



# Exhibit B

Minutes of the Ogden Valley Township Planning Commission meeting held May 22, 2012 in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Kevin Parson, Chair; Greg Graves, John Howell, Laura Warburton, Dennis Montgomery

Absent/Excused: Ann Miller, Pen Hollist

Staff Present: Rob Scott, Director; Ben Hatfield, Planner; Sean Wilkinson, Planner; Chris Allred, Legal Counsel; Sherri Sillitoe, Secretary

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## ***Pledge of Allegiance*** ***Roll Call***

### **1. Minutes:**

Chair Parson declared the minutes of the March 27, 2012 meeting and the May 01, 2012 minutes approved as written and the April 24, 2012 meeting minutes as amended by Commissioner Warburton and Commissioner Howell.

### **2. Consent Agenda:**

- a. UVC 092011 Consideration and action on a request for final approval for the Two Saddles View Subdivision (2 lot) located at approximately 5400 N North Fork Park Road, Liberty (Garth Tesch, Applicant)
- b. Consideration and action on a request for final approval for the CTM Subdivision (2 lot) located at approximately 2875 E 5900 N, Liberty (Cody Todd Montgomery, Applicant)
- c. Consideration and action on a request for final approval of the Rex Mumford Subdivision 1<sup>st</sup> Amendment (2 lot) and a recommendation for the vacation of the Rex Mumford Subdivision located at approximately 8115 E 500 S, Huntsville (Rex Mumford, Applicant)
- d. Consideration and action on a request for final approval of The Legends at Hawkins Creek 2<sup>nd</sup> Amendment Subdivision (1 lot) and a recommendation for the vacation of lots 25 of The Legends at Hawkins Creek Subdivision including all public utilities therein located at approximately 6548 Chaparral Road, Huntsville (Stanley Berniche, Applicant)
- e. Consideration and action on a request for final approval for the Cross Ranch Subdivision (1 lot) located at approximately 7300 E Stoker Lane, Huntsville (Craig Cross, Applicant)

3.1 UVC 040512a Consideration and action on a request for final approval of The Chalets at Ski Lake Phase 6 (14 lots) located at approximately 6000 E Quail Lane, (Valley Enterprise Investment Company, LLC, Applicant)

3.2 UVC 040512b Consideration and action on a request for final approval of The Chalets at Ski Lake Phase 7 (14 lots) located at approximately 6000 E Hawks Lane (Valley Enterprise Investment Company, LLC, Applicant)

Steve Clarke, Eden, noticed that the staff report for the first two subdivisions indicated that no report had been received from Weber Pathways regarding trails and the other three reports did not even mention trails. Would that requirement be included prior to final approval? Ben Hatfield said that since the merger of Ogden Valley and Weber Pathways, staff has not been receiving reviews from Weber Pathways for subdivisions. The subdivisions tonight are all on roads where trails or sidewalk would be located in the right of way rather than on private property. Steve Clarke said that per the Ogden Valley ordinance, Weber Pathways should be asked for their review. Presently the person who had been doing those reviews has been dealing with an aging mother but the Planning Division staff should ask him for his input.

Sean Wilkinson said Weber Pathways is one of the county's reviewing agencies. During the staff's review, they carefully look at the Pathways Ordinance to determine if the project complies. In the case of the Chalets at Ski Lake, pathways were shown on the overall plan approved in 1998 and they will be built as shown on the preliminary plan.

Ralph Hansen, a neighbor, indicated his concern about the Craig Cross Subdivision and the County road leading to the potential home that the county has not maintained. You cannot get a tractor down the road due to fallen trees in front of Mr. Cross' home site that the county has not removed and he wonders what the County would do with their obligation? Ben Hatfield said Stoker Lane is a substandard county road and a substandard road agreement would need signed. Chair Parson asked Ben Hatfield who was responsible to maintain the road, and Mr. Hatfield replied that the County is responsible. Commissioner Warburton asked if the substandard road designation mean substandard maintenance. She also asked whom the neighbors would contact to find out about the road and Ben Hatfield replied that they could contact the County Engineer.

Commissioner Howell asked how many homes would be built and it was reported that one new home would be built and that there are four existing houses on the east side and three on the west.

MOTION: Commissioner Warburton moved that Agenda Items 3.1 and 3.2 be moved to the Consent Agenda. Commissioner Graves seconded the motion. Motion Carried (5-0).

Ben Hatfield indicated that roads are built when people want to develop and the County requires them to put in certain improvements. In this case, there is an existing road and nobody has chosen to develop along it except at the end of the road. This applicant is somewhat in the middle and he is requesting that he be not required to develop the entire length of the road at this time. He will need to participate in the improvements in front of the lot when the County brings the map up to County standards.

Rob Scott said the Planning Division, the Roads Division and the Weber County Engineering Division are under the Weber County Operations Umbrella. The Roads Division and the Weber County Engineering Division go hand in hand regarding the road maintenance and improvements for the county roads.

Steve Clarke said his question is if they approve a lot for a residence, should the road be brought up to county standards or is it at the time the home is constructed.

Commissioner Graves said this is a one-lot subdivision not connected to any improvement on either side. If there is a concern about maintenance on that road, the County Road Department should be contacted. Commissioner Warburton asked who should someone contact at the road department, and Rob Scott indicated that someone could call him and he can give the contact information for Kelly Hipwell at the County Road Department.

Ralph Hansen asked when he decides to build across the road, would he be responsible to improve the entire road, and Commissioner Graves said the county would determine the responsibility.

MOTION: Commissioner Warburton moved to approve the Consent Agenda Items. Commissioner Montgomery seconded the motion. Motion carried (5-0).

**New Business:**

3.3 UVH 050412 and SUBVAC 05-1

Consideration and action on a request for final approval of Hidden Haven Cove Subdivision and a request to vacate Lots 1, 2, and 4 of Hidden Haven Estates Subdivision and Lots 9 through 12 of Hidden Haven Estates Subdivision Lot 3 1<sup>st</sup> Amendment located at approximately 6250 E 1600 N (Randy & Steffnie Shepherd and Nicole Ashton, Applicants)

Sean Wilkinson presented a staff report and indicated that Hidden Haven Cove Subdivision is an amended subdivision which is replacing Hidden Haven Estates Subdivision Lots 1, 2, and 4 and Hidden Haven Estates Subdivision Lot 3 1<sup>st</sup> Amendment consisting of 4 lots. The original boundaries from these subdivisions remain the same and no additional lots are being created. However, Lot 4 of Hidden Haven Estates is being designated as common area and the existing dwelling on the lot will be used as a clubhouse.

# Exhibit C

Weber County

May, 6 2013

I, Ray Bowden, would like an extension on phase 7 of the Chalets at Ski Lake. This request is do to the fact that the State Of Utah Water Board delayed the project by 6 months.

Thank you,

Ray Bowden

A handwritten signature in black ink, appearing to read "Ray Bowden". The signature is written in a cursive style with a long horizontal stroke extending to the right.