

Project Name

We will decide on an official name but will plan on calling it just Edgewater at this point. We will revise all plans to the final name but probably not until after this meeting if that works.

Setbacks.

Front - We plan to hold to the 30' setback for the commercial pending any adjustment to the highway ROW per UDOT. UDOT is in their review process of this matter.

East Side – The only “utilities” shown in this side yard is surface drainage and we feel there is adequate room here to accommodate this drainage. We have proposed a small setback here but have purposely only pushed to that setback in two small locations as opposed to walling the east boundary at a larger 20' setback.

West Side – Revised plans to show the existing 50' setback and revised the west setback to 15'. We have expanded the original setbacks in the pool house area from the previous PRUD submittals opening views to the reservoir.

Rear – We will add the 100' setback from the high water line. The dimensions on the previous plan were not accurate for whatever reason but the current plan has taken this setback into account.

Landscaping

Ditch – Reeves has contacted the irrigation company and coordination is in process. We will provide info as soon as we get it.

Fencing – No fencing is proposed outside of the pool fencing. We may add fencing as a mitigation to units 30-32 if necessary and it would be a wood rail, ranch style fence. We will include pool fence details in a revised submittal.

Gates - We will include details in a revised submittal.

Dumpster Enclosures - We will include details in a revised submittal. We feel the dumpster locations are appropriate and the number is adequate for a project that is focused on vacation/second homes. We would prefer to add an additional pickup than have too many dumpsters.

Parking – There are actually 18 stalls outside of the gates for commercial users. We also will require employees of commercial building A to park in the rear of the building (6 spaces). These stalls should have been called out as commercial. We also anticipate that a portion of the space will be office and would result in a reduced requirement per SF.

Architecture

Pavilions – We will be providing pavilion details in a revised submittal.

Colors – We will be providing a materials board in the revised submittal information.

House Plans – There is not a plan for unit type placement. This will ultimately be based on market demand for different units. All SF units are fairly similar in footprint and can be move around with flexibility for the most part with no real site impacts.

Plan Comments – From Ben’s email

Rock wall – Will provide details in revised submittal.

Parking near public areas – These areas are designed to be used by residents of the community and not a “destination”. Numerous paths have been provided linking residents to these amenities along with selective parking spaces.

Pool Parking – Similar to above, this area has parking close to the amenity but limits it promoting walking to the pool. There are 17 spaces within 200’ and the HOA will closely monitor parking violators throughout the project.

Cul-de-sac – This dimension shown was approved by Ted Black.

Trail Dedication – We will be receiving a letter from Weber Pathways that acknowledges their satisfaction with the trail easement dedication. We have proposed to build this trail to the Ski Lake project entry and will work with Weber Pathways to obtain access thru the Forest Service parcel. Weber Pathways has verbally agreed that the trail will only be constructed once this access is finalized but are happy with the easement.

Storage Barns – The individual units will either be rented or sold on the open market and are not tied to the residential units on the project in any way.