

## Navy Meadows Rezone Planning Review 1

### **Parks and open space**

The Planning Division is asking for some changes to the park space. It is preferable that the natural park spaces are preserved in addition to there being a contiguous park that is roughly five to six acres. Would it be possible to expand either one of the park spaces to be at least 6 acres while still preserving the natural parkway along the slough and the natural parkway along the Hooper Canal?

Include a pathway around the perimeter of the 6 acre park.

The pathways throughout the development should include trees and plantings

What are your thoughts on including a pavilion and a restroom?

The park that is being donated to the Parks District will need to include the appropriate amount of water shares.

The Hamblin Recreation Facilities plan indicates that the Western Weber Park District is excited to receive this property. Planning would like some confirmation from the Parks District indicating that the park area and the pathways will be owned and maintained by them. The letter from the Parks District should include details into who will install the park facilities ie grading, irrigation, turf grass, landscaping, pathways, plantings, playgrounds, pavilions, benches, street crossings.

### **Sewer District**

The Central Weber Sewer Letter states Central Weber will not take ownership of responsibility for the condition, ownership or maintenance of the proposed sewer lines (gravity or pressure) or system that will be installed to serve this subdivision. We understand the West Haven City will not take ownership until the development is annexed into the City. Who will own and maintain the line?

### **Roadway alignments and ROW widths**

The northern most road should go all the way through and include a 10' pathway on the north side of the street and be a 66' ROW.

3300 South Street is slated to become an 80' ROW. Submit a three lane cross section that includes a 10' pathway and street trees on the north side of the street.

The maximum block length is 660'. Please show how this requirement is being satisfied.

Instead of a cul de sac on the west, please stub the street to the west edge.

3900 West will need to be an 80' ROW with a 10' pathway

The roads throughout the development will need to be lined with trees. This requirement will be added to the development agreement.

### **Pathway alignment**

The pathway along the slough should extend to the northern edge of the boundary.

All of the pathways should extend to the subdivision boundary

The minimum distance between pathways is 400'. Please show how this is satisfied.

The concept plan should show all the 10' street adjacent pathways

#### **Other concept plan revisions**

You may remove the lot lines from the concept plan. We are primarily focused on the roadways and pathways.

Will you include a contour map with 2' intervals and also show the wetlands.

#### **Hooper Canal**

Please contact the canal company to determine what will be required (piped or fenced). See code section [106-4-2.100 ditch or canal improvements](#)