

December 17, 2012

Mr. Scott Mendoza
Weber County Planning Division
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Dear Scott:

Thank you for your review of The Recreation Center and Day Care in Eden, Utah. We have reviewed and addressed the comments from your comment letter dated November 7, 2012. For the sake of clarity I have compiled a list of responses to the items commented on by your review team. They are as follows and correspond to the numbers of your comments:

- 1Q. 18C-5(3): A staff report prepared for a previous project on this property found that the amount of turf grass does not comply. You may update the site plan as needed and provide a calculation for turf grass. See referenced sub-section for specific requirements.
- 1A. The new configuration of landscaping yields 48.13 % of the Landscaping area is turf grass. A calculation is provided on the site plan.
- 2Q. 18C-5(4): A staff report prepared for a previous project on this property found that the amount (5' width) of landscaping at and along the southerly side of the building does not comply. You may update the site plan as needed and provide a description of landscaping and its dimensions. See referenced sub-section for specific requirements. Please label site plan as to show or distinguish between existing and proposed plantings.
- 2A. The Site Plan has been updated with additional landscaping and dimensions. It is labeled to show which plantings are existing and proposed.
- 3Q. 18C-5(10)(D): Plants are required to be placed intermittently against long expanses of buildings and fences. See referenced sub-section for specific requirements. Please label site plan as to show or distinguish between existing and proposed plantings.
- 3A. Plantings are now shown along north and south sides of the building.
- 4Q. 18C-6(1)(B): For parking areas within 20 feet of street right-of-way line (front property line), there is a requirement for evergreen or deciduous shrubs in addition to trees. See referenced sub-section for specific information. Please label site plan as to show or distinguish between existing and proposed plantings.

- 4A. Shrubs are now shown at right-of-way line.
- 5Q. 18C-6(3): Parking areas within 12 feet of a side lot line are required to have a continuous landscape area consisting of an evergreen and deciduous shrub border or hedge planted along 100% of the length of the landscaped area. See referenced sub-section for specific information. Please label site plan as to show or distinguish between existing and proposed plantings.
- 5A. Shrubs are now shown between parking lot and property line. These are labeled to distinguish between existing and proposed.
- 6Q. 18C-6(7): Parking areas having more than 15 parking spaces are required to provide interior landscaping within the parking lot area. See referenced sub-section for all information related to interior landscaping.
- 6A. Interior landscaping is now provided. A calculation is given on Sheet C3. The calculation yields 5.99% of the overall parking area is interior landscaping.
- 7Q. 18C-7(5): All mechanical equipment located outdoors should be shown on the site plan and be screened from street view with some type of screening. See sub-section 18C-7(1) for information related to screening devices.
- 7A. A vinyl screening is now called out to screen mechanical equipment.
- 8Q. 18C-7(6): Trash dumpster needs to be shown on site plan. See referenced sub-section for all information related to the dumpster site.
- 8A. Trash dumpster is now shown with a vinyl enclosure.
- 9Q. 18C-8: Clear site triangles need to be provided at driveway. If trees are located within the existing site triangles you may trim trees to an acceptable height. See referenced sub-section for all information related to site triangles.
- 9A. Sight triangles are now shown at the driveway. The tree on the north side has been called out to be trimmed.
- 10Q. 24-3: Chapter 24 (Parking and Loading Space, Vehicle Traffic and Access Regulations) requires up to 37 parking spaces for the existing and proposed uses occupying the building; however, the Ogden Valley Planning Commission can adjust this number based on unusual or unique circumstances or conditions relating to the operational characteristics of the existing and proposed uses. You may provide information supporting a request for a reduction to the number of parking spaces on the site plan or within a separate document. See sub-section 24-4 for information on requesting a reduction.

- 10A. The number of parking spaces that will fit on this site given it's existing configuration is 27. The parking lot has been revised to accommodate the 27 spaces. A note has been included on the site plan to explain the unique circumstances which warrant less than the 37 spaces wanted.
- 11Q. 24-6(2): Bumper guards (or something similar) may be necessary if additional parking spaces are shown fronting on the sidewalk along the southerly wall of the building. See referenced sub-section for all information related to bumper guards.
- 11A. The portions of sidewalk against the building have been removed at locations where parking has been added.
- 12Q. 24-6(4)(A): Parking spaces are required to consist of at least 180 square feet. See referenced sub-section for this information.
- 12A. Parking spaces are 20' X 9' = 180 square feet.
- 13Q. The existing site plan shows that a 6 foot tall fence will be installed in the front yard and along the northerly lot line. If you do not intend on installing the fencing you may remove it from the final site plan.
- 13A. This has been removed from the site plan.
- 14Q. There is a structure located in a "non-buildable" area within the lot. This area was dedicated as a non-buildable area on the original subdivision plat that was recorded as Valley Junction Subdivision Phase II (Book 50 Page 30). The Weber County Engineer's Office may be able to help you understand what can be located within the non-buildable area. They may also be able to explain whether or not there is new flood plain information for this area which could enable you to go through a process to remove this non-buildable area from the lot.
- 14A. This structure has been removed.
- 15Q. The Weber County Engineer's Office was unable to locate the detention pond as shown on the site plan. Please contact the Engineer's Office with any information that you may have regarding detention. If detention needs are addressed through the use of an underground vault, please update site plan with this information.
- 15A. A detention pond has been designed per the attached Storm Water Study. It is located on the southwest side of the site.



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Scott, thank you for your time and consideration in these matters. Please feel free to contact me directly regarding these issues.

Best regards,

Ryan Bingham, P.E.,
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