



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

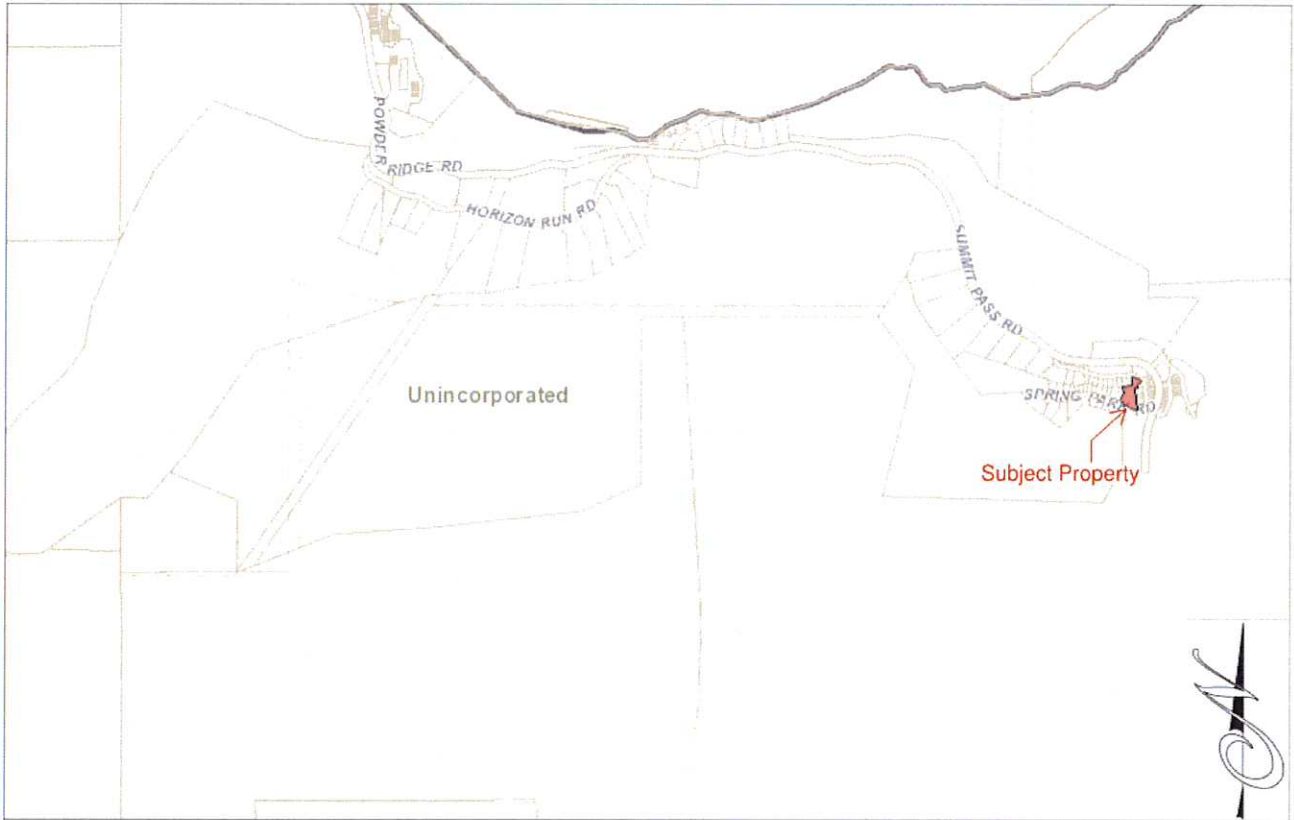


Sean Wilkinson
Weber County Planning Director

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



SURVEYOR'S CERTIFICATE

STATE OF TEXAS, COUNTY OF DALLAS, SURVEYOR'S CERTIFICATE



LEGAL DESCRIPTION

PLANNED BY A. MORGENTHAU, 3021 S. MOORE, #17, DALLAS, TEXAS AND JUST

PLAT NOTES

COVER SHEET, SIGHT REF., & VICINITY MAP

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 10, AND THE WEST 1/2 OF SECTION 4

January 2008

PLAT NOTES (CONT.)

1. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE 15th DAY OF JANUARY, 2008, AT THE OFFICE OF THE SURVEYOR, 1000 WEST 10th STREET, DALLAS, TEXAS 75208.

2. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE 15th DAY OF JANUARY, 2008, AT THE OFFICE OF THE SURVEYOR, 1000 WEST 10th STREET, DALLAS, TEXAS 75208.

3. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE 15th DAY OF JANUARY, 2008, AT THE OFFICE OF THE SURVEYOR, 1000 WEST 10th STREET, DALLAS, TEXAS 75208.

4. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE 15th DAY OF JANUARY, 2008, AT THE OFFICE OF THE SURVEYOR, 1000 WEST 10th STREET, DALLAS, TEXAS 75208.

5. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE 15th DAY OF JANUARY, 2008, AT THE OFFICE OF THE SURVEYOR, 1000 WEST 10th STREET, DALLAS, TEXAS 75208.

DECLARATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land.

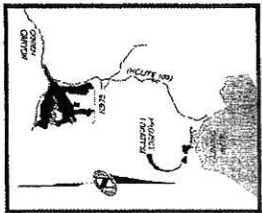
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VICINITY MAP



SURVEY NARRATIVE

THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE 15th DAY OF JANUARY, 2008, AT THE OFFICE OF THE SURVEYOR, 1000 WEST 10th STREET, DALLAS, TEXAS 75208.

CARRIER'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land.

ACKNOWLEDGEMENT

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land.

ACKNOWLEDGEMENT

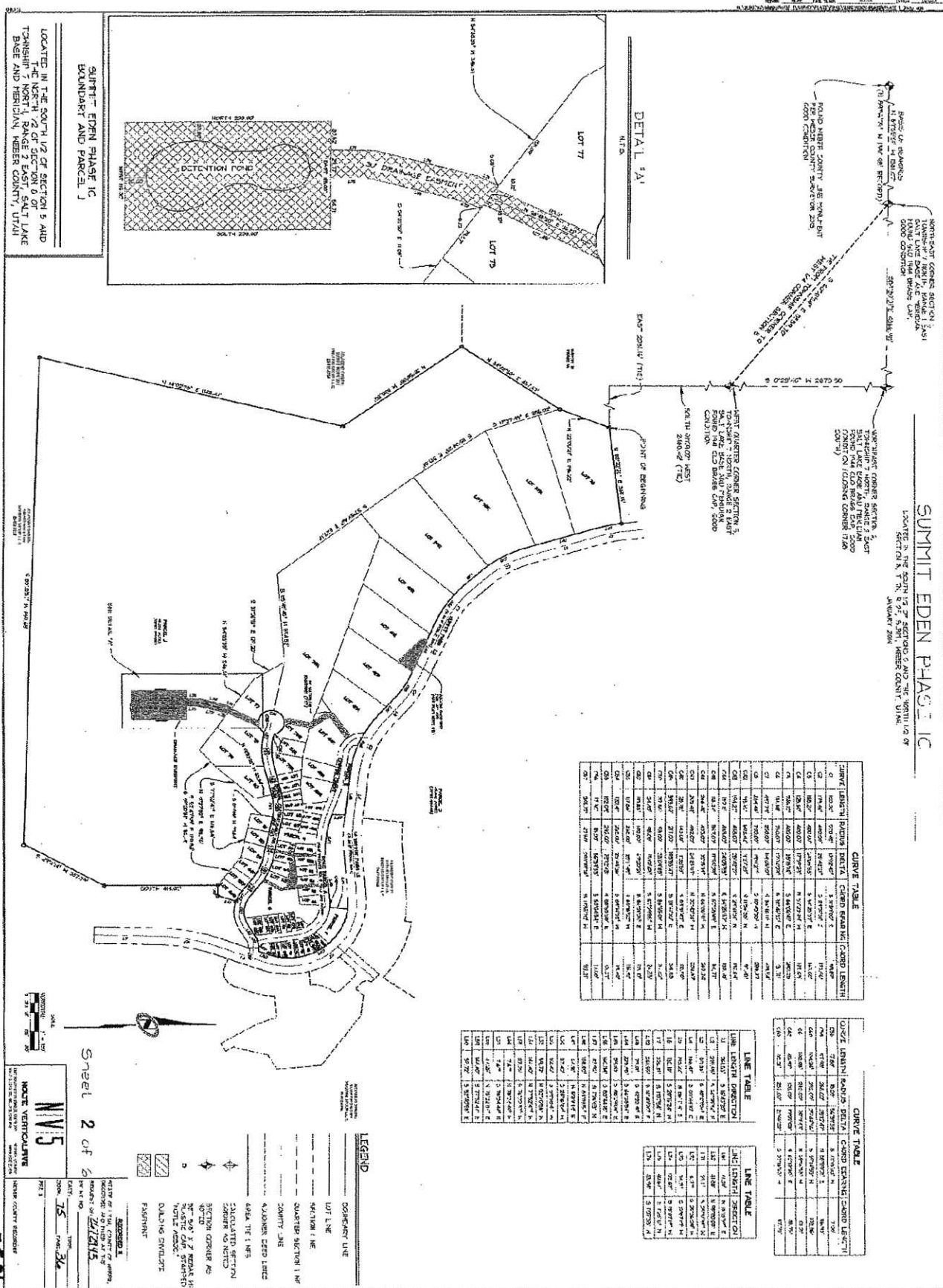
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ACKNOWLEDGEMENT

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land.

Exhibit A-Summit Eden Phase 1C-Original Plat

76-31



SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6, T. 7 N., R. 3 E., S. 81 N., WEBER COUNTY, UTAH. PLAT NO. 76-31.

CURVE TABLE

| CURVE NO. | CHORD BEARS NO. | CHORD LENGTH | ARC LENGTH | ANGLE |
|-----------|-----------------|--------------|------------|-------|
| 1 | 100.00 | 100.00 | 0.00 | 0.00 |
| 2 | 100.00 | 100.00 | 0.00 | 0.00 |
| 3 | 100.00 | 100.00 | 0.00 | 0.00 |
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| 70 | 100.00 | 100.00 | 0.00 | 0.00 |

CURVE TABLE

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| 4 | 100.00 | 100.00 | 0.00 | 0.00 |
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| 46 | 100.00 | 100.00 | 0.00 | 0.00 |
| 47 | 100.00 | 100.00 | 0.00 | 0.00 |
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Sheet 2 of 6

NVS

NOTE: VERTICAL CURVE DATA IS SHOWN ON SEPARATE SHEET.

DATE: 7/5/20

DRAWN BY: JLS

CHECKED BY: JLS

APPROVED BY: JLS

SCALE: AS SHOWN

PROJECT: SUMMIT EDEN PHASE 1C

OWNER: [Redacted]

ENGINEER: [Redacted]

PLAT NO.: 76-31

DATE OF PLAT: 7/5/20

PLAT BY: [Redacted]

REVISIONS:

1. [Redacted]

2. [Redacted]

3. [Redacted]

4. [Redacted]

5. [Redacted]

76-31

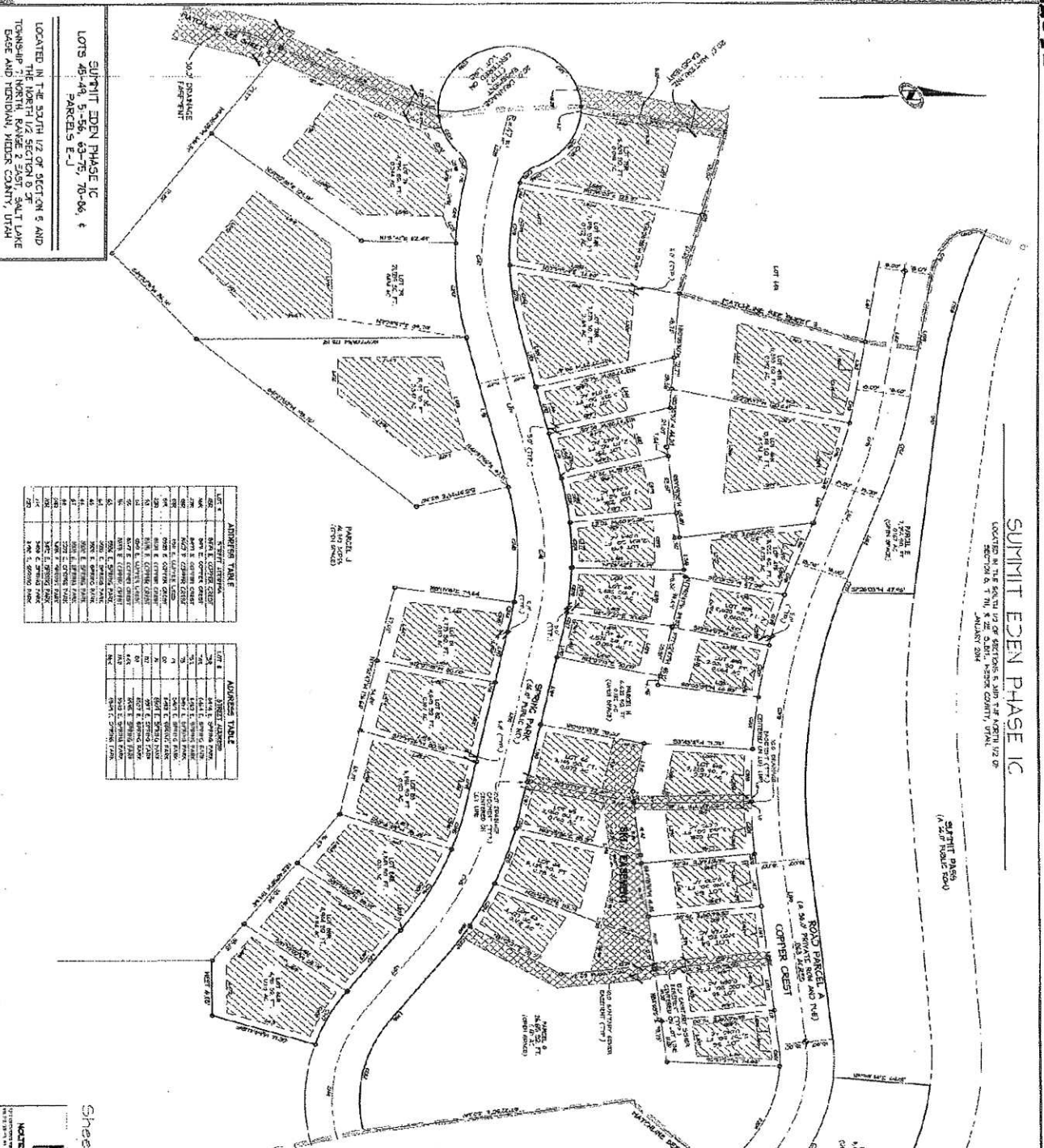
Exhibit A-Summit Eden Phase 1C-Original Plat

816-51

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND 6
TOWNSHIP 17 N, RANGE 5 W, T34N, R32W, S45W, MISSOURI COUNTY, MISSOURI

SUMMIT PASS
(A-24-27 ROLLBACK)

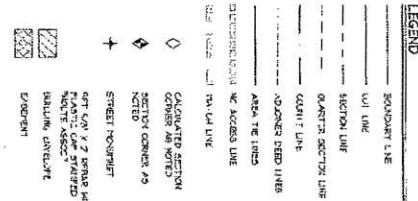


SUMMIT EDEN PHASE 1C
LOTS 1-18, 21-38, 41-58, 61-78, 81-98, &
PARCELS E-J

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND
TOWNSHIP 17 N, RANGE 5 W, T34N, R32W, S45W,
MISSOURI COUNTY, MISSOURI

| ADDRESS TABLE | |
|---------------|-----------------|
| LOT # | ADDRESS |
| 1 | 101 N. MAIN ST. |
| 2 | 102 N. MAIN ST. |
| 3 | 103 N. MAIN ST. |
| 4 | 104 N. MAIN ST. |
| 5 | 105 N. MAIN ST. |
| 6 | 106 N. MAIN ST. |
| 7 | 107 N. MAIN ST. |
| 8 | 108 N. MAIN ST. |
| 9 | 109 N. MAIN ST. |
| 10 | 110 N. MAIN ST. |
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| 39 | 139 N. MAIN ST. |
| 40 | 140 N. MAIN ST. |
| 41 | 141 N. MAIN ST. |
| 42 | 142 N. MAIN ST. |
| 43 | 143 N. MAIN ST. |
| 44 | 144 N. MAIN ST. |
| 45 | 145 N. MAIN ST. |
| 46 | 146 N. MAIN ST. |
| 47 | 147 N. MAIN ST. |
| 48 | 148 N. MAIN ST. |
| 49 | 149 N. MAIN ST. |
| 50 | 150 N. MAIN ST. |

| ADDRESS TABLE | |
|---------------|-----------------|
| LOT # | ADDRESS |
| 51 | 151 N. MAIN ST. |
| 52 | 152 N. MAIN ST. |
| 53 | 153 N. MAIN ST. |
| 54 | 154 N. MAIN ST. |
| 55 | 155 N. MAIN ST. |
| 56 | 156 N. MAIN ST. |
| 57 | 157 N. MAIN ST. |
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| 59 | 159 N. MAIN ST. |
| 60 | 160 N. MAIN ST. |
| 61 | 161 N. MAIN ST. |
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| 71 | 171 N. MAIN ST. |
| 72 | 172 N. MAIN ST. |
| 73 | 173 N. MAIN ST. |
| 74 | 174 N. MAIN ST. |
| 75 | 175 N. MAIN ST. |
| 76 | 176 N. MAIN ST. |
| 77 | 177 N. MAIN ST. |
| 78 | 178 N. MAIN ST. |
| 79 | 179 N. MAIN ST. |
| 80 | 180 N. MAIN ST. |



Sheet 4 of 6

MISSOURI
NVS

NOTICE TO CONTRACTORS

NO. 18

NO. 75

NO. 78

NO. 18

NO. 75

NO. 78

NO. 18

NO. 75

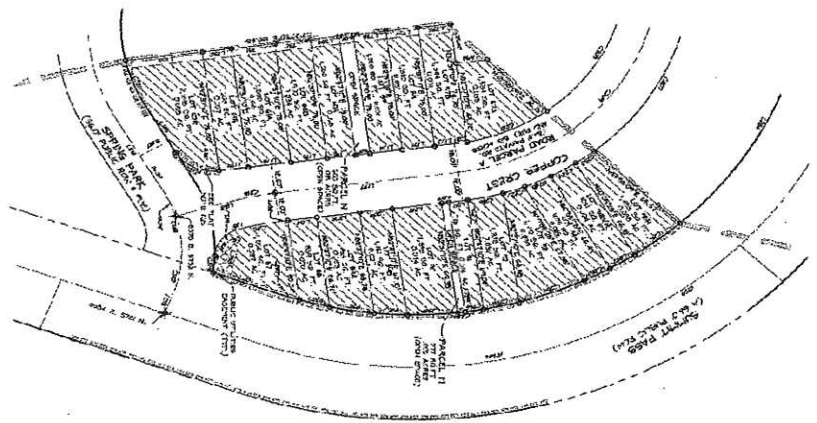
NO. 78

Exhibit A-Summit Eden Phase 1C-Original Plat

69-51

SUMMIT EDEN PHASE 1C
 LOTS 1-12 IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6, T1N, R1E, S1W, JARVIS COUNTY, IOWA

DATE: 11/15/2011 10:58:11 AM
 USER: JARVIS COUNTY



- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJACENT ROAD LINES
 - AREA TIE LINES
 - ROAD BOUNDARIES TO ADJACENT LOTS
 - ROAD WIDTH AND PAVEMENT
 - CALCULATED SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - STREET CORNER
 - 1/4 SECTION CORNER
 - 1/4 SECTION CORNER
 - BUILDING FOOTPRINT
 - EASEMENT

ADJACENT TABLE

| LOT # | OWNER | ACRES |
|-------|-------|-------|
| 1 | ... | ... |
| 2 | ... | ... |
| 3 | ... | ... |
| 4 | ... | ... |
| 5 | ... | ... |
| 6 | ... | ... |
| 7 | ... | ... |
| 8 | ... | ... |
| 9 | ... | ... |
| 10 | ... | ... |
| 11 | ... | ... |
| 12 | ... | ... |

SUMMIT EDEN PHASE 1C
 LOTS 1-12 IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6 OF T1N, R1E, S1W, JARVIS COUNTY, IOWA

Sheet 6 of 6

N15

DATE: 11/15/2011 10:58:11 AM

USER: JARVIS COUNTY

76-31

Exhibit B-Summit Eden Phase 1C Amendment 1

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

THE NORTHEAST 1/4 OF SECTION 5, T. 7N., R. 2E., 54th
JUNE 2010

VICINITY MAP

U.T.S.

SURVEYOR'S CERTIFICATE

I, SURVEYOR J. PAUL DOUGHERTY, CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH. I HAVE BEEN LICENSED AS SUCH BY THE STATE OF UTAH. I HAVE BEEN LICENSED AS SUCH BY THE STATE OF UTAH. I HAVE BEEN LICENSED AS SUCH BY THE STATE OF UTAH. I HAVE BEEN LICENSED AS SUCH BY THE STATE OF UTAH.



FOUNDED IN 1896
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
LIC. NO. 35844

LEGAL DESCRIPTION

BEING A PART OF THE NORTHWEST CORNER OF LOT 5A AND THE SOUTH...
SECTION 5, T. 7N., R. 2E., 54th
SECTION 5, T. 7N., R. 2E., 54th
SECTION 5, T. 7N., R. 2E., 54th

SURVEY NARRATIVE:

THIS SURVEY WAS PERFORMED TO AMEND THE LOT 57A PARCEL AND...
SECTION 5, T. 7N., R. 2E., 54th
SECTION 5, T. 7N., R. 2E., 54th

NOTES:

THE AMENDED LOT 57A PARCEL IS SUBJECT TO ALL NOTES, COVENANTS, AGREEMENTS, EASEMENTS, AND OTHER INSTRUMENTS...
SECTION 5, T. 7N., R. 2E., 54th
SECTION 5, T. 7N., R. 2E., 54th

OWNER'S DECLARATION:

THE PARTY, SUMMIT EDEN, LLC, HEREBY DECLARES THAT THE...
SECTION 5, T. 7N., R. 2E., 54th
SECTION 5, T. 7N., R. 2E., 54th

STATE OF UTAH, A SEPARATE LIMITED LIABILITY COMPANY
BY: [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR

TITLE: AMENDED SURVEY

ACKNOWLEDGEMENT

THE PARTIES HERETO HAVE ACKNOWLEDGED BEFORE ME THAT THEY...
SECTION 5, T. 7N., R. 2E., 54th
SECTION 5, T. 7N., R. 2E., 54th

| OWNER'S DECLARATION | OWNER'S DECLARATION | OWNER'S DECLARATION | OWNER'S DECLARATION | OWNER'S DECLARATION | OWNER'S DECLARATION | OWNER'S DECLARATION |
|---|---|---|---|---|---|---|
| STATE OF UTAH, A SEPARATE LIMITED LIABILITY COMPANY BY: [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR | STATE OF UTAH, A SEPARATE LIMITED LIABILITY COMPANY BY: [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR | STATE OF UTAH, A SEPARATE LIMITED LIABILITY COMPANY BY: [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR | STATE OF UTAH, A SEPARATE LIMITED LIABILITY COMPANY BY: [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR | STATE OF UTAH, A SEPARATE LIMITED LIABILITY COMPANY BY: [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR | STATE OF UTAH, A SEPARATE LIMITED LIABILITY COMPANY BY: [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR | STATE OF UTAH, A SEPARATE LIMITED LIABILITY COMPANY BY: [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR |
| TITLE: AMENDED SURVEY | TITLE: AMENDED SURVEY | TITLE: AMENDED SURVEY | TITLE: AMENDED SURVEY | TITLE: AMENDED SURVEY | TITLE: AMENDED SURVEY | TITLE: AMENDED SURVEY |
| ACKNOWLEDGEMENT | ACKNOWLEDGEMENT | ACKNOWLEDGEMENT | ACKNOWLEDGEMENT | ACKNOWLEDGEMENT | ACKNOWLEDGEMENT | ACKNOWLEDGEMENT |
| THE PARTIES HERETO HAVE ACKNOWLEDGED BEFORE ME THAT THEY... SECTION 5, T. 7N., R. 2E., 54th SECTION 5, T. 7N., R. 2E., 54th | THE PARTIES HERETO HAVE ACKNOWLEDGED BEFORE ME THAT THEY... SECTION 5, T. 7N., R. 2E., 54th SECTION 5, T. 7N., R. 2E., 54th | THE PARTIES HERETO HAVE ACKNOWLEDGED BEFORE ME THAT THEY... SECTION 5, T. 7N., R. 2E., 54th SECTION 5, T. 7N., R. 2E., 54th | THE PARTIES HERETO HAVE ACKNOWLEDGED BEFORE ME THAT THEY... SECTION 5, T. 7N., R. 2E., 54th SECTION 5, T. 7N., R. 2E., 54th | THE PARTIES HERETO HAVE ACKNOWLEDGED BEFORE ME THAT THEY... SECTION 5, T. 7N., R. 2E., 54th SECTION 5, T. 7N., R. 2E., 54th | THE PARTIES HERETO HAVE ACKNOWLEDGED BEFORE ME THAT THEY... SECTION 5, T. 7N., R. 2E., 54th SECTION 5, T. 7N., R. 2E., 54th | THE PARTIES HERETO HAVE ACKNOWLEDGED BEFORE ME THAT THEY... SECTION 5, T. 7N., R. 2E., 54th SECTION 5, T. 7N., R. 2E., 54th |



REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
LIC. NO. 35844
J. PAUL DOUGHERTY

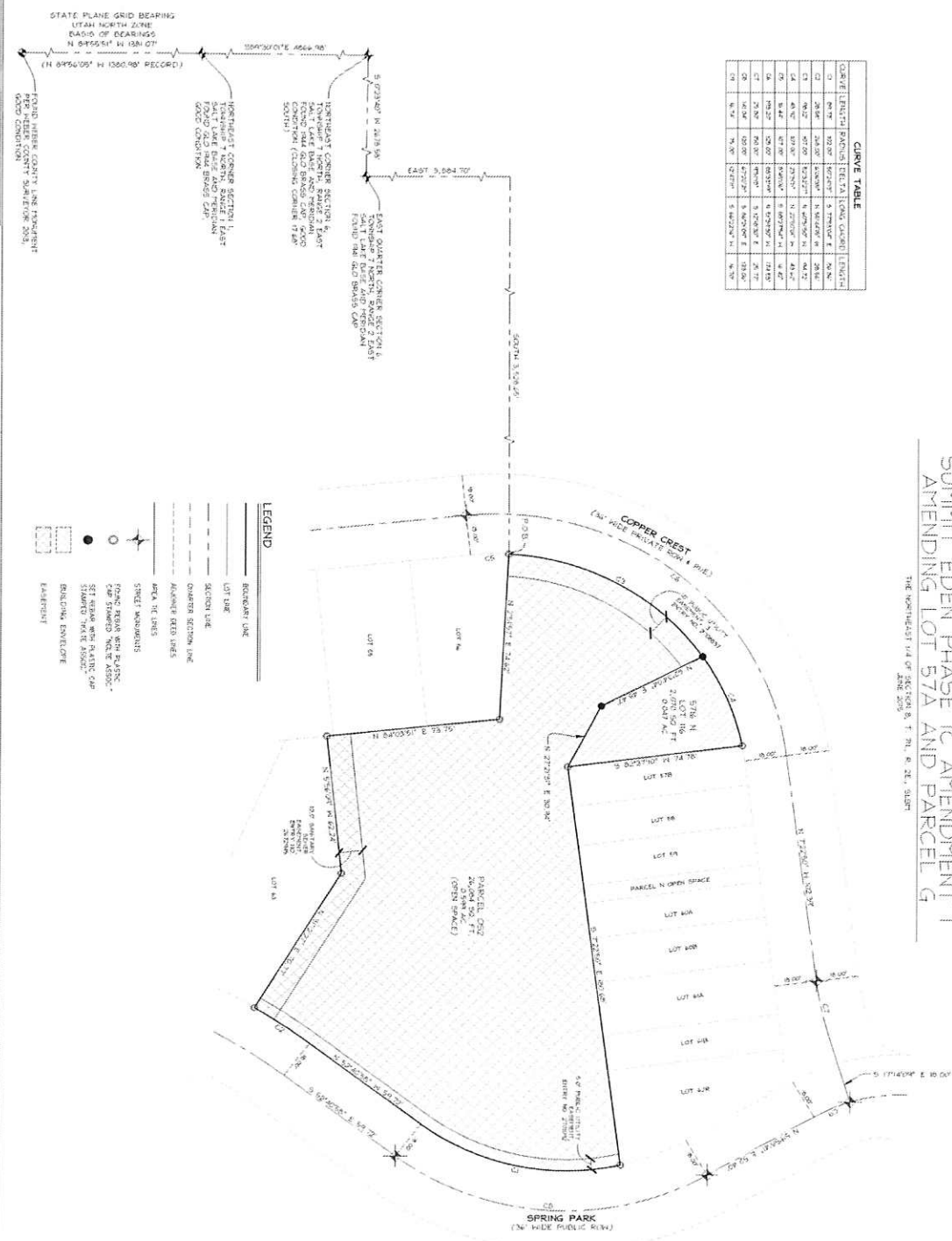
Exhibit B-Summit Eden Phase 1C Amendment 1

DATE: 10/11/2019
 TIME: 10:00 AM
 PROJECT: SUMMIT EDEN PHASE 1C AMENDMENT 1
 LOCATION: 3632 N. WOLFE CREEK DR., EDEN, UT 84501

| CURVE ID | LENGTH (FEET) | BEARING | DELTA ANGLE (DEGREES) | LENGTH |
|----------|---------------|-----------------|-----------------------|--------|
| C1 | 100.00 | S 90° 00' 00" E | 90.00 | 100.00 |
| C2 | 100.00 | S 00° 00' 00" E | 90.00 | 100.00 |
| C3 | 100.00 | S 00° 00' 00" E | 90.00 | 100.00 |
| C4 | 100.00 | S 00° 00' 00" E | 90.00 | 100.00 |
| C5 | 100.00 | S 00° 00' 00" E | 90.00 | 100.00 |
| C6 | 100.00 | S 00° 00' 00" E | 90.00 | 100.00 |
| C7 | 100.00 | S 00° 00' 00" E | 90.00 | 100.00 |
| C8 | 100.00 | S 00° 00' 00" E | 90.00 | 100.00 |
| C9 | 100.00 | S 00° 00' 00" E | 90.00 | 100.00 |
| C10 | 100.00 | S 00° 00' 00" E | 90.00 | 100.00 |

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

THE NORTHWEST 1/4 OF SECTION 8, T. 71N., R. 2E., S. 40N.



- LEGEND**
- RECORDARY LINE
 - LOT LINE
 - SECTION LINE
 - OWNER SECTION LINE
 - ADJACENT DEED LINES
 - AREA TO BE EASED
 - SHEET MARKINGS
 - OPEN RISK WITH EVIDENT DEFERRED MAINTENANCE
 - OPEN RISK WITH EVIDENT DEFERRED MAINTENANCE
 - STANDARD WHITE ASSURANCE
 - STANDARD WHITE ASSURANCE
 - ENCLOSURE ENVELOPE
 - EXHIBIT

STATE PLANE GRID BEARINGS
 UTAH NORTH ZONE
 BASIS OF BEARINGS
 N 04°56'05" W H 1350.90' RECORD 1
 N 89°55'54" W H 128.01'

FROM HERRICK COUNTY LINE TO POINT OF BEGINNING
 FROM HERRICK COUNTY LINE TO POINT OF BEGINNING
 FROM HERRICK COUNTY LINE TO POINT OF BEGINNING

ENGINEER'S CERTIFICATE
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Utah, do hereby certify that the above described plat and map was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Utah.

OWNER'S CERTIFICATE
 We, the undersigned, do hereby certify that the above described plat and map was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Utah.

COMMISSIONER'S CERTIFICATE
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Utah, do hereby certify that the above described plat and map was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Utah.

RECORDARY'S CERTIFICATE
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Utah, do hereby certify that the above described plat and map was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Utah.

NOTICE TO CONTRACTORS
 THE UNDERSIGNED, BEING A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT AND MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF UTAH.



Sheet 2 of 2

NVS
 NAIT VERTICAL
 ENGINEERING

DATE OF PLAN, COPIES OF HERRICK COUNTY, UT, 84501
 PREPARED BY: [Name]
 DATE: [Date]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: [Title]
 PROJECT: [Project Name]

Exhibit C-Approved Conceptual Plans



| | |
|------------|----------|
| DATE | REVISION |
| 11/15/2011 | 1.0 |
| 11/15/2011 | 1.1 |
| 11/15/2011 | 1.2 |
| 11/15/2011 | 1.3 |
| 11/15/2011 | 1.4 |
| 11/15/2011 | 1.5 |
| 11/15/2011 | 1.6 |
| 11/15/2011 | 1.7 |
| 11/15/2011 | 1.8 |
| 11/15/2011 | 1.9 |
| 11/15/2011 | 2.0 |
| 11/15/2011 | 2.1 |
| 11/15/2011 | 2.2 |
| 11/15/2011 | 2.3 |
| 11/15/2011 | 2.4 |
| 11/15/2011 | 2.5 |
| 11/15/2011 | 2.6 |
| 11/15/2011 | 2.7 |
| 11/15/2011 | 2.8 |
| 11/15/2011 | 2.9 |
| 11/15/2011 | 3.0 |
| 11/15/2011 | 3.1 |
| 11/15/2011 | 3.2 |
| 11/15/2011 | 3.3 |
| 11/15/2011 | 3.4 |
| 11/15/2011 | 3.5 |
| 11/15/2011 | 3.6 |
| 11/15/2011 | 3.7 |
| 11/15/2011 | 3.8 |
| 11/15/2011 | 3.9 |
| 11/15/2011 | 4.0 |
| 11/15/2011 | 4.1 |
| 11/15/2011 | 4.2 |
| 11/15/2011 | 4.3 |
| 11/15/2011 | 4.4 |
| 11/15/2011 | 4.5 |
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| 11/15/2011 | 4.7 |
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| 11/15/2011 | 5.1 |
| 11/15/2011 | 5.2 |
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| 11/15/2011 | 5.6 |
| 11/15/2011 | 5.7 |
| 11/15/2011 | 5.8 |
| 11/15/2011 | 5.9 |
| 11/15/2011 | 6.0 |
| 11/15/2011 | 6.1 |
| 11/15/2011 | 6.2 |
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| 11/15/2011 | 6.5 |
| 11/15/2011 | 6.6 |
| 11/15/2011 | 6.7 |
| 11/15/2011 | 6.8 |
| 11/15/2011 | 6.9 |
| 11/15/2011 | 7.0 |
| 11/15/2011 | 7.1 |
| 11/15/2011 | 7.2 |
| 11/15/2011 | 7.3 |
| 11/15/2011 | 7.4 |
| 11/15/2011 | 7.5 |
| 11/15/2011 | 7.6 |
| 11/15/2011 | 7.7 |
| 11/15/2011 | 7.8 |
| 11/15/2011 | 7.9 |
| 11/15/2011 | 8.0 |
| 11/15/2011 | 8.1 |
| 11/15/2011 | 8.2 |
| 11/15/2011 | 8.3 |
| 11/15/2011 | 8.4 |
| 11/15/2011 | 8.5 |
| 11/15/2011 | 8.6 |
| 11/15/2011 | 8.7 |
| 11/15/2011 | 8.8 |
| 11/15/2011 | 8.9 |
| 11/15/2011 | 9.0 |
| 11/15/2011 | 9.1 |
| 11/15/2011 | 9.2 |
| 11/15/2011 | 9.3 |
| 11/15/2011 | 9.4 |
| 11/15/2011 | 9.5 |
| 11/15/2011 | 9.6 |
| 11/15/2011 | 9.7 |
| 11/15/2011 | 9.8 |
| 11/15/2011 | 9.9 |
| 11/15/2011 | 10.0 |

L1.8

SUMMIT EDEN
PHASE 1 PRUD SUBMITTAL



SUMMIT EDEN
PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WHEAT RIVER, 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.

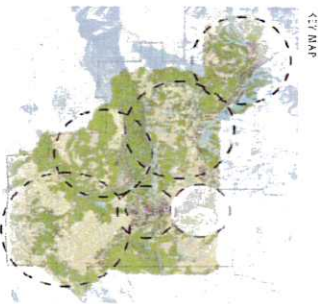


Exhibit D-Review Agencies Comments

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.