



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application for final plat approval of Summit Eden Phase 1C Amendment 1
Agenda Date:	Wednesday, June 24, 2015
Applicant:	Summit Mountain Holding Group, LLC
File Number:	UVS050115

Property Information

Approximate Address:	5761 N Copper Crest, Eden, UT
Project Area:	0.646 Acres
Zoning:	DRR-1 Zone
Existing Land Use:	Resort Development/Open Space
Proposed Land Use:	Resort Development/Open Space
Parcel ID:	23-130-0021 & 23-130-0068
Township, Range, Section:	Township 7 North, Range 2 East, Section 8

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter:	Ronda Kippen rkippen@co.weber.ut.us 801-399-8768
Report Reviewer:	SW

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable and amended by Title 26, Filing of Preliminary and Final Plans (amended by Ordinance 2012-14)

Type of Decision

Administrative Decisions: When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant has submitted a request for final plat approval of Summit Eden Phase 1C Amendment 1, a small subdivision consisting of two lots. The proposed subdivision is located at approximately 5761 N Copper Crest, Eden, UT and is in the DRR-1 zone. The original Summit Eden Phase 1C Subdivision was recorded in 2014 (see Exhibit A). The applicant would now like to adjust the internal lot line between the original lot 57A and open space Parcel G (see Exhibit B). The proposed subdivision and lot configuration are in conformance with the approved PRUD, the Zoning Development Agreement Conceptual Plan (see Exhibit C) and the applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106 as amended by Ordinance 2012-14 (Title 26, Filing of Preliminary and Final Plans), the approved PRUD and the standards in the DRR-1 zone in LUC §104-29. Small subdivisions can be administratively approved per LUC §26-1-9(E) and the proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: Summit Eden Phase 1C was initially approved as a PRUD in 2013 and platted in 2014. The PRUD identified Lot 57A as a "Village Live/Work Single-Family" lot with a lot size of approximately 1,539 sq. ft, with no minimum frontage/width, no yard setback requirements and a maximum building height of 35 feet. In order to create a more suitable building pad, the applicant is proposing a lot line adjustment to between Lot 57A and open space Parcel G. The lot line adjustment will increase the lot size of Lot 57A by approximately 531 sq. ft. Lot 57A has been identified as Lot 116 on the amended plat and will be approximately 2,070 sq ft. The open space Parcel G will be reduced from 26,615 sq. ft. to 26,084 sq. ft. and has been identified on the amended plat as Parcel OS2. The open space easement will maintain the previously dedicated public utility easement across its entirety.

Flood Plain: The proposed subdivision is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards has been conducted.

Culinary water and sanitary sewage disposal: Culinary and sewer services are provided by Powder Mountain Water and Sewer Improvement District. Based on the original approvals, additional information and approvals were deemed unnecessary at this time. If additional documentation is necessary, a condition of approval will need to be added.

Review Agencies: The Weber County Engineering Division and Weber County Surveyor's Office have reviewed the proposal; however, a re-review of the most recent submittal is still outstanding. It is anticipated that all outstanding comments have been addressed. The Weber Fire District has not reviewed the proposed subdivision amendment. All review agencies comments to date have been attached as Exhibit D. A condition of approval has been added to ensure that all conditions of the Engineering Division, Surveyor's Office and the Weber Fire District will be met prior to recording.

Additional design standards and requirements: The area surrounding the proposed subdivision contains significant slopes, however Lot 57A (proposed Lot 116) has not been deemed a restricted lot per the approved subdivision improvement plans and a buildable envelope has been identified on the proposed plat amendment. There may be additional site preparation in conjunction with an approved building permit for the residential structure. The proposed subdivision does not require the realignment or creation of a new street system. With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

Tax clearance: The 2014 property taxes have been paid in full. The 2015 property taxes will be due in full on November 1, 2015.

Public Notice: A notice has been mailed not less than ten calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §26-1-7.

Staff Recommendation

Staff recommends final plat approval of Summit Eden Phase 1C Amendment 1, a small subdivision consisting of two lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Requirements of the Weber County Engineering Division.
2. Requirements of the Weber-Morgan Health Department.
3. Requirements of the Weber Fire District.
4. Requirements of the Weber County Surveyor's Office.
5. Requirements of the Weber County Recorder.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative final approval of Summit Eden Phase 1C Amendment 1, a small subdivision consisting of two lots, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

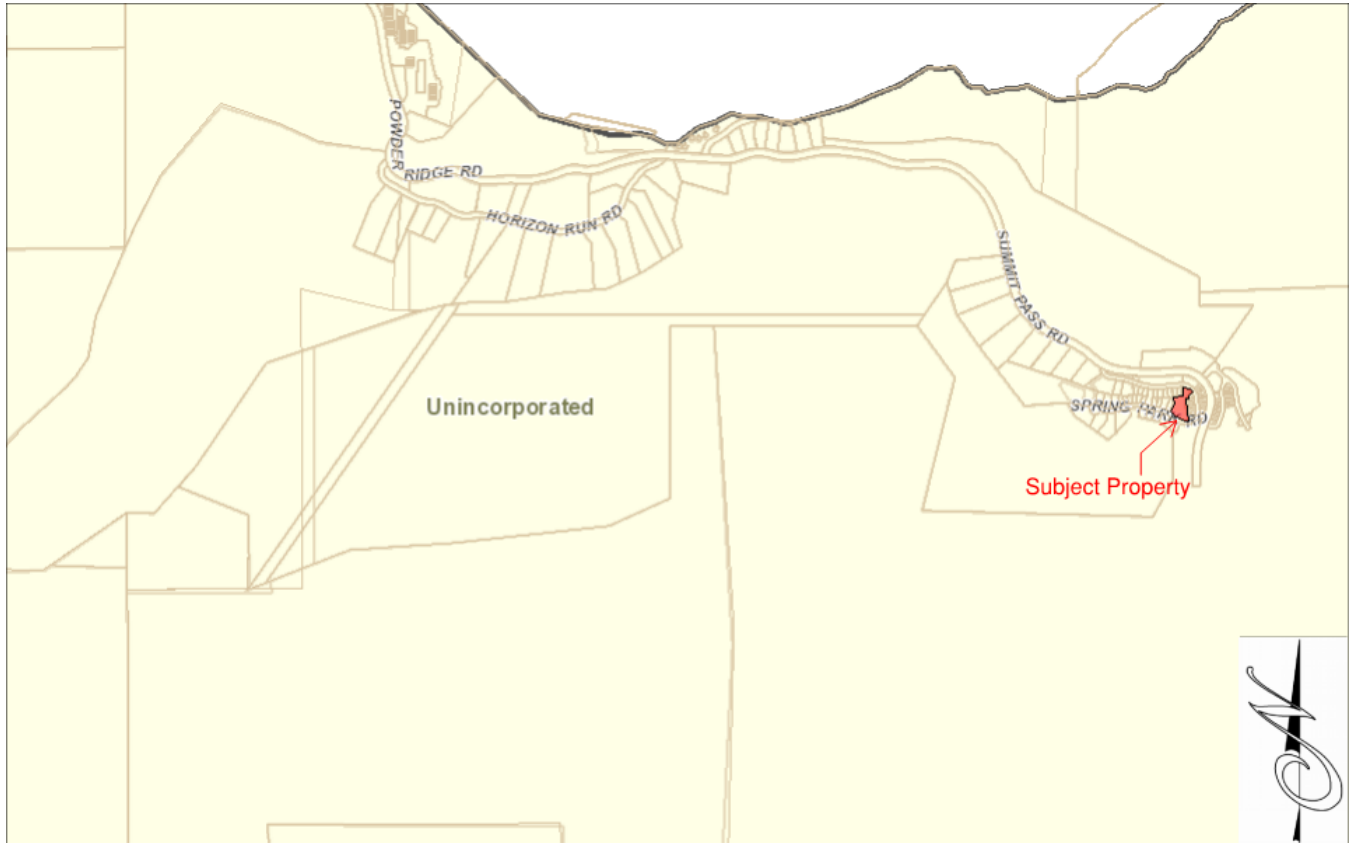
Date of Administrative Approval: Wednesday, June 24, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Summit Eden Phase 1C-Original plat
- B. Summit Eden Phase 1C Amendment 1
- C. Approved Conceptual Plans
- D. Review Agencies Comments

Map 1

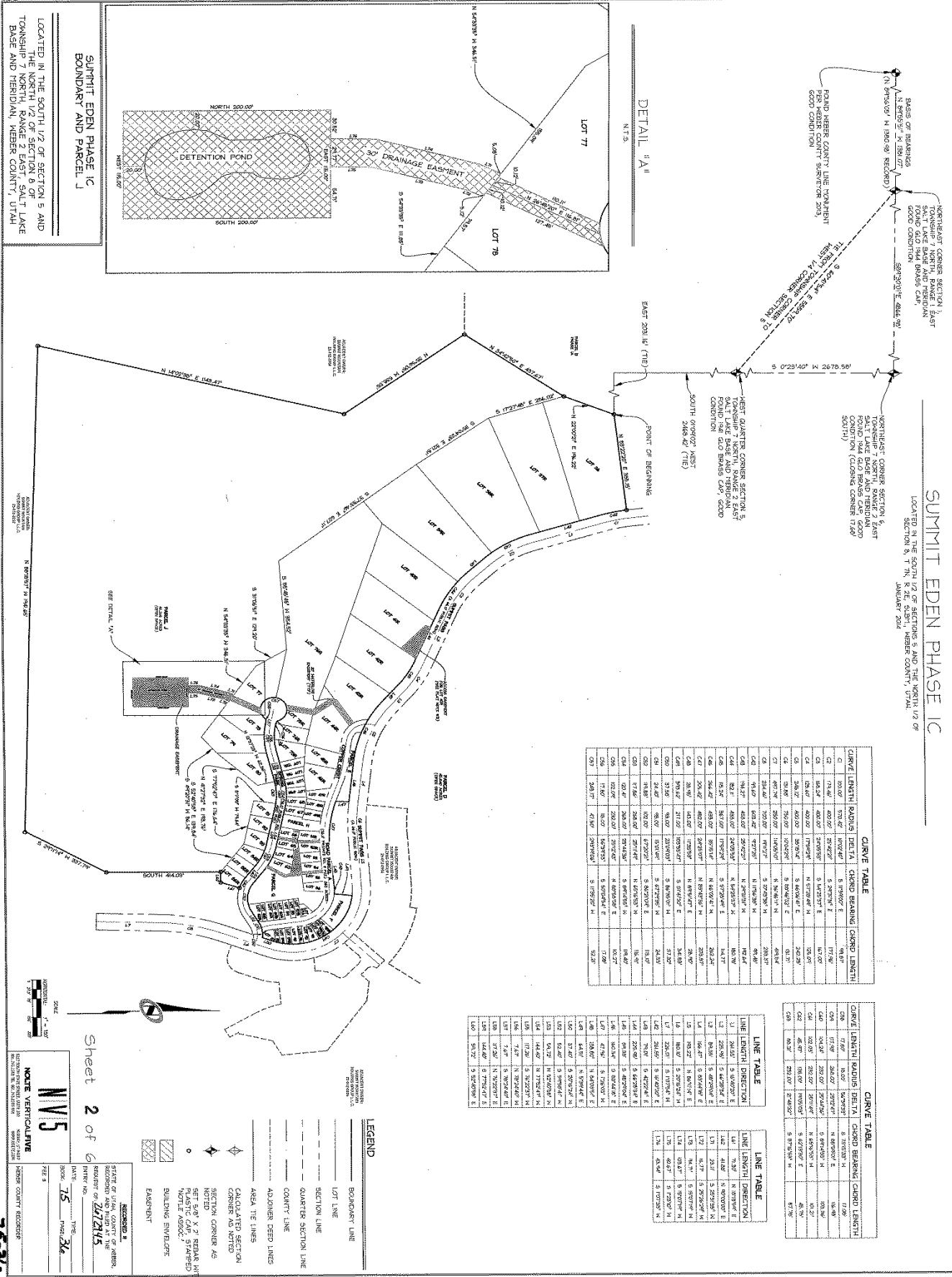


Map 2



Exhibit A-Summit Eden Phase 1C-Original Plat

75-51



SUMMIT EDEN PHASE 1C
LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6, T18N, R12E, S25TH, WEBER COUNTY, UTAH

CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
1.00	100.00	1.818	S 89.882° E	199.98
2.00	200.00	3.637	S 87.736° E	399.76
3.00	300.00	5.455	S 85.589° E	599.41
4.00	400.00	7.273	S 83.442° E	798.94
5.00	500.00	9.091	S 81.295° E	998.35
6.00	600.00	10.908	S 79.148° E	1197.64
7.00	700.00	12.726	S 76.999° E	1396.82
8.00	800.00	14.544	S 74.850° E	1595.89
9.00	900.00	16.361	S 72.701° E	1794.86
10.00	1000.00	18.179	S 70.552° E	1993.73
11.00	1100.00	19.997	S 68.403° E	2192.50
12.00	1200.00	21.815	S 66.254° E	2391.27
13.00	1300.00	23.633	S 64.105° E	2590.04
14.00	1400.00	25.451	S 61.956° E	2788.81
15.00	1500.00	27.269	S 59.807° E	2987.58
16.00	1600.00	29.087	S 57.658° E	3186.35
17.00	1700.00	30.905	S 55.509° E	3385.12
18.00	1800.00	32.723	S 53.360° E	3583.89
19.00	1900.00	34.541	S 51.211° E	3782.66
20.00	2000.00	36.359	S 49.062° E	3981.43
21.00	2100.00	38.177	S 46.913° E	4180.20
22.00	2200.00	39.995	S 44.764° E	4378.97
23.00	2300.00	41.813	S 42.615° E	4577.74
24.00	2400.00	43.631	S 40.466° E	4776.51
25.00	2500.00	45.449	S 38.317° E	4975.28
26.00	2600.00	47.267	S 36.168° E	5174.05
27.00	2700.00	49.085	S 34.019° E	5372.82
28.00	2800.00	50.903	S 31.870° E	5571.59
29.00	2900.00	52.721	S 29.721° E	5770.36
30.00	3000.00	54.539	S 27.572° E	5969.13

CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
1.00	100.00	1.818	S 89.882° E	199.98
2.00	200.00	3.637	S 87.736° E	399.76
3.00	300.00	5.455	S 85.589° E	599.41
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28.00	2800.00	50.903	S 31.870° E	5571.59
29.00	2900.00	52.721	S 29.721° E	5770.36
30.00	3000.00	54.539	S 27.572° E	5969.13

LINE TABLE

LINE LENGTH	DIRECTION
1.00	S 89.882° E
2.00	S 87.736° E
3.00	S 85.589° E
4.00	S 83.442° E
5.00	S 81.295° E
6.00	S 79.148° E
7.00	S 76.999° E
8.00	S 74.850° E
9.00	S 72.701° E
10.00	S 70.552° E
11.00	S 68.403° E
12.00	S 66.254° E
13.00	S 64.105° E
14.00	S 61.956° E
15.00	S 59.807° E
16.00	S 57.658° E
17.00	S 55.509° E
18.00	S 53.360° E
19.00	S 51.211° E
20.00	S 49.062° E
21.00	S 46.913° E
22.00	S 44.764° E
23.00	S 42.615° E
24.00	S 40.466° E
25.00	S 38.317° E
26.00	S 36.168° E
27.00	S 34.019° E
28.00	S 31.870° E
29.00	S 29.721° E
30.00	S 27.572° E

Sheet 2 of 6

NVS

NOTE VERTICAL LINE

DATE: 7-5-2024

PROJECT: Summit Eden Phase 1C

PREPARED BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJOINER DEED LINES
- AREA 17E LINES
- CALCULATED SECTION CORNER AS SHOWN
- SET BACK X' P REMARK LIGHT PLASTIC CAP, STAMPED NOTE ABOVE
- BUILDING ENVELOPE
- EASIMENT

Exhibit A-Summit Eden Phase 1C-Original Plat

BL55L



SUMMIT EDEN PHASE 1C
 LOTS 48-49, 51-56, 63-75, 78-86, &
 PARCELS E-J

LOCATED IN THE SOUTH 1/2 OF SECTION 9 AND
 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
 BASE AND MERIDIAN, WEBER COUNTY, UTAH

ADDRESS TABLE

LOT #	STREET ADDRESS
48	SALE E. CORNER CREST
49	SALE E. CORNER CREST
51	SALE E. CORNER CREST
52	SALE E. CORNER CREST
53	SALE E. CORNER CREST
54	SALE E. CORNER CREST
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63	SALE E. CORNER CREST
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79	SALE E. CORNER CREST
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81	SALE E. CORNER CREST
82	SALE E. CORNER CREST
83	SALE E. CORNER CREST
84	SALE E. CORNER CREST
85	SALE E. CORNER CREST
86	SALE E. CORNER CREST

ADDRESS TABLE

LOT #	STREET ADDRESS
48	SALE E. CORNER CREST
49	SALE E. CORNER CREST
51	SALE E. CORNER CREST
52	SALE E. CORNER CREST
53	SALE E. CORNER CREST
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81	SALE E. CORNER CREST
82	SALE E. CORNER CREST
83	SALE E. CORNER CREST
84	SALE E. CORNER CREST
85	SALE E. CORNER CREST
86	SALE E. CORNER CREST

Sheet 4 of 6

NVS
 MAKE VERTICAL

DATE: 7/5
 DRAWN: 7/5
 SHEET: 38

SEAL OF THE COUNTY OF WEBER, UTAH
 REGISTERED AND VALID AT THE
 REGISTER OF 2012945

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- DETERMINED AND ACCESS LINE
- DETERMINED AND TYPICAL LINE
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET MONUMENT
- SET 5/8" X 7/8" BEARER WITH PLASTIC CAP STAYED
- NOTE ASSOCIATED BUILDING ENVELOPE
- EVIDENT

Exhibit A-Summit Eden Phase 1C-Original Plat

68-51

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE WEST 1/2 OF SECTION 1, T4N, R3E, S10E, DEER CREEK TWP, WYOMING

DATE: 2011-11-15 TIME: 10:00 AM DRAWN BY: J. W. HARRIS

SCALE: AS SHOWN ON PLAT

PROJECT: SUMMIT EDEN PHASE 1C

OWNER: J. W. HARRIS

REVISIONS: NONE

DATE: 2011-11-15

TIME: 10:00 AM

DRAWN BY: J. W. HARRIS

CHECKED BY: J. W. HARRIS

DATE: 2011-11-15

TIME: 10:00 AM

DRAWN BY: J. W. HARRIS

CHECKED BY: J. W. HARRIS

DATE: 2011-11-15

TIME: 10:00 AM

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CHECKED BY: J. W. HARRIS

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TIME: 10:00 AM

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CHECKED BY: J. W. HARRIS

DATE: 2011-11-15

TIME: 10:00 AM

DRAWN BY: J. W. HARRIS

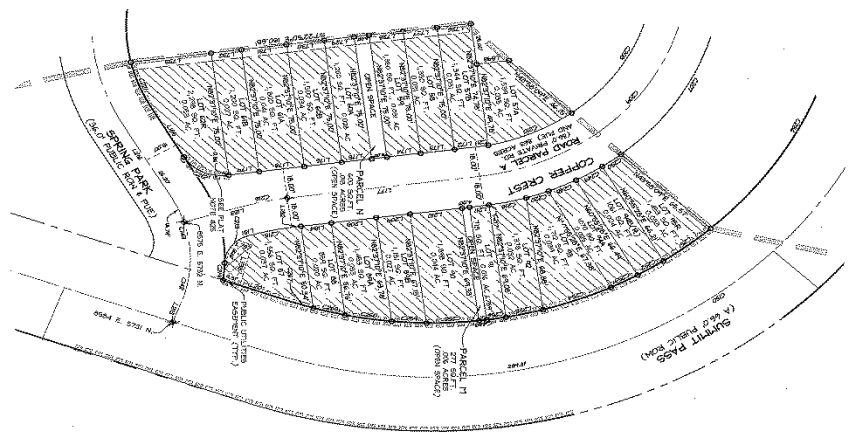
CHECKED BY: J. W. HARRIS

DATE: 2011-11-15

TIME: 10:00 AM

SUMMIT EDEN PHASE 1C
 LOTS 57A-62, 67-68 & PARCELS M & N
 ADDRESS TABLES

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND
 THE WEST 1/2 OF SECTION 1 OF
 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
 BASE AND MERIDIAN, WEBER COUNTY, UTAH



- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJACENT DEEP LINES
 - AREA TIE LINES
 - NO ACCESS LINE
 - PAVING LINE
 - CALCULATED SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - STREET MARKSET
 - SET 5/8" X 2" REBAR WITH ROUTE ASSESSMENT
 - BUILDING ENVELOPE
 - ESSENTIAL

LOT #	STREET ADDRESS
57A	1575 N. COPPER CREST
57B	1575 N. COPPER CREST
57C	1575 N. COPPER CREST
57D	1575 N. COPPER CREST
57E	1575 N. COPPER CREST
57F	1575 N. COPPER CREST
57G	1575 N. COPPER CREST
57H	1575 N. COPPER CREST
57I	1575 N. COPPER CREST
57J	1575 N. COPPER CREST
57K	1575 N. COPPER CREST
57L	1575 N. COPPER CREST
57M	1575 N. COPPER CREST
57N	1575 N. COPPER CREST
57O	1575 N. COPPER CREST
57P	1575 N. COPPER CREST
57Q	1575 N. COPPER CREST
57R	1575 N. COPPER CREST
57S	1575 N. COPPER CREST
57T	1575 N. COPPER CREST
57U	1575 N. COPPER CREST
57V	1575 N. COPPER CREST
57W	1575 N. COPPER CREST
57X	1575 N. COPPER CREST
57Y	1575 N. COPPER CREST
57Z	1575 N. COPPER CREST
58A	1575 N. COPPER CREST
58B	1575 N. COPPER CREST
58C	1575 N. COPPER CREST
58D	1575 N. COPPER CREST
58E	1575 N. COPPER CREST
58F	1575 N. COPPER CREST
58G	1575 N. COPPER CREST
58H	1575 N. COPPER CREST
58I	1575 N. COPPER CREST
58J	1575 N. COPPER CREST
58K	1575 N. COPPER CREST
58L	1575 N. COPPER CREST
58M	1575 N. COPPER CREST
58N	1575 N. COPPER CREST
58O	1575 N. COPPER CREST
58P	1575 N. COPPER CREST
58Q	1575 N. COPPER CREST
58R	1575 N. COPPER CREST
58S	1575 N. COPPER CREST
58T	1575 N. COPPER CREST
58U	1575 N. COPPER CREST
58V	1575 N. COPPER CREST
58W	1575 N. COPPER CREST
58X	1575 N. COPPER CREST
58Y	1575 N. COPPER CREST
58Z	1575 N. COPPER CREST
59A	1575 N. COPPER CREST
59B	1575 N. COPPER CREST
59C	1575 N. COPPER CREST
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59I	1575 N. COPPER CREST
59J	1575 N. COPPER CREST
59K	1575 N. COPPER CREST
59L	1575 N. COPPER CREST
59M	1575 N. COPPER CREST
59N	1575 N. COPPER CREST
59O	1575 N. COPPER CREST
59P	1575 N. COPPER CREST
59Q	1575 N. COPPER CREST
59R	1575 N. COPPER CREST
59S	1575 N. COPPER CREST
59T	1575 N. COPPER CREST
59U	1575 N. COPPER CREST
59V	1575 N. COPPER CREST
59W	1575 N. COPPER CREST
59X	1575 N. COPPER CREST
59Y	1575 N. COPPER CREST
59Z	1575 N. COPPER CREST
60A	1575 N. COPPER CREST
60B	1575 N. COPPER CREST
60C	1575 N. COPPER CREST
60D	1575 N. COPPER CREST
60E	1575 N. COPPER CREST
60F	1575 N. COPPER CREST
60G	1575 N. COPPER CREST
60H	1575 N. COPPER CREST
60I	1575 N. COPPER CREST
60J	1575 N. COPPER CREST
60K	1575 N. COPPER CREST
60L	1575 N. COPPER CREST
60M	1575 N. COPPER CREST
60N	1575 N. COPPER CREST
60O	1575 N. COPPER CREST
60P	1575 N. COPPER CREST
60Q	1575 N. COPPER CREST
60R	1575 N. COPPER CREST
60S	1575 N. COPPER CREST
60T	1575 N. COPPER CREST
60U	1575 N. COPPER CREST
60V	1575 N. COPPER CREST
60W	1575 N. COPPER CREST
60X	1575 N. COPPER CREST
60Y	1575 N. COPPER CREST
60Z	1575 N. COPPER CREST

Sheet 5 of 6
 NIVS
 NOTIC VERTICAL RIVE

RECORDED
 DEPARTMENT OF COUNTY CLERK
 COUNTY OF WEBER
 REC'D NO. 212345
 DATE 7/5/11 PAGE 39

76-51

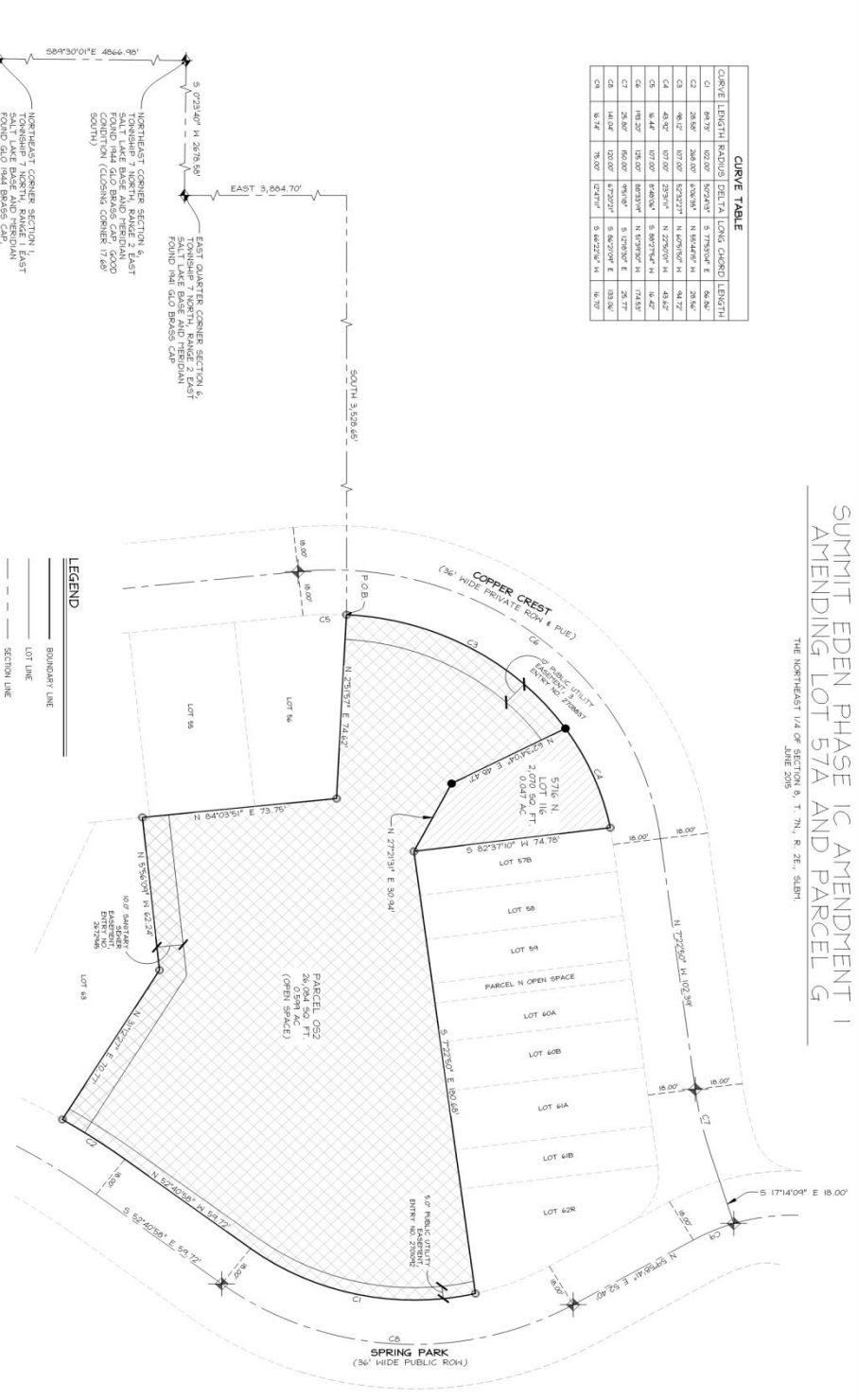
Exhibit B-Summit Eden Phase 1C Amendment 1

2014-1-18 AMENDMENT 1 LOG 192
 N:\SUBSET\CASE\PHASE 1C AMENDMENT\SUBSET\PLAT\FINAL

CURVE LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	804.79'	102.00'	562.94'	5.775304° E 86.84'
C2	283.66'	242.00'	540.93'	N 84.44° E 1.2634'
C3	46.32'	107.00'	52.9327'	N 45.96° W 1.94.72'
C4	46.32'	107.00'	22.914'	N 27.96° W 1.48.42'
C5	94.64'	107.00'	88.928'	S 88.928° W 1.48.42'
C6	189.28'	105.00'	165.856'	N 89.928° W 1.74.83'
C7	283.66'	102.00'	195.984'	S 82.928° E 2.25.77'
C8	189.28'	105.00'	165.856'	S 82.928° E 2.25.77'
C9	189.28'	105.00'	165.856'	S 82.928° E 2.25.77'
C10	189.28'	105.00'	165.856'	S 82.928° E 2.25.77'

SUMMIT EDEN PHASE 1C AMENDMENT 1 AMENDING LOT 57A AND PARCEL G

THE NORTHEAST 1/4 OF SECTION 8, T. 7N., R. 2E., S.18N.
 JUNE 2015



OWNER
 SUMMIT EDEN PHASE 1, LLC
 3632 N. WOLFE CREEK DR.
 EDEN, UT 84310

HEBER COUNTY ATTORNEY
 I HAVE EXAMINED THE PHYSICAL QUANTITIES AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE AND THAT THE INFORMATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT.

HEBER COUNTY PLANNING COMMISSION
 I HEREBY CERTIFY THAT THE HEBER COUNTY PLANNING COMMISSION HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCES OF THE COUNTY AND HAS APPROVED THIS PLAT FOR RECORDATION.

HEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DIMENSIONS FOR THIS PLAT HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT.

HEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE HEBER COUNTY PLANNING COMMISSION AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT.

HEBER COUNTY ENGINEER APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE REVISIONS TO THIS PLAT, AND THE REVISIONS TO THE REVISIONS TO THIS PLAT, ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT.

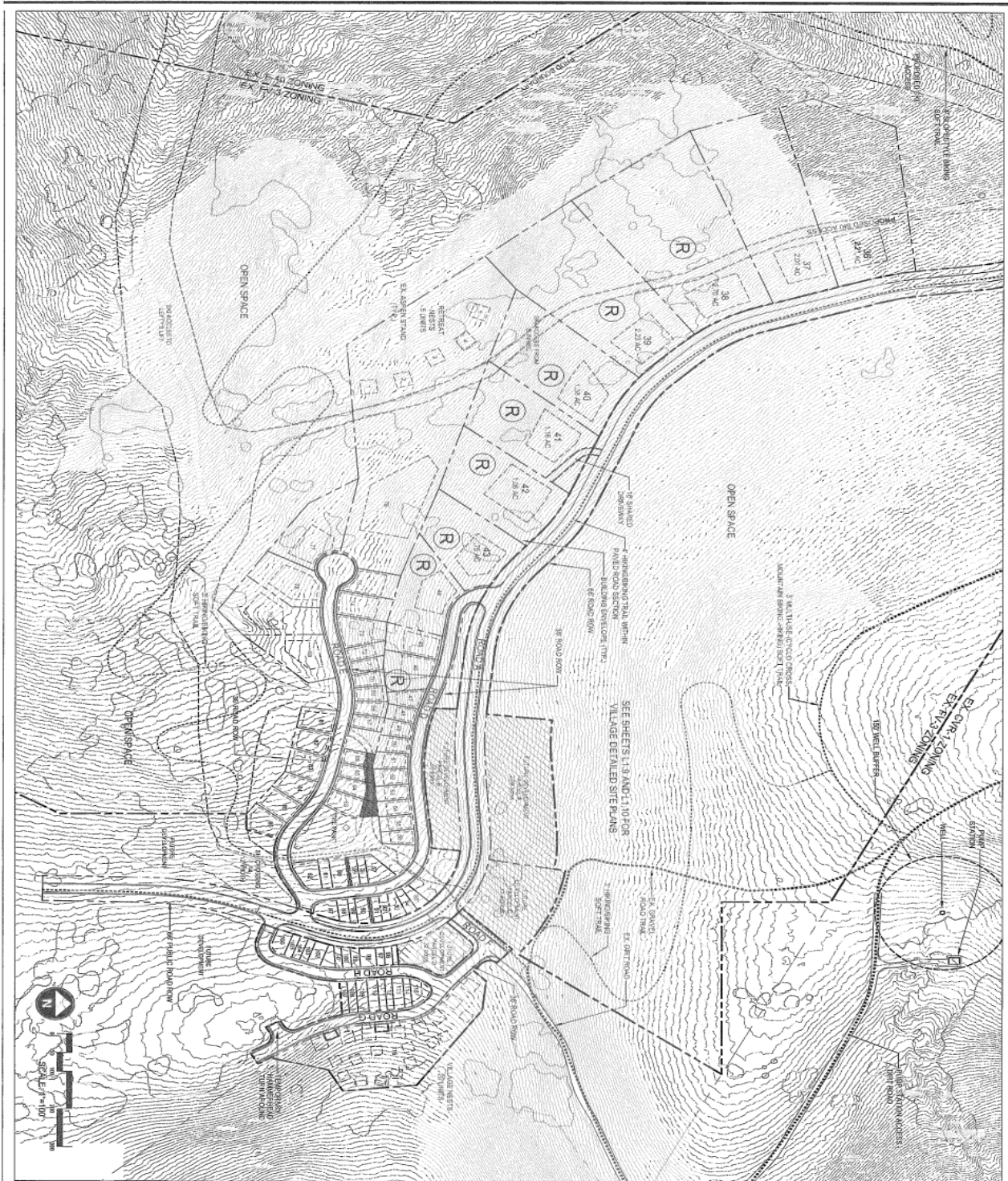
HEBER COUNTY RECORDS
 STATE OF UTAH, COUNTY OF HEBER
 I HEREBY RECORD AND FILE AT THE
 RECORDS OFFICE OF THE
 COUNTY OF HEBER, UTAH, THIS
 PLAT OF SUBDIVISION, THIS
 DATE, 2015, TITLE
 SUMMIT EDEN PHASE 1C AMENDMENT 1
 BOOK _____ PAGE _____
 FEES \$ _____

Sheet 2 of 2

NOLTE VERTICAL/PLATE

SCALE 1" = 40'

2015



DATE	APPROX. 12.2012
PROJECT	BRIMMING
OWNER	EL
DESIGNER	EL
VERSION	FIELD
REVISIONS	
SHEET TITLE SITE PLAN SHEET NUMBER L1.8	



SUMMIT EDEN
 PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WEBER COUNTY, UTAH

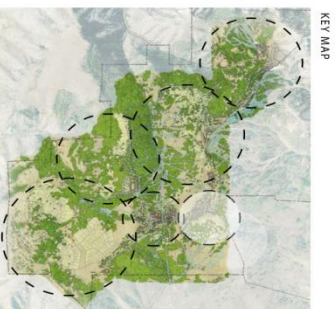


Earl's Village Illustrative Plan



Earl's Village is the high mountain ski destination within the resort with hotels, townhomes and condominiums located around the south side of Earl's Peak. The Village provides for excellent access to the existing Powder Mountain Ski terrain while providing development parcels with commanding views from the top of the Mountain. Ski access out of the Village leads to Letty's, Mary's Bowl and to the Summit Village. Earl's also contains a limited number of ski-in/ski-out estate single family lots at the top of Mary's bowl.

Earl's Village also provides a secondary access stub for the project providing public access to the adjacent properties north and east of the Powder Mountain project area. This access is provided via Summit Pass Road with a roadway stubbed to the adjacent parcel and existing dirt road where the most feasible future roadway connection to the east exists. A separate roadway study has been provided to Weber County engineering to illustrate this connection feasibility.



KEY MAP

Exhibit D-Review Agencies Comments

Engineering Review 1

Project: Summit Eden Phase 1C Amendment 1

User: Dana Shuler

Department: Weber County Engineering Division

Created: 2015-05-15 09:33:35

Modified: 2015-06-04 15:48:55

Notes

I have had a chance to review the plan(s) and have the following comment(s):

1. The slope easements related to Spring Park and Copper Crest need to be shown and noted on the plat.
 - 1.1. Survey/legal are researching the new state statutes to determine if the easements need to be shown or not. (added 6/4/15)
2. We would like to discuss the possibility of a snow storage easement on Parcel G. Please contact me at your convenience.
3. Parcel G was labeled as open space on the original plat 1C. Still open space? If so, please label as such. (added 6/4/15)
4. Please label Copper Crest as a "...Private ROW and PUE." (added 6/4/15)
5. Survey narrative: typo in first line. (added 6/4/15)

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

20150519 Summit Eden Phase 1C 1st Amd 1st Review

Project: Summit Eden Phase 1C Amendment 1

User: Daniel Milligan

Department: Weber County Surveyor's Office

Created: 2015-05-19 09:47:33

Modified: 2015-06-08 15:00:10

Notes

In reviewing the above referenced plat, we have marked areas that still require attention. We have included a revised copy of the plat marked with these changes and the changes we discussed last week. If you have any questions or comments we are here to serve and help you in any possible way to expedite the approval process for this subdivision.

We can be reached at the Weber County Surveyors Office at (801) 399-8010. Thank you.

Property Taxes

Project: Summit Eden Phase 1C Amendment 1

User: Shirley Robinson

Department: Weber County Treasurer's Office

Created: 2015-05-11 08:58:42

Modified: 2015-05-11 08:58:42

Approved: Yes

Notes

Parcel Numbers 23-130-0021 and 23-130-0068 are new numbers for 2015.

Property Taxes for 2014 were paid and are current on Dead number 23-012-0032.