

Reeve & Associates, Inc.



September 20, 2023

Project: *Sunshine Valley Phase 4*
Re: *Preliminary Review*
Reeve Job: *4825-25*

Below please find our response to the comments from Tammy Aydelotte, Weber County Planning, dated 9-20-23.

Lot configuration, including area and width, meet the minimums for residential use in the FV-3 zone. Minimum area is 3 acres and width is 150' along a right-of-way. **Noted**

Septic feasibility has been issued by Weber-Morgan Health Department. **Noted**

9500 East St is a 66' right-of-way. Applicant is proposing to dedicate a half-width to the County for use as a public road. **Correct**

Per Weber County LUC 106-2-3, blocks over 800 feet in length may, at the discretion of the planning commission, be provided with a dedicated walkway through the block at approximately the center of the block. Such walkway shall be not less than six feet in width. Planning would like to see a pathway dedicated along the river from 9500 East St, to the rear lot boundary of lot number 401. **As directed by developer, no path will be provided. There will not be an extension of a path on lot 401 due to the fact the adjoining property owner will not grant a trail.**

Regarding buildable area on lot #401: will a permit from the Army Corps of Engineers be required to access the rear of this lot? **No. No buildable area will encroach the river and its setbacks. There will be a 20' shared access**

Applicant is showing four well sites, but only three well permits have been issued by the State. Are there sufficient shares to provide for four lots? **Lot 404 has an existing house and an existing well. Permits will only be 3 wells for lots 401, 402 and 403.**

Wells must be drilled and pump-tested prior to plat recordation. Please provide a letter from the Health Dept indicating sufficient quantity and quality of water. **Developer is aware of the well requirements and is working on a well that will serve all 4 lots. Letter from health department will be provided with final design and plat.**

This request may be scheduled for administrative approval, once the water share/lease question, and the issue with accessing the buildable area have been answered.

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We appreciate your review and trust we have updated and/or clarified all of your comments. If you have any questions, or we can be of further assistance, please let us know.

Sincerely,

Nate Reeve, PE
Principal Engineer
Reeve & Associates, Inc.
nate@reeve.co

A handwritten signature in blue ink, appearing to read 'Nate', with a long horizontal flourish extending to the right.

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