



Hansen and Associates, Inc.
Consulting Engineers & Land Surveyors

Mr. Sean Wilkinson
Weber County Planning Department
2380 Washington Blvd.
Ogden, Utah 84401-3113

December 21, 2010

Subject: "The Sanctuary" Development, Meeting Minutes of December 9, 2010, meeting with staff and responses to Weber County December 6, 2010 letter. (HAI # 07-129)

Dear Mr. Wilkson,

As you are aware, Mr. Tim Charlwood has elected to temporarily postpone action on the Sanctuary project until May 2011. However, he has also asked in the interim that Hansen and Associates Inc. (HAI) document the final resolution of the above two items, listing the decisions made as well as the directives and requirements given verbally by the County. The December 9th meeting, held between County staff and HAI was held in order to determine final staff approval requirements.

While this letter follows the list or format of the Weber County Engineering Department letter from Mr. Mike Tuttle, dated December 6, 2010, the decisions and directives given by County Staff to HAI at the December 9, 2010 meeting govern final project approval. This letter is intended to document the County's directives. If any part of the following letter is felt to be incorrect, needing additions, revisions, etc., the County should as soon as possible reply in writing to amend this letter to their satisfaction. The decisions as recorded by HAI are listed as follows: (refer to the December 6, 2010 County Engineering letter)

1. County staff indicated that the "building site" or the buildable area (less than 25% slope) where a proposed house can be located must be identified by bearings and distances, plus be tied to a known point or corner that can be calculated on the plat. The same requirement applies where more than one "building site" is desired by the developer.
2. The engineer's or contractor's project cost estimate will be provided later prior to obtaining the construction permit. Construction work, including grading or utilities are not allowed until the County permit is obtained with noted requirements, including Items No. 8 and No. 9.
3. The Hillside Development Review was completed with the exception of the concrete block wall, which was constructed without County approval. The developer shall provide engineering calculations and certification of retaining wall compliance to County and industry standards by a qualified engineer. The certification provided by the developer to the County shall include retaining wall global stability.

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4. The building setback and easement requirements as dictated by County staff are as follows:
 - 4A. The **building setbacks** are as follows:
 - 1) From lot lines: Front = 75', Side = 40' and Rear = 30'. All along the entire length of the private roadway has been interpreted by staff to be "Front", regardless of whether the roadway borders on one, two or three sides of a proposed home.
 - 2) From any stream or designated drainage channel or drainage swale: 50'.
 - 4B. The County required **easements** are as follows:
 - 1) From the "private roadway" or "private driveway" right-of-way: 10' either side of the right-of-way for a public drainage and utility easement.
 - 2) From a designated main drainage channel: 30' or 15' either side of the existing or natural drainage channel centerline.
 - 3) From a designated drainage swale (or minor drainage channel): 20' or 10' either side of the existing or natural drainage channel centerline. The 10' easement requirement shall also apply to designated proposed or constructed drainage channels, including the (minor) drainage channel on Lot No. 3 near Private Roadway Station 52+50.
 - 4C. The Weber County Health Department building setbacks are as follows (information as directed through separate verbal conversations and EMAIL documents from Ms Michela Gladwell, November & December 2010):
 - 1) Septic drainage fields, tanks, etc.: shall be 100' from any well, potable water source, stream or designated main drainage channel or designated minor drainage channel, as shown on the plat and construction documents (Refer to the County Health ordinance for further clarification. Full compliance to County requirements is proposed by the developer).
 - 2) Well setbacks: from buildings – none, however County Health recommended 10' to 20' for clearance in accessing the well for maintenance or well testing, etc. and as outline above in line No. 4C-1).

The County staff offered several options for compliance to the drainage easement issue, which included: 1) Provide all drainage easements as shown on the USGS mapping plus any other drainage channel or swale existing or proposed with potential impact to a home or proposed structure. 2) Provide a blanket easement or a complete drainage easement over the entire project. The County will require drainage and/or utility easement descriptions (bearings and distances) for all existing or proposed easements including ties to know points or plat ties. County engineering has withdrawn the requirement for a blanket public utility easement across the entire "Open Space" area and is only requiring a blanket drainage easement across the entire "Open Space" area.

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Compliance to the County's setback requirements will be fully met. Compliance to the County's drainage easement requirements will be met by granting a blanket easement over the entire project, excluding those specific "Building Site" locations as designated on the final plat and construction drawings.

5. Drainage easements: see Item No. 4 above. Specific culverts shown on the construction drawings will be revised to show the proposed/required drainage paths. Additional 20' "minor drainage channel" easements (10' either side of the centerline), will be added to the plat and construction drawings or shown to be within the existing "Private Roadway" or "Private Driveways" 10' drainage and utility easements. The specifics included multiple locations: (2 locations on Lot 1, 1 location on Lot 2, 5 locations on Lot 3, 1 location on Lot 4, 1 location on Lot 5, and 2 locations on Lot 6). The developer proposes that the existing drainage remain in place and natural except as noted on the revised drawings to be submitted in May 2011.
6. Comment 6 has been modified as noted under Item No. 4.
7. The SWPPP will be updated after May 2011 or prior to beginning any construction. The developer will notify the County of any proposed activity prior to beginning construction.
8. The Storm Water Construction Activity Permit will be obtained from the County after May 2011 or prior to beginning any construction activities.
9. The Drainage culvert issue is addressed in Item No. 4. (repeated comment).
10. The spelling error will be corrected.
11. The easement issue is addressed in Item No. 4. (repeated comment).
12. (12.1) The comment requiring Plan and Profile Sheets for all "Private Driveway" right-of-ways has been withdrawn by the County. The issue of drainage is required and is as discussed in Item No. 4. (repeated comment).

(12.2) Storm drainage calculations for the proposed retention basins were submitted in the September 29, 2010, "Technical Drainage Study", (updated from the previously submitted April 2008 "Technical Drainage Study"). The documentation for the pond sizing and the consultant's documentation of the off-site drainage issue requiring a 30" culvert across the top of the existing off-site subdivision are contained in the updated report. More detailed information is available upon request by the County.

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13. The calculations for the existing concrete block retaining will be provided, including addressing the issue of global stability. See Item No. 3 (repeat comment).
14. NEW ITEM (NOT ON COUNTY ENGINEERING LIST): County Public Health has requested that the proposed septic drainage easement for Lot No. 1 be located within Lot No. 1 boundaries and comply with all stream and well setback requirements. Plans have been prepared that relocate the proposed septic drainage field that will be presented to the County after May 2011 or prior to any construction.
15. NEW ITEM (NOT ON COUNTY ENGINEERING LIST): County Surveying comments received December 9, 2010 will be addressed and submitted after May 2011 or prior to any construction.

Hansen and Associates appreciates the willingness of County Staff to meet with HAI and resolve the various outstanding minor items remaining in a positive and environmentally friendly way. Our intent is to minimize impacts and create a harmonious interaction with nature and the proposed homes to be located in this beautiful setting.

Please feel free to contact us with any desired changes or additions to this letter. We are more than happy to work with you on any issue or item. Thank you.

Respectfully,
Hansen and Associates, Inc.

Steven R. McFarland

Steven R. McFarland, P.E.
Senior Project Manager

Cc: Tim Charlwood, File, Greg Hansen

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