

Please address the following comments before the project can move forward for planning commission consideration:

1. Please include all owners of the existing lots on the plat to sign for the amendment.
2. What will the proposed open space be used for? Is it intended to be common area?
3. The terminal shared private lane will need to meet the following requirements of Sec 106-2-2.030 (a):

Shared private lane design, configuration, and construction requirements. A shared private lane shall be:

1. Design. Designed and constructed to have a minimum right-of-way width of 24 feet, with a minimum improved surface width of 20 feet. A greater right-of-way width may be required by the County Engineer for a cross-slope easement.
 2. Configuration. Configured and constructed so that any curve will safely facilitate the turning radius and weight of the Fire Authority's largest fire apparatus.
 3. Construction. Constructed of all-weather material, have a grade of no greater than ten percent, a clearance no less than 14 and a half feet. In a development with an average density that is greater than one unit per acre, the lane shall be hard-surfaced.
 4. Ownership requirements. Be on a Parcel that is held in common ownership by a homeowner's association that governs the Lots that gain access therefrom, or be an easement recorded in favor of the owners of all Lots that gain access therefrom.
 5. Terminal length. If terminal, the shared private lane shall be no longer than
 - a. 200 feet in the Western Weber Planning Area, and provide access to no more than seven Dwelling Units.
 - b. **600 feet in the Ogden Valley Planning Area, and provide access to no more than 15 Dwelling Units.** However, if longer than 200 feet in length it shall be designed with a fire apparatus turn-around approved by the local fire authority at the end.
4. Please include a signature block for powder mountain water and sewer improvement district. They have asked to sign the plat.
 5. There has already been a Village Nests at Powder Mountain plat, please rename it appropriately with an amendment number.