

FOURTH AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT
FOR
THE WOLF CREEK RESORT

This FOURTH AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT FOR THE WOLF CREEK RESORT (the "Amendment"), is made this ____ day of by and between SUMMIT MOUNTAIN HOLDING GROUP, L.L.C., a Utah limited liability company ("SMHG"), and WEBER COUNTY, a body politic in the State of Utah ("County"). SMHG and County are collectively referred to as the "Parties."

RECITALS

A. County and Wolf Creek Properties, L.C., a Utah limited liability company ("Original Developer"), entered into that certain Zoning Development Agreement dated October 11, 2002 and recorded in the Official Records of Weber County on October 22, 2002 as Entry No. 1883524, as amended by that certain Agreement Amending and Clarifying the Weber County Zoning Development Agreement for the Wolf Creek Resort, recorded in the Official Records of Weber County on December 4, 2015 as Entry No. 2768159, and by that certain Second Amendment to Weber County Zoning Development Agreement for the Wolf Creek Resort ("Second Amendment"), recorded in the Official Records of Weber County on July 5, 2016 as Entry No. 2802028, and by that certain Third Amendment to Weber County Zoning Development Agreement for the Wolf Creek Resort ("Third Amendment"), recorded in the Official Records of Weber County on April 26, 2018 as Entry No. 2917393, (collectively, the "Development Agreement"), which governs the allocation of density for the development of the Wolf Creek Resort located in the Eden area of the Ogden Valley located within the County (the "Resort").

B. Density entitlements for the Resort have been assigned to the parcels within the Resort (each a "Development Parcel") as contemplated by the Development Agreement and in accordance with County's land use code.

C. SMHG is the owner and developer of Wolf Barn parcel located on a portion of Developer Parcel 15 of the Subject Property ("Wolf Barn Parcel"). The Wolf Barn Parcel has assigned density entitlements for 0 units. See **Exhibit A** for legal description and Parcel Map.

D. SMHG plans to develop a bus terminal, support structures, parking lot, and consider adjacent property easements and utility improvements under the current AV-3 zoning designation. No density allocation is needed to develop these uses.

E. The Parties intend that development of the Wolf Barn Parcel pursuant to this Amendment will result in planning and transit benefits to the County and its residents by, among other things, allowing development of the Wolf Barn Parcel as a bus and transit hub with parking and support for recreational uses.

F. SMHG desires to improve the appearance of the Wolf Barn Parcel and create a more pleasant visual setting for the site by adding landscaping and design elements that better fit the valley resort area conditions.

G. The County acknowledges that keeping recreation on-site or moving recreation activities off-site with a donation to local parks are both acceptable solutions for meeting the recreation standard per the intent of the Development Agreement and zoning.

H. This Amendment sets forth matters regarding permitted uses, site layout and improvement development, approval of a landscape plan, lighting, and recreational uses.

NOW THEREFORE, for good and valuable consideration the sufficiency of which the Parties acknowledge the Parties agree as follows:

AGREEMENT

1. Incorporation of Recitals. The recitals set forth above are incorporated in this Amendment as if fully set forth in the body of this Amendment.

2. Development Agreement and all Applicable Amendments Remain in Effect. This Amendment shall be considered supplemental to the Development Agreement. Except as expressly amended by this Amendment, the Development Agreement shall remain in full force and effect and shall not be canceled, suspended or otherwise abrogated by the recording of this Amendment.

3. Permitted Uses. As set forth in attached Exhibit **B**, in addition to all uses authorized by Weber County Code, the Development Agreement and Amendments, the following non-exhaustive list of uses is explicitly authorized as permitted uses for the Subject Property:

- Bus/Transit Terminal (with restrooms and storage)
- Up to 800 parking stalls
- Fencing (for trespass, site protection, and as part of landscaping plans)
- Storage/bus building & transit office with maintenance facilities
- Recreation uses and easements
- Public Utility improvements and infrastructure

4. Landscape Plan. The County approves the landscape plan attached Exhibit B (“Landscape Plan”). SMHG shall commence implementation of the Landscape Plan no later than October 1, 2028 and complete the implementation per the Landscape Plan no later than 2030; provided, however, SMHG’s obligations under this Section 4 are conditioned upon the availability of water for irrigation.

5. Dark Sky. SMHG shall minimize exterior lighting installed on the Wolf Barn Parcel by implementing International Dark Sky principles (IDA approved lighting plans and fixtures).

6. Recreational Use

The parties acknowledge that the portion of the Wolf Barn Parcel designated in **Exhibit C** (the “Back Portion”) is currently used as recreational cycling pump track which will be improved and enhanced as part of the Landscaping Plan (the “Recreational Use”). If SMHG elects to change the Recreational Use for any reason, then SMHG will donate Twenty-five Thousand Dollars (\$25,000) to the Ogden Valley Parks Commissions (including any successor entity, “OVPC”) to be used in the OVPC’s discretion for other park or recreational projects solely within Ogden Valley.

[Signatures appear on the following pages]

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment

Signed and Dated ____ day of _____, 2025

WEBER COUNTY, UTAH

By: _____

Name: _____

Its: _____

STATE OF UTAH)

: ss.

COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, who is the _____ of WEBER COUNTY, UTAH.

NOTARY PUBLIC

Residing at _____

My Commission Expires:

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment

Signed and Dated ____ day of _____, 2025

SUMMIT MOUNTAIN HOLDING GROUP, LLC a Utah limited liability company

By: _____

Name: _____

Its: _____

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, who is the _____ of WEBER COUNTY, UTAH.

NOTARY PUBLIC

Residing at _____

My Commission Expires:

EXHIBIT A

Legal Description and Parcel Map

Beginning at a point on the West line of Section 27, Township 7 North, Range 1 East, Salt Lake Base and Meridian, said point being South 00°21'35" West 303.60 feet along the Section line from the Northwest corner of said Section 27; thence as follows: South 00°21'35" West 1648.55 feet along the Section line; thence South 89°38'25" East 514.00 feet; thence North 16°42'35" East 436.00 feet; thence North 66°40'35" East 251.83 feet; thence South 21°51'00" East 21.84 feet; thence North 66°19'00" East 14.59 feet; thence South 21°06'00" East 1577.00 feet; thence North 69°23'00" East 1233.44 feet to the West right-of-way line of a county road; thence the following ten courses along said right-of-way. North 00°01'20" East 261.46 feet to a tangent curve to the left; thence Northwesterly 252.59 feet to along said curve to a tangent line (r=444.46' delta=32°33'42" t=129.81' ch=249.20' chb=North 16°15'31" West); thence North 32°32'25" West 103.33 feet to a tangent curve to the left; thence Northwesterly 192.05 feet along said curve to a tangent line (r=1399.39', delta =7°51'48" t=96.18' ch=191.90' chb=North 36°28'19" West); thence North 40°24'10" West 169.44 North 42°36'10" West 335.57 North 43°46'40" West 115.17 to a tangent curve the right; thence Northwesterly 115.73 to a tangent line (r=1468.39', delta=4°30'56", t=57.89' ch=115.70' chb=North 41°31'12" West); thence North 39°15'40" West 409.77 feet thence North 82°30'25" West 34.06 feet leaving said right-of-way to a fence line; thence South 14°10'56" East 68.66 feet along said fence line; thence South 11°47'49" West 117.26 feet along a fence line; thence South 21°20'05" West 25.39 feet along a fence line; thence South 24°36'53" West 51.03 feet along a fence line; thence South 57°22'28" West 88.24 feet along a fence line; thence South 70°29'34" West 67.47 feet along a fence line; thence South 79°22'00" West 459.60 feet; thence South 75°37'56" West 8.51 feet; thence North 10°47'38" West 548.62 feet; thence North 05°59'21" West 104.55 feet; thence North 07°09'27" East 139.25 feet; thence North 76°28'25" West 870.49 to the point of beginning.

Less and excepting any portion with the Bowden Storage Subdivision (Book 70, Page 56) Also less and excepting any portion lying within the recorded subdivision plats of Mountain View Estates No. 6, recording in Book 56 at Page 004; Mountain View Estates No. 7, recorded in Book 58 at Page 005; Mountain View Estates No. 8, recorded in Book 60 at Page 005 and Mountain View Estates No. 9, recording in Book 61 at Page 067 of plats in the Weber County Recorder's Office.

Also less and excepting therefrom:

That portion of the Northwest Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian, located in the County of Weber, State of Utah described as follows: Commencing at the Northwest corner of said Section 27, thence South 89°07'33" East 202.25 feet along the Northerly line of said Section 27, thence South 00°00'00" East 323.14 feet to an existing fence and the point of beginning, thence South 76°39'20" East 466.04 feet along said existing fence line, thence South 13°20'40" West 144.53 feet, thence South 67°26'07" East 232.46 feet, thence South 10°55'47" East 529.61 feet to the beginning of a curve concave Northwesterly having a radius of 87.31 feet, thence Southwesterly 166.04 feet along said curve through a central angle of 108°57'42", thence North 81°58'05" West 762.31 feet to the beginning of a curve concave Northeasterly having a radius of 50.00 feet, thence Northwesterly 73.54 feet along said curve through a central angle of 84°16'06", thence North 02°18'01" East 506.77 feet to the beginning of a curve concave Easterly having a radius of 300.00 feet, thence Northerly 157.99 feet along said curve through a central angle of 30°10'25" thence North 32°28'26" East 174.22 feet to the point of beginning. Together with an easement for ingress and egress purposes over and across existing maintenance roads within the grantors land for access to the above described parcel of land and easements 10.00 feet in width, lying 5.00 feet on each side of any and all existing waterlines located within the grantors property that are feeding or receiving water from the pond located within above described parcel of land, the approximate center line of the easement is depicted on the attached photo as a dotted line.

Also Less and excepting therefrom:

A part of the Northwest quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian, Beginning at the intersection of the West line of Said Northwest quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian at a point South 00°21'36" West 277.445 feet from said

Northwest quarter of Section 27 and running thence South 76°39'25" East 209.63 feet; thence South 32°24'15" West 174.56 feet; thence along the arc of a 300.00 foot radius tangent curve to the left 157.99 feet, having a central angle of 30°10'26", with a Chord that bears South 17°23'14" West 156.17 feet; thence South 02°18'01" West 506.77 feet; thence along the arc of a 50.00 foot radius tangent curve to the left 73.54 feet, having a central angle of 84°16'16", with a chord that bears South 39°49'58" East 67.09 feet; thence South 81°58'05" East 762.31 feet; thence along the arc of a 87.31 foot radius tangent curve to the left 124.96 feet, having a central angle of 82°00'18", with a chord that bears North 57°01'34" East 114.57 feet; thence South 19°00'59" East 68.23 feet; thence South 78°13'23" West 95.95 feet; thence North 81°58'05" West 879.98 feet to the West line of said Northwest quarter; thence along said West line North 00°21'36" East 907.99 feet to the Point of Beginning.

Also less and excepting therefrom:

A part of the Northwest quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian, beginning at a point South 00°21'36" West 433.41 feet and East 658.50 feet from the Northwest corner of Said Section 27 and running thence South 76°39'25" East 195.08 feet; thence South 05°58'10" West 139.25 feet; thence South 07°21'03" East 46.70 feet; thence North 67°26'07" West 232.46 feet; thence North 13°20'40" East 144.53 feet to the Point of Beginning.

Also Less and Excepting therefrom:

Beginning at a point on the Northwesterly line of Mountain View Estates No.9 Subdivision, as recorded in the Office of the Weber County Recorder, said point being South 16°01'51" West along said Northwesterly line 30.53 feet from the Northwesterly corner of Lot 48, of Said subdivision, said point also being North 00°21'48" East along the Section line 1102.73 feet and East 618.72 feet from the West quarter corner of Section 27, Township 7 North, Range 1 East, Salt Lake Base and Meridian and running thence along said subdivision the following two courses: 1) South 16°01'51" West 403.76 feet, more or less, 2) South 23°33'25" East 0.67 feet, more or less; thence South 85°00'00" West 203.97 feet; thence North 01°05'43" West 230.73 feet; thence North 43°24'03" East 45.78 feet; thence North 63°37'28" East 320.77 feet to the Point of Beginning.

Also Less and Excepting therefrom:

Beginning at a point on the Easterly line of Mountain View Estates No.6 Subdivision as recorded in the Office of the Weber County Recorder, said point being South 89°35'04" East along the Section line 1523.52 feet and North 2455.90 feet from the Southwest corner of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian and running thence along said Easterly line the following three courses: 1) North 29°14'59" West 5.44 feet, 2) South 82°19'05" West 15.75 feet, 3) North 24°05'32" West 123.99 feet to the Southeasterly corner of Mountain View Estates No.7 Subdivision, as recorded in the Office of the Weber County Recorder; thence North 22°58'57" West along the Easterly line and line extended of said Mountain View Estates No.7 Subdivision a distance of 237.37 feet to a point on the Easterly line of Mountain View Estates No.8 Subdivision, as recorded with the Office of the Weber County Recorder; thence North 20°32'25" West 88.89 feet to the Southeasterly corner of Mountain View Estates No.9 Subdivision, as recorded in the Office of the Weber County Recorder; thence North 20°33'47" West along the Easterly line of said Mountain View Estates No.9 subdivision a distance of 327.64 feet; thence North 68°17'28" East 660.32 feet; thence South 21°04'29" East 712.09 feet; thence North 69°39'59" East 587.18 feet to a point on the Westerly right of way line of Wolf Creek Drive; thence South 00°01'20" West along said right of way line 96.01 feet to the Northeast corner of Irene Ogden Subdivision No., as recorder in the Office of the Weber County Recorder; thence South 69°39'59" West along said Northerly line and line extended 1186.19 feet to the Point of Beginning.

Also Less and Excepting therefrom:

Part of the West ½ of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian at a point 714.0 feet North and 514.0 feet from the West quarter corner of said Section 27 and running thence South 23°30'00" East 1217.4 feet; South 68°28'25" West 298.43 feet South 69°23'00" West 118.18 feet; thence North 22°55'00" West 600.71 feet; thence North 20°00'00" East 85.20 feet and North 08°39'00" West 619.10; thence North 85°00'00" West 203.15 feet to the Point of Beginning.

Also Less and Excepting therefrom:

A part of the West half of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian, beginning at a point on the West line of Said Section being located at a point South 00°21'13" East 111.70 feet from the West quarter corner of said Section 27 and running thence along the West line of said Section 27, North 00°21'13" East 111.70 feet to said West quarter corner; thence along the West line of said Section 27, North 00°21'36" East 680.92 feet; thence North 87°06'30" East 307.15 feet; thence South 08°03'45" East 623.10 feet; thence South 13°20'13" West 84.68 feet; thence South 23°02'15" East 595.14 feet; South 68°34'56" West 532.89 feet; thence North 123.07 feet; thence North 03°02'24" West 510.60 feet; thence North 89°38'47" West 89.32 feet to the Point of Beginning.

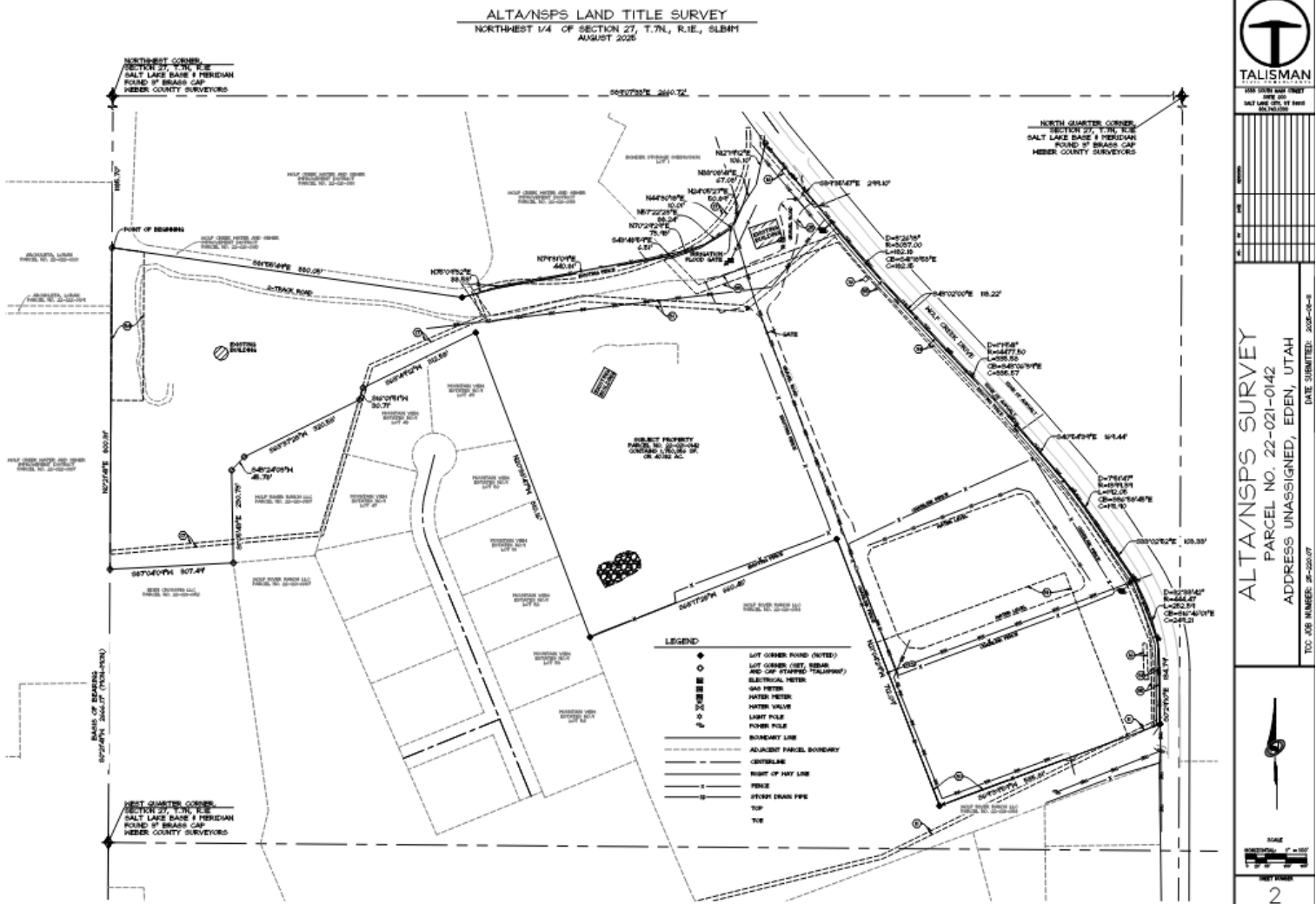
Also Less and Excepting any portion lying within the bounds of Mountain View Estates No.9 Subdivision.

Also Less and Excepting any portion lying within the bounds of Mountain View Estates No.8 Subdivision.

Also Less and Excepting any portion lying within the bounds of Mountain View Estates No.7 Subdivision.

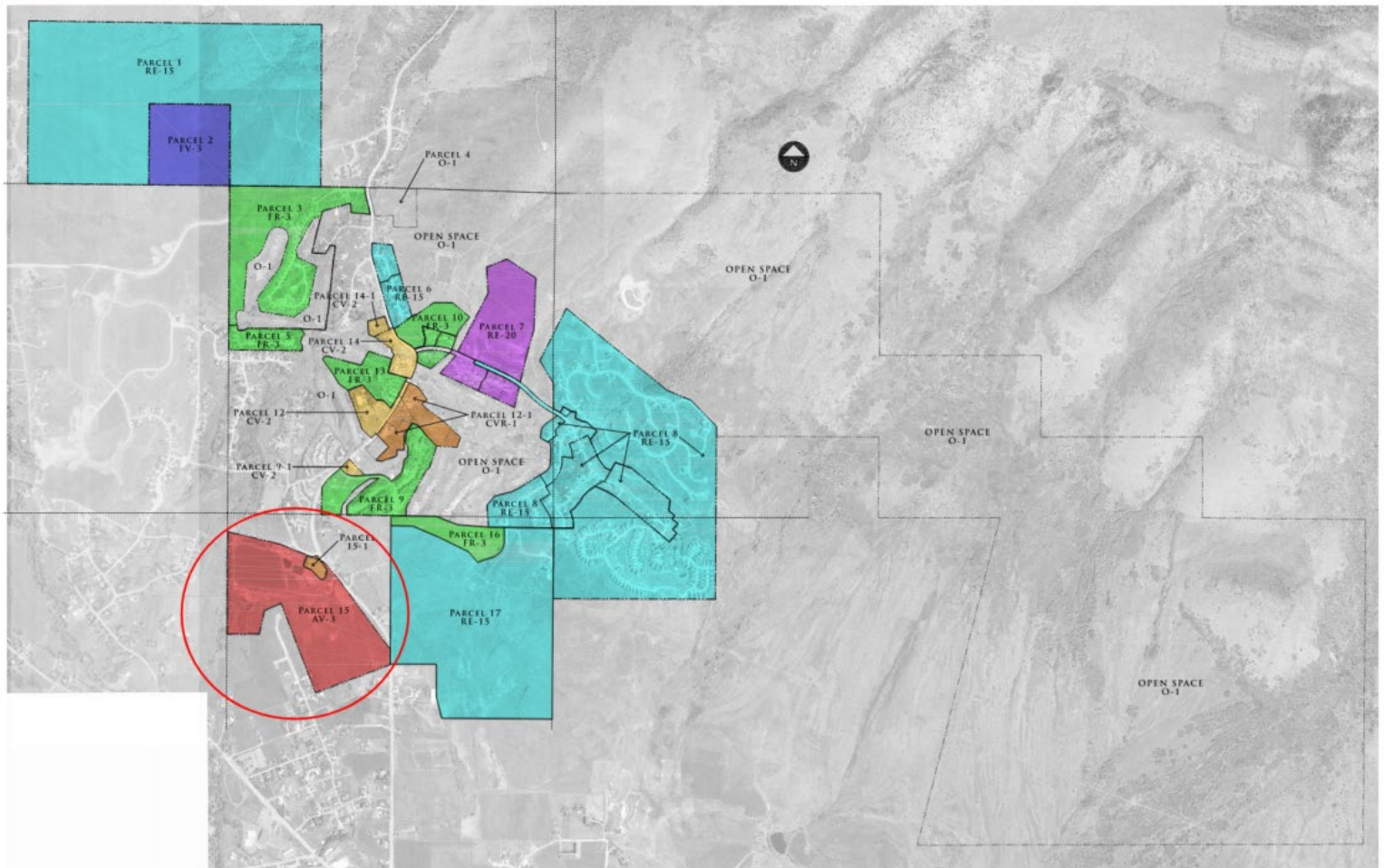
Also Less and Excepting any portion lying within the bounds of Mountain View Estates No.6 Subdivision

Also Less and Excepting any portion lying within the right of way line of Wolf Creek Drive



WOLF CREEK RESORT

FEBRUARY 2016

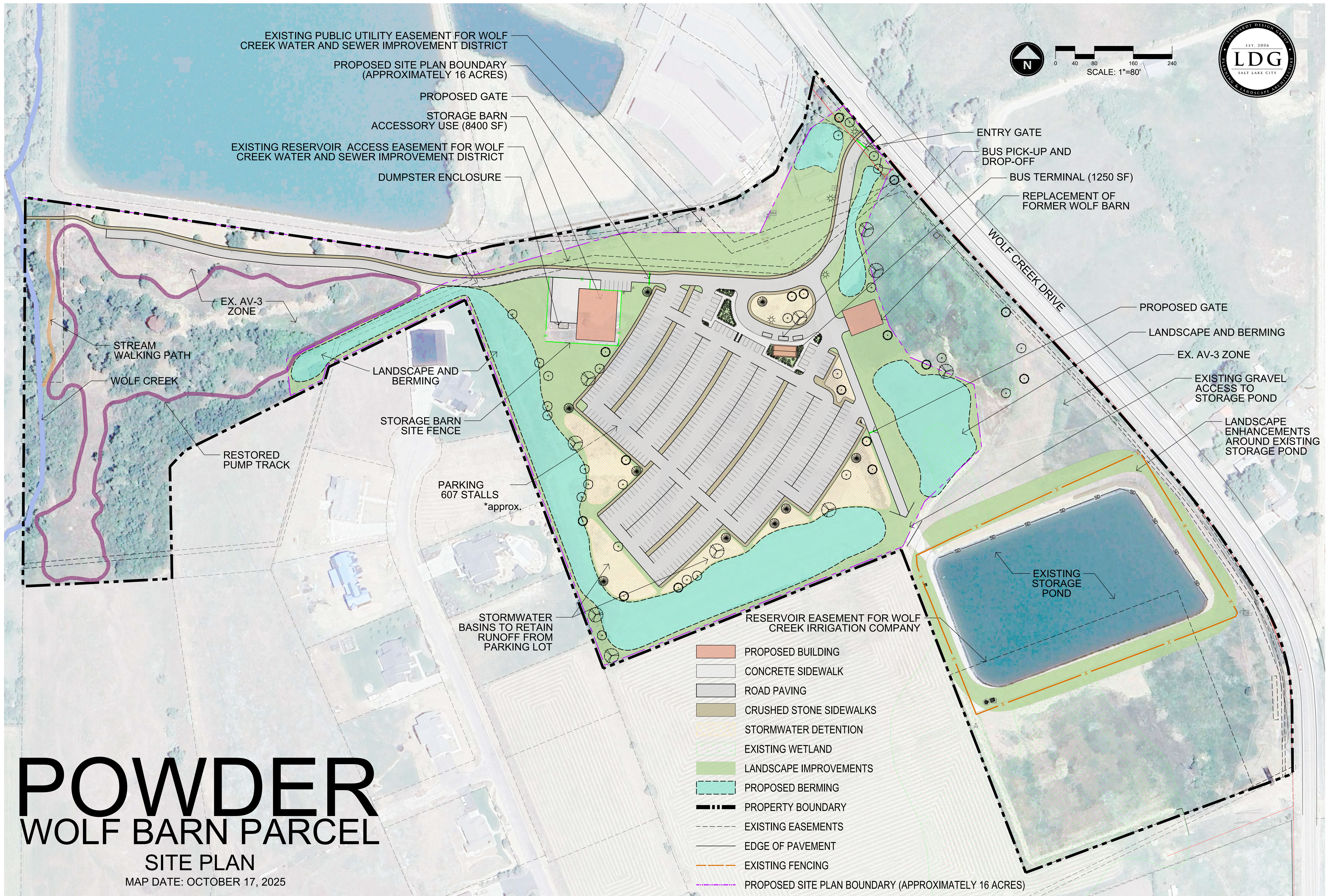


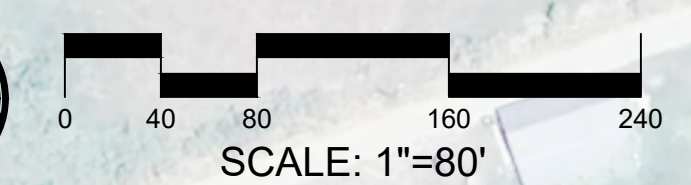
LANGVARDT DESIGN GROUP

EXISTING ZONING

EXHIBIT B

Permitted Uses



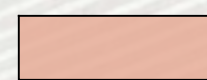
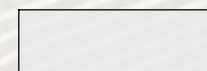
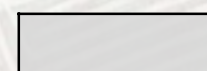
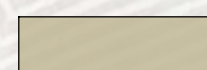
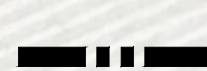


LANDSCAPE
PATH LIGHTING

STREET LIGHTING

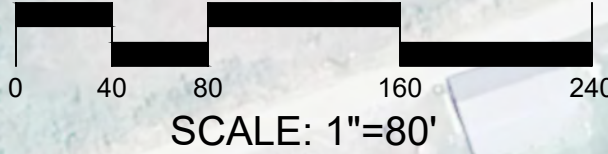
POWDER WOLF BARN PARCEL

LIGHTING PLAN
MAP DATE: OCTOBER 17, 2025

-  PROPOSED BUILDING
-  CONCRETE SIDEWALK
-  ROAD PAVING
-  CRUSHED STONE SIDEWALKS
-  GRAVEL ACCESS TO STORAGE BARN
-  PROPERTY BOUNDARY
-  LANDSCAPE PATH LIGHTS
-  STREET LIGHTS
-  ACCESS GATES
-  EXISTING FENCING

THE LANDSCAPE SHALL PROVIDE YEAR-ROUND VISUAL SCREENING OF PARKING AND SITE OPERATIONS, ACHIEVE A LAYERED NATIVE AESTHETIC USING DROUGHT-TOLERANT SPECIES AND UNDULATING EARTHEN BERMS AS THE PRIMARY SCREENING ELEMENTS. FINAL COUNTS, SIZES, AND SPACING TO BE CONFIMRED WITH THE LANDSCAPE CONSULTANT.

*Irrigation & plant schedule are pending site conditions, irrigation availability and review by a licensed landscape architect



IRRIGATION & ESTABLISHMENT: PROVIDE TEMPORARY IRRIGATION TO ESTABLISH PLANTINGS DURING THE FIRST 2- GROWING SEASONS. AFTER ESTABLISHMENT, CONVERT TO SELECTIVE/LIMITED IRRIGATION ONLY AS NEEDED FOR PLANT HEALTH AND CODE COMPLIANCE. USE HIGH-EFFICIENCY SYSTEMS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
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TREES

	Pp	Pinus edulis Pinon Pine	10' Ht.	9
	Pm	Prunus virginiana melanocarpa Western Chokeberry	2" Cal.	25
	Qm	Quercus macrocarpa Burr Oak	15 gal.	10
SUBTOTAL:				44

EVERGREEN TREES

	Pg	Picea pungens 'Glauca' Colorado Blue Spruce	2" Cal.	16
SUBTOTAL:				16

SHRUBS

	Gl-5	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.	24
	Aw-2	Salix purpurea 'Nana' Dwarf Arctic Willow	5 gal.	13
SUBTOTAL:				37

GRASSES

	Ck	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 gal.	50
	Og-1	Helictotrichon sempervirens Blue Oat Grass	1 gal.	49
SUBTOTAL:				99

PERENNIALS

	Rs-1	Perovskia abrotanoides 'Prime Time' Russian Sage	1 gal.	11
SUBTOTAL:				11

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
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GROUND COVERS

	Sm	3" Large Landscape Stone See Landscape Details	3"		3,246 sf
	Ns- hs	Native Revegetation Mix Cabin Seed Mix from Granite Seed	Hydroseed		410,542 sf
SUBTOTAL:					413,788 sf

EARTHEN BERM: INSTALL AN UNDULATING EARTHEN BERM ACROSS KEY FRONTAGES TO CREATE VISUAL INTEREST AND BUFFERING. HEIGHT: VARIABLE, NO FIZED DIMENSION (FINAL PROFILE TO BE SHAPED TO SITE CONDITIONS). BLEND BERMS INTO ADJACENT GRADES WITH SMOOTH TRANSITIONS.

MAINTENANCE: MAINTAIN BERM INTEGRITY, PRUNE FOR STRUCTURE AND CLEARANCE, CONTROL WEEDS, AND REPLENISH MULCH AS NEEDED. REPLACE FAILED PLANT MATERIAL IN-KIND DURING THE WARRANTY PERIOD

- PROPOSED BUILDING
- CONCRETE SIDEWALK
- ROAD PAVING
- CRUSHED STONE SIDEWALKS
- STORMWATER DETENTION
- EXISTING WETLAND
- LANDSCAPE IMPROVEMENTS
- PROPOSED BERMING
- PROPERTY BOUNDARY
- EXISTING EASEMENTS
- EDGE OF PAVEMENT
- EXISTING FENCING
- PROPOSED SITE PLAN BOUNDARY (APPROXIMATELY 16 ACRES)

POWDER WOLF BARN PARCEL

SITE PLAN

MAP DATE: OCTOBER 17, 2025

EXHIBIT C

Recreational Use

EXISTING PUBLIC UTILITY EASEMENT FOR WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

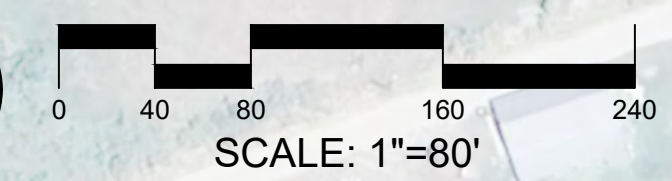
PROPOSED SITE PLAN BOUNDARY (APPROXIMATELY 16 ACRES)

PROPOSED GATE

STORAGE BARN
ACCESSORY USE (8400 SF)

EXISTING RESERVOIR ACCESS EASEMENT FOR WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

DUMPSTER ENCLOSURE



ENTRY GATE

BUS PICK-UP AND
DROP-OFF

BUS TERMINAL (1250 SF)

REPLACEMENT OF
FORMER WOLF BARN

WOLF CREEK DRIVE

PROPOSED GATE

LANDSCAPE AND BERMING

EX. AV-3 ZONE

EXISTING GRAVEL
ACCESS TO
STORAGE POND

LANDSCAPE
ENHANCEMENTS
AROUND EXISTING
STORAGE POND

EX. AV-3
ZONE

STREAM
WALKING PATH

WOLF CREEK

RESTORED
PUMP TRACK

LANDSCAPE AND
BERMING

STORAGE BARN
SITE FENCE

PARKING
607 STALLS
*approx.

STORMWATER
BASINS TO RETAIN
RUNOFF FROM
PARKING LOT

RESERVOIR EASEMENT FOR WOLF
CREEK IRRIGATION COMPANY

EXISTING
STORAGE
POND

POWDER

WOLF BARN PARCEL

SITE PLAN

MAP DATE: OCTOBER 17, 2025

- PROPOSED BUILDING
- CONCRETE SIDEWALK
- ROAD PAVING
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- EDGE OF PAVEMENT
- EXISTING FENCING
- PROPOSED SITE PLAN BOUNDARY (APPROXIMATELY 16 ACRES)