONSIBILITY OF THE ARCHITECTOR. CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND THAT ALL OF THE DIMENSIONS MAY BE PART OF THE SCOPE OF WORK AND/OR COORDINATION.

SHEET: **AE-101**



GENERAL NOTES

- A. REFER TO STRUCTURAL DRAWINGS FOR SYSTEMS AND FOUNDATION ETC.
- B. PROVIDE FLASHING AND COUNTERSINKING FOR ALL WINDOWS, DOORS, AND PENETRATIONS TO ROOF AND WALL.
- C. PROVIDE WEATHER STRIPPING FOR ALL WINDOW AND DOOR OPENINGS.
- D. PROVIDE FOUNDATION: INTERSECTIONS AT ALL CONCRETE BELOW GRADE.
- E. REFER TO SPECIFICATIONS FOR DOOR AND WINDOW REQUIREMENTS.
- F. REFER TO FINISHING PLAN FOR FINISH GRADE ELEVATION.
- G. PROVIDE NOTICE OF ALL EXISTING AND NEW WORK TO INSTALLATION FOR ARCHITECTS APPROVAL. ENGINEERS ARE NOT TO BE HELD LIABLE WITHOUT APPROVAL.



THE GRANARY

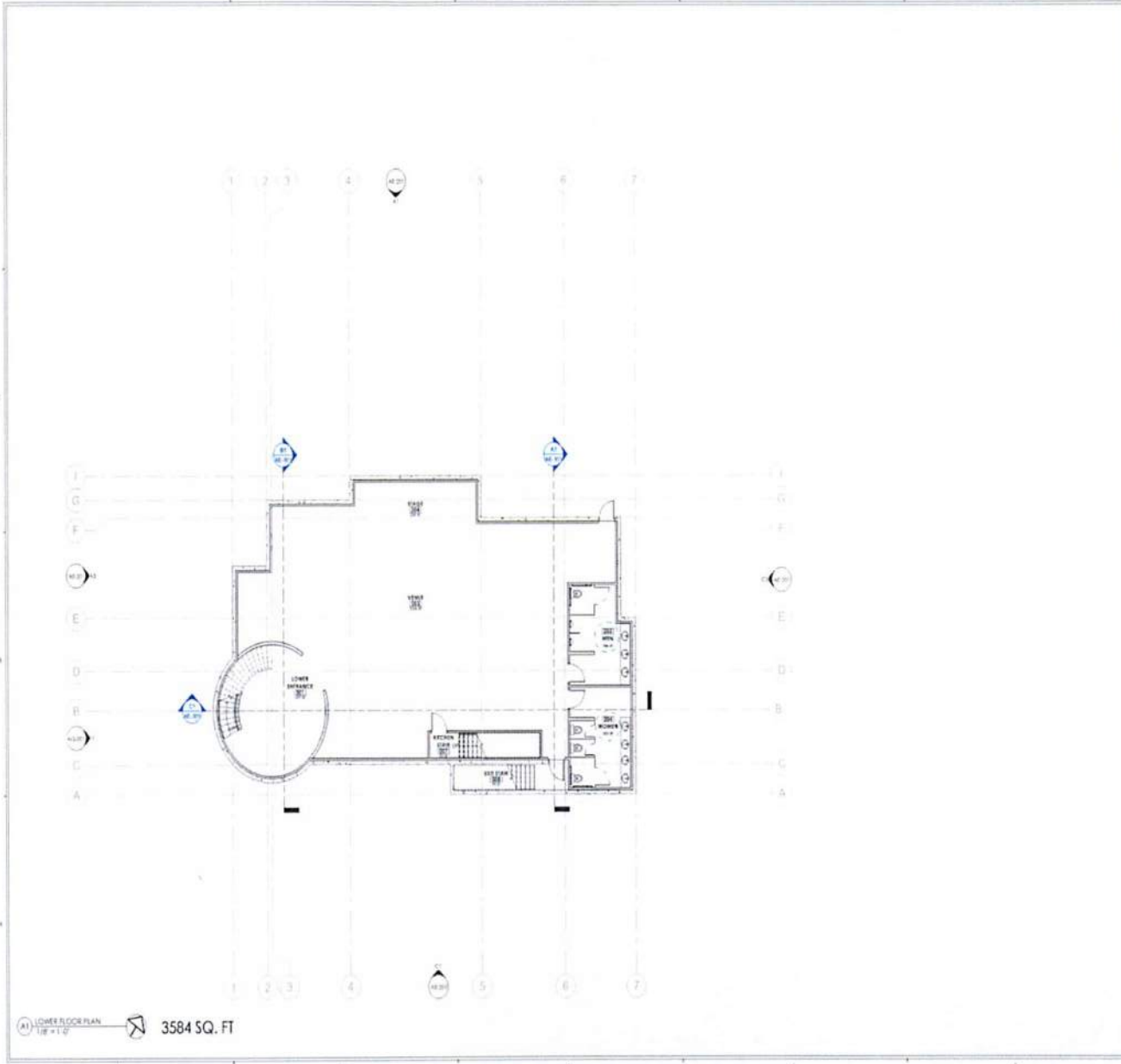
Wolf Creek Dr. Eden, UT 84310

NOT FOR CONSTRUCTION

REV.	DATE
PROJECT #	1713
DATE	10/10
TITLE	EXTERIOR ELEVATIONS

AE-201

Exhibit E-Architectural Building Plans - The Granary



A1 LOWER FLOOR PLAN
 1/8" = 1'-0"
 3584 SQ. FT.

GENERAL NOTES

- 1. FINISHES SHALL BE DETAIL AS AT ALL OPERATIONS & TERMINATIONS OF ALL EXTERIOR WALL CONSTRUCTION CHIMNEY AND SIMILAR ACCESS OR PROJECTIONS WHERE MORTAR COULD BE IN A WALL OR ROOF SYSTEM.
- 2. ALL FINISHED PLUMBING ARE TO BE PROVIDED IN ROOMS AS LONG AS POSSIBLE.

KEYED NOTES - ...



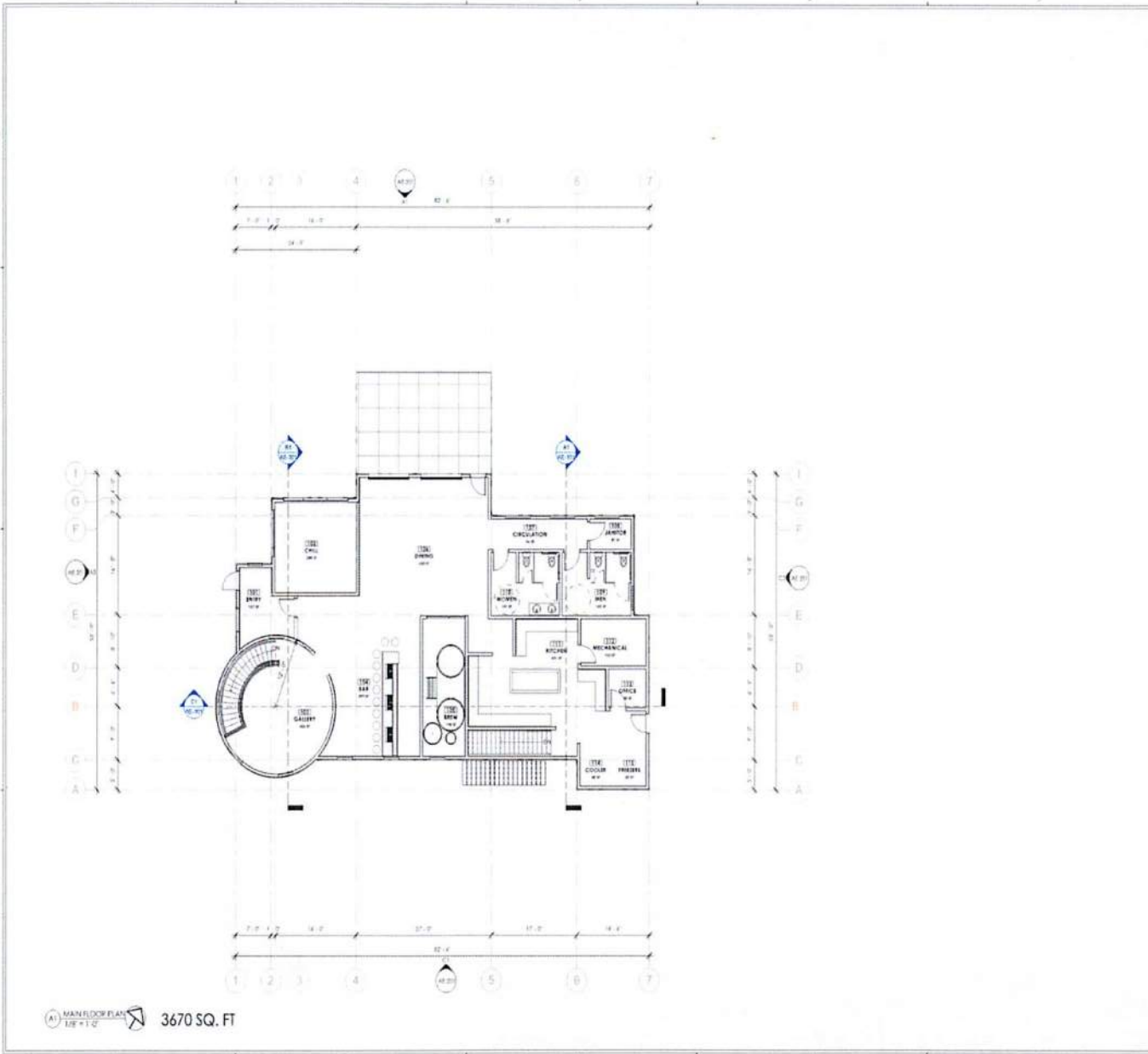
THE GRANARY
 Wolf Creek Dr. Edmon, UT 84310

NOT FOR CONSTRUCTION

REV	DATE
PROJECT #	1702
DATE	7/23/13
LOWER FLOOR PLAN	

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THIS PROJECT TO BE PREPARED BY THE ARCHITECT FOR REVIEW AND APPROVAL.
 CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THIS WORK. IT IS TO BE NOTED THAT THIS CONTRACT WORK SHALL BE LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWING MUST BE MADE IN THE SCOPE OF WORK AND/OR COORDINATIONS.

SHEET
AE-101



(A) MAIN FLOOR PLAN
1/2" = 1'-0"
3670 SQ. FT

GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED (N.T.C.)
- B. PROVIDE ASB BARBER ON EXTERIOR SIDE OF BEARING AT ALL EXTERIOR WALLS - MINIMUM CONTINUOUS BARS
- C. PROVIDE FINISH FLOOR ON GLASS WALK WALKS AT 1/2" GRADE OF FINISH - GREEN SCARE IS NOT PERMITTED
- D. PROVIDE HOLD BLOCKS AS NOTED FOR CARRIES, RAISED EQUIPMENT AND ACCESSORIES AT 4" ON 2' BY EACH FOOTPRINTS MANUFACTURE INCLUDES CORNER ACCESSORIES AND JOINTS
- E. ALL CORNER SHALL BE DETAILS # FROM WALL (1) IN 2
- F. REFER TO FINISH PLAN FOR INTERIOR FINISH SPECIFICATIONS
- G. ALL EQUIPMENT IS TO BE AS MANUFACTURED BY THE MANUFACTURER
- H. THE CONTRACTOR TO BE PROVIDED PER AC 303.10

FLOOR PLAN LEGEND

- WALL TYPE NUMBER
REF TO SHEET
AS NOTED WALL TYPE
- DETAIL NUMBER
- EXTERIOR ELEVATION
- ROOM NUMBER

KEYED NOTES - ...

REV	DATE
PROJECT #	1725
DATE	1803
TITLE	MAIN FLOOR PLAN

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECT IS TO BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
CONTRACTOR ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK - IS TO BE NOTED THAT SUBCONTRACTORS WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION



THE GRANARY
Wolf Creek Dr. Eden, UT 84310

NOT FOR CONSTRUCTION

AE-102

Exhibit E-Architectural Building Pictures



BERTOLDI
ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS

WOLF CREEK CORE



BERTOLDI
ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS

WOLF CREEK CORE

Exhibit E-Architectural Building Pictures



BERTOLDI
ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS

WOLF CREEK CORE



BERTOLDI
ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS

WOLF CREEK CORE

Exhibit F-Grading and Utility Plan



CEI-02

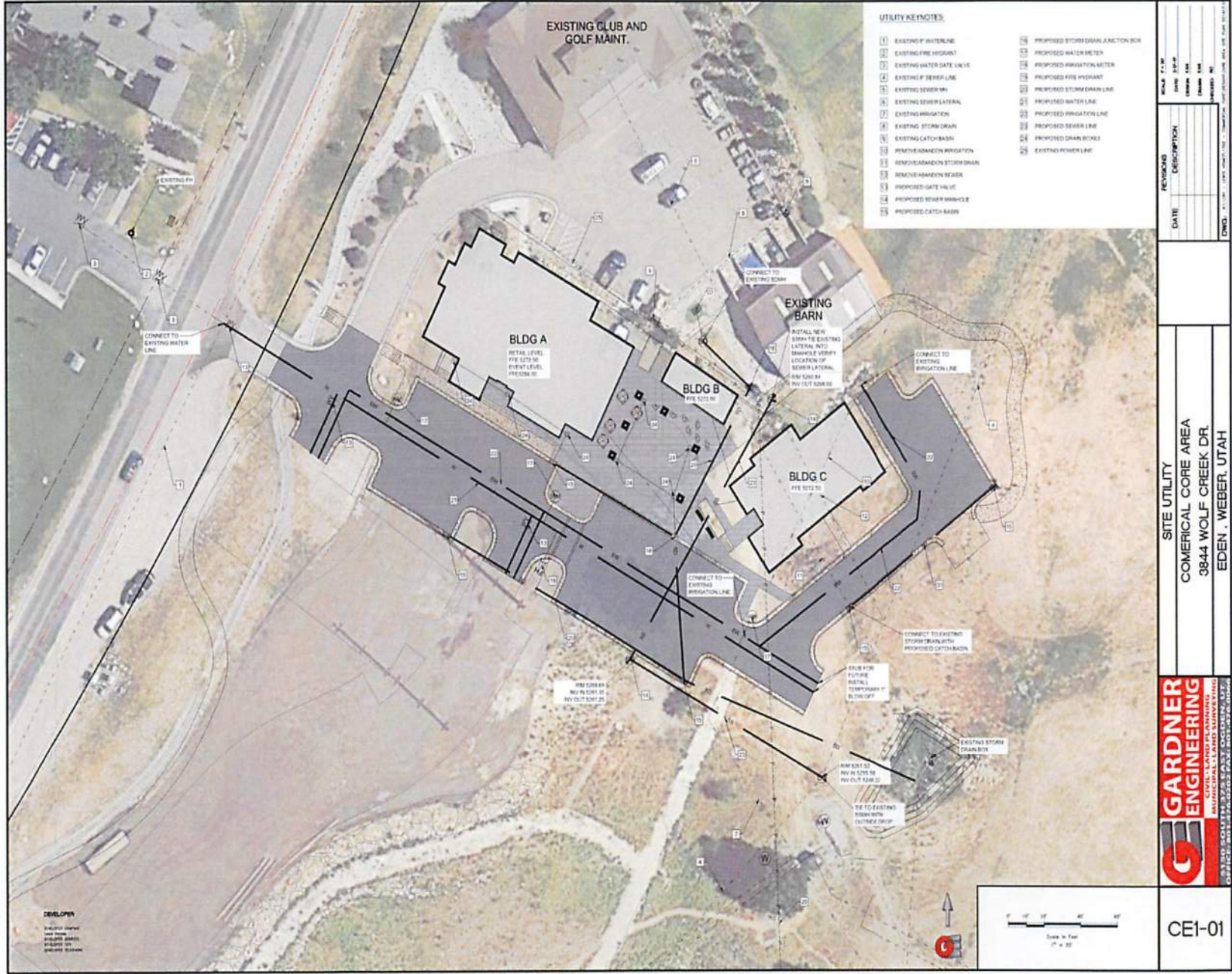
GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0203 FAX: 801-476-0066

GRADING
 COMERCIAL CORE AREA
 3844 WOLF CREEK DR.
 EDEN, WEBER, UTAH

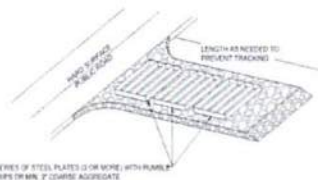
REVISIONS		SCALE: 1" = 20'
DATE	DESCRIPTION	DATE: 8-17-17
		DRAWN: K.M.
		CHECKED: M.T.

DWG: 17-001 - 1 - GRAD. & UTIL. PLAN - 17-001 - 1 - GRAD. & UTIL. PLAN AREA 17-001 - 1 - GRAD. & UTIL. PLAN 17-001 - 1 - GRAD. & UTIL. PLAN

Exhibit F-Grading and Utility Plan



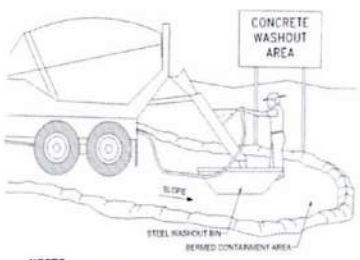
- EROSION CONTROL NOTES:**
1. SLOPES WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORMWATER THROUGH THE INLET PROTECTION.
 2. AN EARTHEN BERM IF HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORMWATER AND DIVERT IT TO DRAINAGE AREAS.
 3. STORMWATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
 4. THE STORMWATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



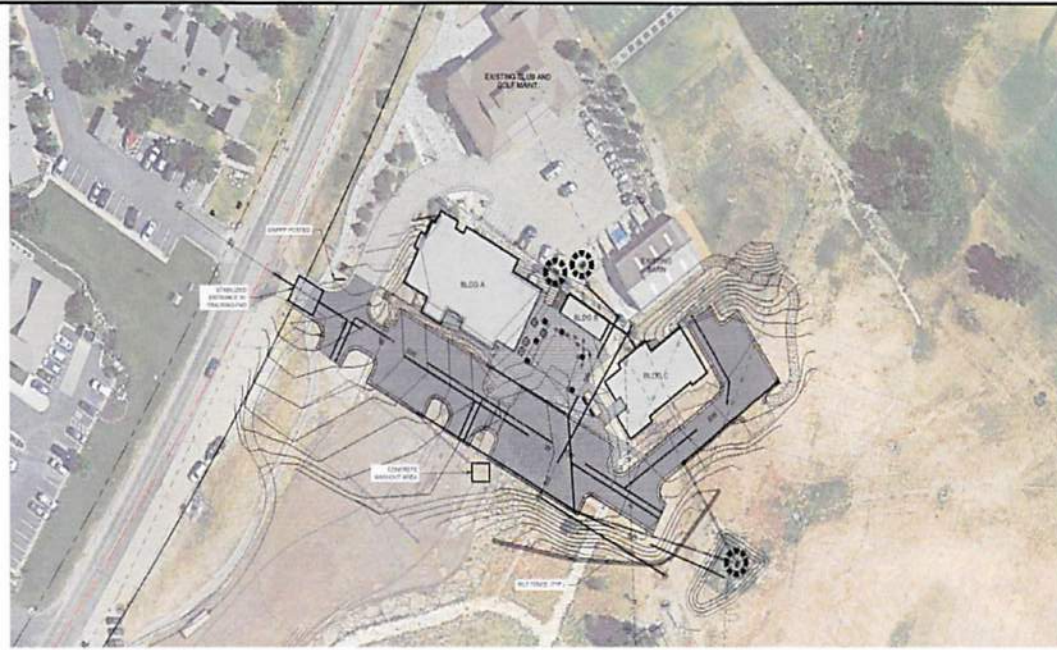
- ENTRANCE STABILIZATION NOTES:**
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAY SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEM. CERTIFICATION MUST BE OBTAINED FROM THE STATE OF UTAH.
 2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - A. LOCATED AT A POINT WHERE TRAFFIC WILL BE STOPPING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - B. A SERIES OF STEEL PLATES WITH "RIBBLE STRIPS" AND/OR MIN. 2" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING INTO PAVED SURFACES.
 - C. A SERIES OF STEEL PLATES WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER OR GREASE IF APPLICABLE EFFICIENTLY.
 3. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL USE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

- STREET MAINTENANCE NOTES:**
1. WASHING SHALL BE LIMITED TO THE MINIMUM NECESSARY IMMEDIATELY.
 2. WASHING AREAS THAT RECEIVE CONSTRUCTION TRAFFIC, WHENEVER RECEIVED, MUST BE WASHED.
 3. TRAFFIC WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

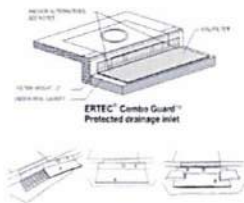
NOTE:
CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT AND A STORMWATER POLLUTION PREVENTION PLAN BOOKLET.



- NOTES:**
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF-SITE OR AT DESIGNATED WASH ONLY.
 2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
 3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS (ONCE A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED).
 4. ONCE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
 5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRILLED, PICKED UP AND DISPOSED OF PROPERLY.



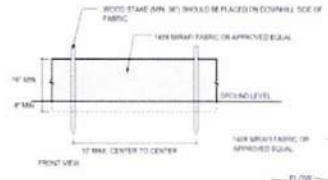
- INSTALLATION NOTES:**
1. PLACE INLET: PLACE (3) TIGHTLY JOINTED CONCRETE SPILING AND COVER ENTIRE (CONCRETE) THRESHOLD. EXTEND AT LEAST 2 FEET INTO DRIVEWAY OR STREET.
 2. OVERLAP FOR LONG SPILING: OVERLAP (3) UNITS AT UNDER SPILING.
 3. ANCHOR: ANCHOR (3) SO THAT WATER CANNOT FLOW BEHIND IT.
 4. ALTERNATE ANCHOR METHOD: (A) METAL GRATE: BARS AT EACH SIDE OF (3) - HALF ON EACH SIDE OF THE EDGES. USE HALF PILED DRIPGUT, BARS (IN OR OUT) - BEHIND BERM IS RECOMMENDED. OR (B) ATTACH WITH AN ANCHOR TO THE DRIVE CUT WIRE TO 1/2" LENGTH AT EACH CORNER OF (3) FEET ON END OF WIRE BEHIND THRESHOLD. BRUSH GRATE BAR AND BACK UP THRU (3) ABOVE (3) DRIPGUT. TRUST WIRE BEHIND, TRUST CUT OFF BARS ON (3) PARTIAL WITH CONCRETE ANCHORABLE AT THE OUTSIDE EDGES OF (3).



1A INLET PROTECTION - OPTION 1

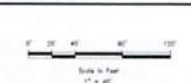


1B INLET PROTECTION - OPTION 2



2 SILT FENCE

DEVELOP
 04/20/2018
 04/20/2018
 04/20/2018
 04/20/2018



REVISION	DATE	DESCRIPTION

NO. 1	DATE	DESCRIPTION

SWPPP
 COMERCIAL CORE AREA
 3844 WOLF CREEK DR.
 EDEN, WEBER, UTAH

GARDNER ENGINEERING
 CIVIL AND LAND PLANNING
 1000 S. 1000 E. SUITE 100
 OGDEN, UT 84403
 (435) 771-1111
 WWW.GARDNERENGINEERING.COM

CE1-03