



June 29, 2021

Weber County
RE: Falcon Crest Subdivision Amendment

The following is in response to comments on the above application.

Planning:

1. Please provide a statement of feasibility from the health department addressing sanitary sewage disposal and culinary water availability. LUC 106-1-4(b)(4) – **Provided by developer**

2. Please provide a contour map, we will want to see if this lot is impacted by steep slopes. LUC 106-1-5(a)(5). I notice a no build area, what is the purpose of the no build area?

Added contour map. No build area is a request from HOA for viewshed. Shown on plat

3. Please show the location of the stream on the property, as well as a 50 foot setback from the high water mark of the stream. LUC 106-1-5(a)(6).

Shown on plat

4. Please provide a public utility easement along the property lines adjacent to public streets.

Shown on plat

5. Please show the location of existing easements including the huntsville water line easement and the drainage easement. LUC 106-1-5(a)(6).

Shown on plat

6. The following section of land use code indicates that this subdivision cannot be approved until the adjacent public streets are fully improved to county public work standards and adopted right-of-way width. LUC 106-4-1 (h):

New subdivisions with sole access from a substandard street shall not be approved until the substandard street is fully improved to county public work standards and adopted right-of-way width.

There are currently proposals to amend this language to potentially allow development off a substandard street. If that ordinance changes, this proposal may be able to use the new ordinance to allow the subdivision to be approved. There is also a covenant on the property that indicates the land can not be further subdivided until the access leading to the development is upgraded to the county standards. – **In reviewing the definition of a sub-standard roadway as found in the code we note that this standard only applies to “new subdivisions” as this is an amendment of an existing subdivision we are not subject to this section of code.**

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7. This property is partially located within a geologic hazards area. Please provide a plat note that indicates that geologic hazards studies may be required as development of the lot occurs. LUC 106-1-8 (g).

Shown on plat

From Engineering:

1. This access to this property is from a substandard road. It will need to be brought up to standard for approval. **See response to Planning Comment 6.**

2. Show the location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.

All features are shown on plat

3. Show the drainage easement on the plat. There will need to be a 50 set back from High-water mark on each side of the drainage.

Shown on plat

4. Please add a PUE on the North and west lot line.

Shown on plat

5. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval. **See response to Planning Comment 6.**

6. A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed." **Shown on plat**

7. There will need to be an easement given for the existing ditches in the subdivision. **All existing ditches are shown with an easement.**

Please let us know if you have any further question.

Sincerely,

A handwritten signature in blue ink that reads 'Jeremy Draper'.

Jeremy Draper, PE
Civil Engineering Director
jeremy@reeve.co

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