URVEYOR'S CERTIFICATE

located in the south 1/2 of sections 5 ¢ 6,70m/ship 7 north, range 2 east, salt lake base and meridian JANUARY 2016

TIMMUS

EDEN

RIDGE

NESTS-PRUD

AMENDMENT I

IN SCHARD N. MILLER, DO HERBY CERTIFY THAT, I.M. A REGISTERED PROFESSIONAL LAND SURFICES IN THE STATE OF UNAN IN ACCORDANGE HIM THILE 80, CHAPTER 27, PROFESSIONAL SHOULD SURFICE OF THE CONTRACT OF THE CHAPTER 27, PROFESSIONAL SHOULD SURFICE OF THE SURFICE OF THE SURFICE OF THE SURFICE OF THE SURFICE OF THE



RICHARD W. MILLER PROFESSIONAL LAND SURVEYOR UTAH CERTIFICATE NO. 155641

DEPELOPMENT PARCEL B OF THE SUMMIT EDEN MAGE 18 SUBDIVISION, AS RECORDED WITH THE MEBER COUNTY, RECORDER, AS ENTRY NO. 2672941 IN BOOK 75 AT PAGES 32 - 34, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BECANNIN AT A POINT THAT IS SOUTH, JODD TEST MOD EAST BOOK BETT REPOT THE EAST CHARTER CARRED OF SECTION, I CHARGE OF SECTION, I CHARGE

CONTAINING 136,654 SQUARE FEET OR 3.137 ACRES.

I THE SURFY MA ERECATED TO APPLO MOD RETUTE SUPPLE BUSINESS RUBEST PAUL AS RECATED IN THE OTHER OF THE BURBES CONTEX PROCESSES AFTER CHIEFE WHITE WHITE APPL ACTIVATE DOOR THE PAGES SE - 4.4). THE COMMENS TO LANGE MICLUSE ADDING OTHER SPACE PAREEL COM-AND LITTED COTTION AREAS, MINNEY COMMENS TO VARIOUS BATA TOTES IN HICKE COMMENS THE THEFALL LOT COMPENSATION, LOTS 9-5 BECAME "RESTRICTED" OR (R) LOTS, AND A THORSE SHIPT OF LOTS AND LOTS.

2. THE PASIS OF BEARMAS FOR THIS PLAT IS WORTH APPESIS! MEDI BETWEIN THE WORTHEAST COMERGE PECTIVAL. TOWNSHIP 7 NORTH, RANGE 1 LEAT, SALT LAKE BASE AND TREBURAH AND A FORMUN HEBER COLANTY LINE TOWNSHIP 18 THE MEBER COLANT SURVEYCOS DEVELOR THIS BEARMAG BY THE SERVEY COLANTY LINE DEVELORATION RECORDED PLAT BOX. 74, PAGE 64.

-EGAL DESCRIPTION

OMNER'S DEDICATION:

HE THE MIDESSARD CAMES OF THE HEERN DESCRIPED TRACT OF LAND, DO HEERN SET AWART AND SABDYOUT THE SAFET MOT LOTS TO BE KNOWN HEERN'S ARROW THE DISK HOCK HESTS RAND AFBOTPENT! AND DO HEERN'S GANAT AND EDUCATE A FERFETUAL RIGHT AND EASETENT CORE, UPON AND DEDUCATE A FERFETUAL RIGHT AND EASETENT CORE, UPON AND MEDITE THE LANDS DESIGNATED HEERST AS PABLE UTILITY. THE AFTE TO BE USED FOR THE HEINLATION, THANTENAME AND OPERATION OF FABLE UTILITY SERVICE LINE, MANIENAME 19. MONLOCKEL AS TAY BE AUTHORIZED BY THE AND OPERATION OF FABLE UTILITY SERVICE LINE, MANIENAME 19. MONLOCKEL AS TAY BE AUTHORIZED BY THE COPIESSOR AND PROBLEMENT.

STHIG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S SOLE MEMBER BY: STHIG INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S SOLE MEMBER

NAME: JEFF WERBELOW TITLE: AUTHORIZED SIGNATORY

ΒY

NAME: GREGORY VINCENT MAURO
TITLE: ATTORNEY IN FACT OF EVAN MENDELSOHN

OWNER OF LOT 4
BY: EVAN MENDELSOHN

BY: NICK MORTON

NAME: GREGORY VINCENT MAURO
TITLE: ATTORNEY IN FACT OF NICK MORTON

NAME, GREGORY VINCENT MAURO
TITLE: ATTORNEY IN FACT OF GAYLE TROBERMAN NAME: GREGORY VINCENT MAURO
TITLE: ATTORNEY IN FACT OF SUE TURNER

SMHG PHASE I, LLC. 3632 N. WOLF CREEK DR. EDEN, UT, 84310

AFFECT.

HAVE EXHMEND THE FRANCIAL GARBANTEE AND OTHER DOOMBYET ASSOCIATED WITH THE SABDIVISION PLAT AND ORDINANCE APPLICABLE THERETO AND NON IN FORCE AND DAY OF

HERRY CORNT SAFFICES

I RECIBED THIS PLAT FOR THE MERRY COUNT SAFFICES OFFICE MAS

RECIBED THIS PLAT FOR THE MERRY CONSTITUTIONS, SECTION CONSERVED THIS PLAT FOR THE MERRY FOR THIS PLAT FOR THE MERRY FOR THIS LICENSED MERCOR BY THE COUNTY OFFICE, THE PREPANAL OF THE PLATE FOR THE MERRY COUNTY SAFFICES DOES NOT RELIVER THE LICENSED LIVED SAFFICES ASSOCIATED THIS PLAT FOR THE MERCONTY THIS PLAT FOR THE MERCON THIS PLATE FOR THIS PLATE FOR

I HERBY CERTIFY THAT THE REQUERTE BANKER

EN PROOFERST STANDAGE AND THE COUNTY STANDAGE AND THE CAPTURE OF THE STANDAGE AND THE STANDAGE AN

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

CHAIRMAN, MEBER COUNTY COMMISSION

COUNTY OF WEBER

STATE OF UTAH

ACKNOWLEDGEMENTS:

PAY NOTE HIS HEREN REPLACED IN 115 BITTERTY AS FOLLOGS.

DELLAWANT HERENS CAMES, TO ALL ITILUTY PROVIDES AN EXEMPIRAT OVER AND ACROSS AND ACROS

PAT NOT BE IS HEREF REPLACED IN ITS BYTEST! AS CALADAS

IN TRACE HAS HEREF REPLACED IN ITS BYTEST! AS CALADAS

IN THE ASSESSION AND ASSISTANCE AND ASSISTANC

PAY NOTE 20 IS HERBY ADDED TO THE SERVINGON PLAT NOTES.

21. CERTAIN PARCES AND THE DESIGNATION TO THE SERVINGON PLAT NOTES.

22. CERTAIN PARCES AND THE DESIGNATION TO THE SERVINGON PLAT NOTES.

23. CERTAIN PARCES AND THE PERSONNED BY DESLAWANT AND ARE SOT PART OF THE CONTINUE OF THE C

PAT NOTE 22/19 HERBY ADDED TO THE SUBDIVISION PAT NOTES:

22. WORLD TO PROMABE OF RESTRICTIO (3), LUTS. UPOS DESIGNATED BY THE LETTER YE. ATTER
THE LOT! NUTSE ARE RESTRICTED LUTS AND BUILDING DEPLOYMENT ON SUCH LUTS IS SUBJECTED.
THE FOOTISHOUS OF SECTION AS THE LUTS AND BUILDING DEPLOYMENT ON SUCH LUTS. SECTION TO
TO DOES NOT! GAMANITE! THE LUT IS BUILDING. IN ALLISIDE REVIEW AS OTTLINED IN THE LAND USE
TOOKS SHALL BE DOOKE TO DETERMENT IS A MUT IS BUILDING.

TO AND THE LAND USE
TO THE LAND USE
THE LA

THIS PLAT AMENDMENT IS SUBJECT TO ALL I LIMITATIONS SET FORTH IN THE PLAT NOTES PRUD (ENTRY# 2672949) UNLESS OTHERWISE LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND THAT APPEAR ON THE SUMMIT EDEN RIDGE NESTS NOTED ON THIS PLAT.

STATE OF UTAH

RESIDING IN: MY COMMISSION EXPIRES: NOTARY PUBLIC

COUNTY OF MEBER THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF. 20__ BY GREGORY VINCENT MAURO, ATTORNEY IN FACT OF NICK MORTON.

MY COMMISSION EXPIRES:

RESIDING IN:

COUNTY OF MEBER STATE OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF 20__ BY GREGORY VINCENT MAURO, ATTORNEY IN FACT OF EVAN MENDELSONN.

RESIDING IN: MY COMMISSION EXPIRES: NOTARY PUBLIC

COUNTY OF WEBER STATE OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF 20__ BY GREGORY VINCENT MAURO, ATTORNEY IN FACT OF GAYLE TROBERMAN.

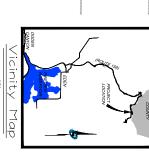
MY COMMISSION EXPIRES: NOTARY PUBLIC

RESIDING IN:

STATE OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
20__ BY GREGORY VINCENT MAURO, ATTORNEY IN FACT OF SUE TURNER COUNTY OF MEBER DAY OF

RESIDING IN: MY COMMISSION EXPIRES: NOTARY PUBLIC



Sheet 1 of N DATE: ENTRY NO. REQUEST OF ._ STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE

CACHE RECORDED #

THE CONTRIBUTE OR COUNTY OF THE COUNTY OF TH

NOUTE VERTICALITYEE

CACHE COUNTY RECORDER

EE # BOOK

1

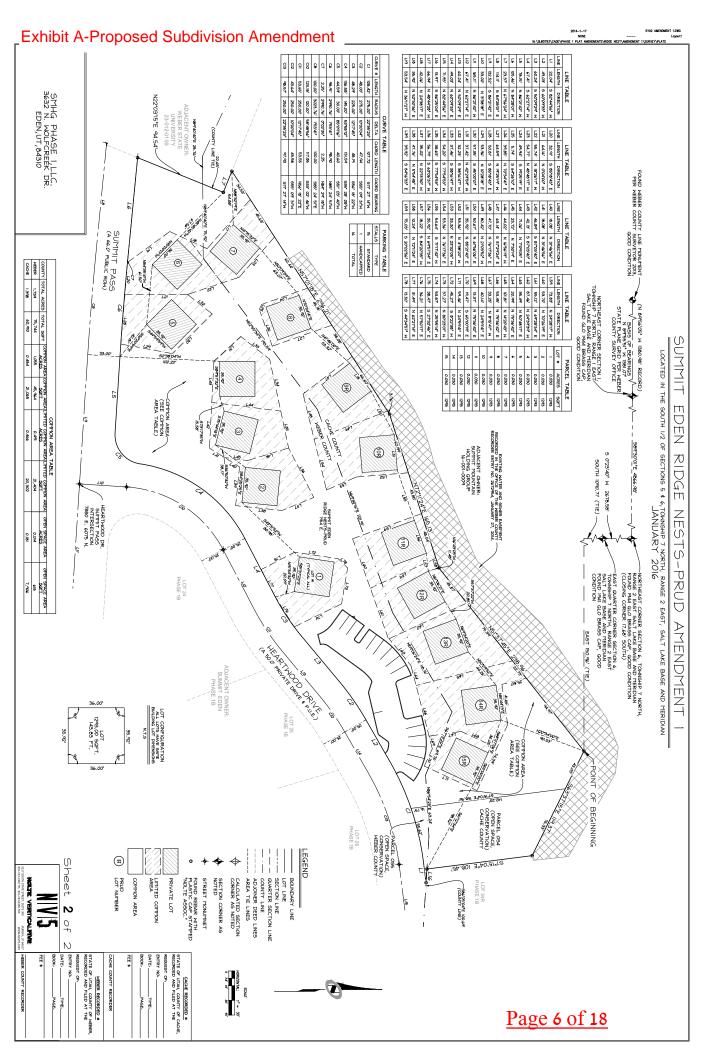
PAGE

ENTRY NO. _ REQUEST OF:_ WEBER RECORDED #

STATE OF UTAH, COUNTY OF MEBER, RECORDED AND FILED AT THE

EE # BOOK DATE: | TIME

Page 5 of 18



SURVEYOR'S CERTIFICATE

LOCATED IN THE SOUTH & OF SECTION 6,
SOUTHEAST & OF SECTION 5 AND NORTH & OF SECTION 5 OF
TOWNSHIP 7 NORTH, RANGE 2 EAST, SLBM.
JANUARY 2014

EDEN PHASE

 $\overline{\varpi}$

EXCUREDADA E MILLER, DO HERBY CERTIFY HAY I MAY A REGISTERD PROFESSOWAL LAND REPORT OF THE CHILD HAVE COMPACTED AS A CONTROL OF THE CHILD HAVE COMPACTED AS A CONTROL OF THE CHILD HAVE COMPACTED AS A CONTROL OF THE CHILD HAVE COMPACTED AS A REPRESENTED AS A REPORT OF THE CHILD HAVE COMPACTED AS A REPORT OF THE CHILD HAVE COMP

RIGHARD M. MILLER PROFESSIONAL LAND SURVEYOR UTAH CERTIFICATE NO. 155641

INTENTIONALLY DELETED

THE LOTS ARE SERVED BY PRIVATE WATER AND MASTEWATER LATERAL LINES, EACH MER SHALL BE RESPONSIBLE FOR THE TWATTEWAGE AND REPLACETENT OF ALL MATER AND WITARY SEARCH LATERALS SERVING THE RESPIDANCE OF SUCH OWNERS LOT IN ACCORDANCE IT THE RESPIRATE OF THE PRIVATE AND SEWER IMPROVEMENT TRICT.

ALL UTLITUES MITHIN THE PROJECT SHALL BE LINERGROUND. MOTHINFENDING COMMITTED AND THE RESERVE IT HE ROLF TO DAMITS GAMED FOR EXECUTE THE ROLF TO SHARE AND THE RESERVE IT HE ROLF TO SHARE AND THE RESERVE IT HE RESERVE IT HE RESERVE IT HE RESERVE AND THE RESERVE IT HE RESERVE AND THE RESERVE IT HE RESERVE AND THE RESER

THE DELICATION OF DEPOTED THAT THE LOTS SHOWN HEREON ARE IN A 56 RECORD AREA
(THE DETERMINAL TO CARRE MANAGED IN CERTIFIAN AREA IN O STUDIES HAVE BEEN AND THE PROPERTY OF THE

my commission expires, <u>III/19/1244</u> residing in. *Dengai II/191*4

STATE OF UTAH ___

ACKNOWLEDGEMENT:

THE COME OF PROPERTY AND A THE LOCATION IN LIGHTLY EXPENSED THAT L

B. DECLARANT HERENY RESERVES FOR THE BUILDT OF TRUE, IT IS SUCCESSORE AND ASSISTANT, A BLANKET EXSERVES HAVE NOW AND SCHOOL AND SCHOOL AND EXCEPT THE TRUE HE WAS ASSISTED THAT THE SCHOOL AND DESCAPATION OF THANKES, BRIDGES AND BUILDTEN OFFIRM AND DESCAPANT HAY CONVEY, TRANSFER, OR ASSISTED HE AND DESCLARANT HAY CONVEY, TRANSFER, OR ASSISTED HERE AND DESCAPANT HAY CONVEY.

DELLANDE HEREIT PRESENTE FOR THE BURNET OF THEIL. THE SECRETAGONS AND CONCESSORS AND CONCESSORS

*** CREMALE ALTERITOR OF MAN TO THE CONTROL OF MAN THAT OF MAN THAT OF CHAPTER STATES AND THE CONTROL OF MAN THAT OF THE CONTROL OF

FIGURE 1. ACCESS, RALLES FALLS. CRIDACT AND RESPONDED THIS DESCRIPTION OF THE MARKET ITS LETS, GRANTESS MAN CONTROL AND THE MARKET AND THE MA

E ILLC ("DECLARANT"), AS THE GANER OF THE HERRIN DESCRIBED TRACT OF LAW FUDE THE SAME INTO LOTS AND PARCELS AS SHOWN HERRON, SELECT TO ALL TIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS

THE RESTRICTIONS, RIGHTS
SUMMIT EDEN PHASE IB, AN

THE CONSERVE BUT IN THE TERMS OF SHAPE SHA

ALL AREAS SHOAM HERBITY GRANTS TO JALL UTILITY PROVIDEDS AN LARGEST OFFREA MO ARGOS AND LARGES SHOAM HERBITY GRANTS AS PIBLIC UTILITY EMERITYS FOR THE PURPOSE OF INSTALLIA, HOUTHARD AND CREATING AND CREATING AS PAY HOUTHING AND CREATING HAVE WAY BEEN AND CREATING HAVE THAT HAVE BEEN ALCO MINISH THE WAY. AND PRESENTS. AND OFFI THE WAY AND PRESENTS IN THAT HE USE OF THE SHADE OF MINISH AND CREATING AND CREATING HAVE THE SHADE OF MINISH THE MAN APPROVAL OF THE PROVACAL OF MINISH AND CREATING AND

EREMINIOR TA PRINT THAT IS DETERM CONTROLLED AND REST AND REST AND THE SECTION IN MANY BY A THE SECTION OF TOWNING TO THE SECTION OF THE SECT L. DECLAMANT HEIBET RESERVES FOR THE BERRY TO FIELE, IT SECCESSORS AND ASSISTED, A BLAKET EARTHFUL ACCOUNT. LUTS AND PARKETS, DECLINICH, THE BUILDING REMODERS, PAR CONTRICTION AND PARKET MAND FAIR THAN THE DESCRIPTION FOR THE BUILDING REMODERS TO THE REMODERS WITHOUT AN ARROWNET OF THE BUILDING REMODERS OF THE REMODERS DECLARATION. DECLARANT HEIDERS AND THE REMODERS DECLARATION. DECLARANT HEIDERS (BOART TO THE FIRE AND PARKETS, IN THE ASSISTANCE OF THE REMODERS OF THE REMODERS. ON AS PRIMER DESCRIED. IN THE MOSTER BECLANATION, ALL 1078, AND ALL RESIDENCES AND IMPROVEDING STREAM. SHALL COPE, AND ALL 1078, ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT. DELLANNI HERDY KRISKYRIS (%) HE BURITY OF TIRLY, THE SUCCESSOR AND BOOK, A RAWET EXPERITY ACROSS ALL UTED AND PRACTICAL DICLUMENT HER BURING ALPERS, PER CONSTRUCTION OF A RAW OF DIABRESHIP STRUCTURES AND PRACTICAL AND PROPERTY OF THE SAME AND PRACTICAL AND ARROWS THE COLLEGATION OF THE SAME AND REPORT THE OFFICIAL AND ARROWS THE PROPERTY OF THE AND ARROWS THE ARROWS AND DICLARAMINE HERBITY CARACTES AND THE REPORT AND ARROWS AND ARROWS THE ARROWS AND ARROWS A DECLAMAN ESSENCIA DE ENERT OF TISMI, TIS SUCCISIONA NO ASSIONA THE HIT O MUNITERMALY MEND THE ME AUGUSTOTI DE CORSINO OF THE REFECTIO SONE, AND THE AND PROVINCE THE TO THE ME AUGUSTOTI DE SUCCISIONA OF A SHIPPY THE MOUTHER AND PROVINCE THE TO THE TO AND THE AUGUSTOTI TO THE AUGUSTO MOUTHER AND AND AUGUSTOTI THE TO AND PROPRETY AND IS IN ACCORDANCE WITH HE COLATIV CONNECED, A PRETE TITLE TO AND PROPRETY AND IS IN ACCORDANCE WITH HE COLATIV CONNECED, AND OTHAL LOAD.

SURVEY NARRATIVE:

1-THIS SURVEY SUBDIVIDED THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS, AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT A SUMMER DE BEARMAG FOR THIS PLAT IS NORTH MENSEY WEST ALCHA THE LIKE BETHERN THE TERRITIES NOT MENTER A SETTION A THE ASSESSMENT THE METRICATION OF THE ASSESSMENT OF COUNTY LIKE AND THE BESTION LIKE. THIS MAND DIFFERS FORTH MERK COUNTY SERVETORS DAISON BY DODON'T AS BHANK ON COUNTY LIKE DESCLARATION RECORDED PLAT BOOK TA, PAGE 64.

HERE COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER
DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND
IN ITY OPINION THEY CONFORM WITH THE COUNTY

SIGNED THIS 22 MAY OF Tays. , 20 14 THERETO AND NOW IN FORCE AND COUNTY OFFICES, THE APPR SURVEYORS DOES NOT RELIE EXICUTED THIS PLAT FROM

LOCATED IN THE SOUTH & OF SECTION 6, SOUTHEAST & OF SECTION 5 AND NORTH & OF SECTION 5 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MEBER COUNTY, UTAH

MERRY COUNT SURVINCE OFFICE MAS
HERBEY COUNT SURVINCES OFFICE MAS
RECIBED THIS PLAT FOR THE MERRY COUNT SURVINCES OFFICE MAS
RECIBED THIS PLAT FOR THE MERRY COUNT SURVINCES OFFICE MAS
RECIBED THIS PLAT FOR THE MERRY COUNT SURVINCES OFFICE MAS
RECIBED THIS PLAT FOR THE MERRY COUNT SURVINCES OFFICE MAS
RECIBED THIS PLAT FOR THE MERRY COUNT SURVINCES OFFICE MAS
RECIBED THIS PLAT FOR THE MERRY COUNT SURVINCES OFFI

HERBEY COUNT OFFICE MAS
RECIBED THIS PLAT FOR THE MERRY COUNT SURVINCES OFFI

HERBEY COUNT OFFI

HERBEY COUNT OFFI

HERBEY COUNT SURVINCES
RECIBED THIS PLAT FOR THE MERRY COUNT SURVINCES
RECIPE TH

I HEREN CENTRY DAMES.

I HEREN CENTRY THE RELIABLED PAUL

I PRODUCTION OF THE CHAPTER PAUL

SUBDIVIDUO CONTROL OF THE CHAPTER PAUL

APORT OF THE THANKAL GAMENTER IN SUBDICION FOR

THE INSTALLATION OF THESE PROPORTION.

BEING THIS 244* DAY OF TECHNOLOGY. 20 14.

LINECONDOMENTATIVE O O 0 4.96 1

DAY OF 21st January , 20 14

THIS TO CRETE THAT THIS SERVICION FACT, THE
PEDICATION OF STREETS AND OTHER PUBLIC MAYS AND
PRIMACIAL GUILANTEETS OF PUBLIC TREVOCATION TO STREETS
ACCORDANCE WHITH AN INTERIOCAL ACREMENT BETWEEN
MERIES COATY AND COATE COATTY, BRYTE MEGNAL
ACCORDED 20 THY JUST, ASSOCIATION HITH THIS

Sheet 1 of

AL ACCESS TO THE PROJECT IS BY MAY OF A STATE INSEASON THE PROJECT IN BY MAY OF A STATE INSEASON THAT WITH DRY HELD PARTIEST OF TRANSPORTATION, HERRE COUNTY PLEUC PACIDS, AS HILL AS REWAYTE ROADS. SEPTEM MACHINE CONTINION MAY TWATE CERTAIN BOOKS IPPEMBALE AS SUBJECT OF SERVICED VISIOLITY, SHOW, KE, AND OTHER RESIGN, AND SHOULD THAT BE CLOSED DAMNO REPORTS.

25. THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.

PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED

A NOTICE TO PRECHABLE OF RESPECTED (2) LOTS, LOTS DESIGNATED BY THE LITTER AND THE THE RESPECT OF AND THE CONTROL OF THE PROPERTY OF SCALE OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE CONTROL OF THE PROPERTY OF THE CONTROL OF THE PROPERTY OF THE CONTROL OF THE PROPERTY OF

22 DECLARANT HIRIBAY RESERVES FOR THE BRIEFIT OF TIRELF, ITS SLICCESSORS AND ASSENCE. A BUNKET RESPIRAT OF REPRESE DE FOR A HITLER READOWNY, INCLINING ALL ASSIGNED, AND HIS THAT BAYER OF SHAT ROAD. DECLARANT HAS THE RIGHT TO CONVEY, TRANSFER, OR ASSIGNED SHAT EASTENT RIGHTS, OR GRANT SUB-DESERVENTS OFFER THE EASTENT PROPERTY.

DECLAMANT MERSON RESERVES FOR THE SOURTH OF TIREIT, THE SUCCESSIONS AND MADE, AND ALBERTHAN CORE (LTDS a) MAD AN ADMICTATION SOURCE OF THE CITY OF THE CORE (LTDS a) AND ALTO MADE OF THE CORE (LTDS A) AND AND ADMICTANCE (LTDS A) AND ALTO MADE OF THE CORE (LTDS A) AND ALTO MADE OF THE CORE (LTDS A) AND ALTO MADE OF THE CORE (LTDS A

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS **"LES** DAY OF **"MANALA"** 2014 BY GREGORY VINCENT MAURO, MANAGER OF SYMG INVESTMENTS LLC, THE SOLE MEMBER OF SYMG PIASSE I LLC

MOTARY PUBLIC

RESIDING IN: OGDEN LITER MY COMMISSION EXPIRES: 11/19/2014

VICINITY MAP

COUNTY OF WIEBER

22. DUE TO THE TOPGERAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL COMBES MILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THE PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

27. THIS PLAT DOES NOT AMEND ANY MEBER COUNTY ORDINANCES, IN THE EVENT OF A CONFILCY BETHERN THIS PLAT AND MEBER COUNTY ORDINANCES, THE MEBER COUNTY ORDINANCES SHALL CONTROL.

NOLTE VERTICALFIVE UTH STATE STREET, SUITE 300 MUSANY, U

CACHE RECORDED #

TATE OF UTAH, COUNTY OF CACHE

ENTRY NO EQUEST OF

TIME

ENTRY NO. 2672944 CACHE COUNTY RECORDER. HEQUEST OF SMYGPH LLC

L DAY OF SAMUALL, 2014

HOTELINA SEMELINA

Odinia Accustic

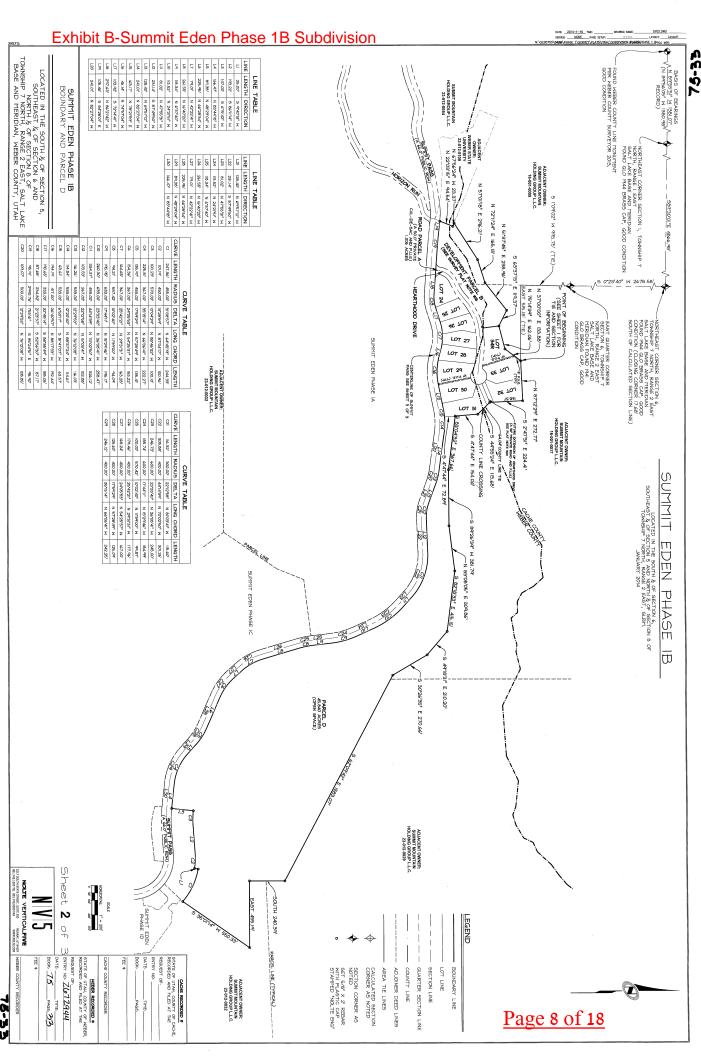
104.00 FEE 6

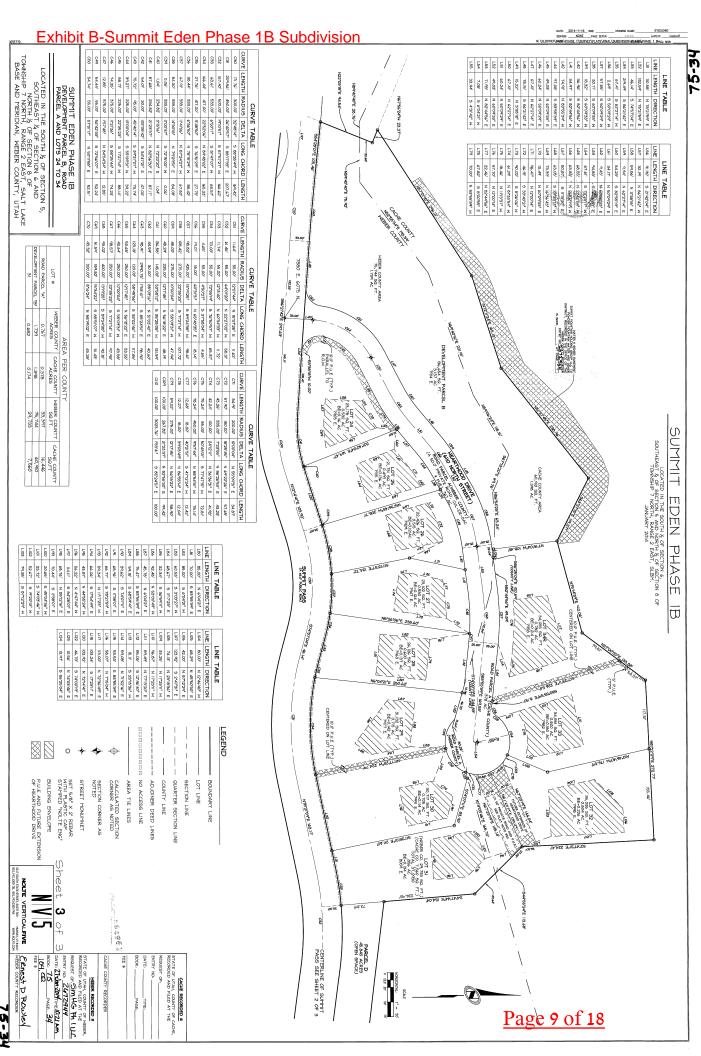
DATE: 21-60-2014TIME: 10:21 AM

PAGES 32 try 34

ALCOLUL Planning Divector

24-9,





SURVEYOR'S CERTIFICATE

, REUMBO M, MILLER, DO JERGENY CERTIFY THAN I. ANY A EGGISTERD PROFESSIONAL LAND SURPEYOR M. THAN IN ACCORDANCE MIN THILE SO, CHAPTER SO, CHAPTER PROFESSIONAL REMAINS AND LAND SURPEYORS. ACT, MAD THAN I HAVE COPPLETED A SURPEY OF THE REPORTEY DESCRIPTION THAN IN ACCORDANCE MIN THAN A SURPEY OF THE PROFESSIONAL THAN IN ACCORDANCE MIN THAN A SURPEY OF THE PROFESSIONAL THAN IN ACCORDANCE MIN THAN AND SURPEY OF THE PROFESSIONAL THAN IN ACCORDANCE MIN THAN AND SURPEY OF THE PROFESSIONAL SOLUTION SOLUTION THAN IN SURPEY DESCRIPTION SOLUTIONAL AND SURPEY MAD FROM SURPEY MAD SURPEY MAD FROM SURPEY MAD FROM SURPEY MAD SURPEY MAD





LEGAL DESCRIPTION

DEVELOPMENT PARCEL B OF THE SUMMIT EDEN PHASE IB SUBDIVISION, AS RECORDER. WITH THE WEBER COUNTY RECORDER.

) THIS SURVEY AND SUBSECUENTS DEVELOPITED PARCEL MESS COMPLETED AT THE REQUEST OF THE "SHIPE PAUGE I LLC." FOR THE PURPOSE OF SUBINVDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS.

2) THE BASIS OF BEARINGS FOR THIS FLAT IS NORTH 897555!" MEST BETWEEN THE NORTH-BASIS TOORIER OF SECTION I, TOANSHIP ? NORTH, RANGE I BASIS, SALT LAKE BASE AND HERDINAN AND A FOUND MEBER COUNTY LINE YOUNDEN: SET BY THE MEBER COUNTY SURVEYORS OFFICE.

OWNER'S DEDICATION:

Seed Andel I LL (*DELIABOTT*), AS THE OANIE AT THE IMBERN DESCRIBED TRACT OF A CONTROL OF THE CO

In Mitness, Mhereof, declarant has executed this owner's dedication as of the $2i\epsilon_r$ day of 3aa a. 20i4.

SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SPING INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY

GORY VINCENT MAURO

THE PROPERTY OF SERVICE TO THE CENTRAL SET FORTH THE REGISTRATION OF DELIVERY, CONTINUES, CONTINUES PREJAMENTO THE REGISSIONOD DELAKATON, THE SHIFTE INDICASE REST, ASSOCIATON, No. A LIFE HAS REGISTED CORROGATION INCLUDED ASSOCIATION, NO. A MERCHAN CORROGATION DESCRIPTION OF DESCRIPTION

ACCESS TO THE PROJECT IS THROUGH AN EASEMENT OVER THE PRIVATE ROAD AS NOTED ON THE SUBDIVISION PLAT.

O. ALL COPYON, WATER AND SEMER FAME WITHIN THE COTTUNITY WILL BE OWNED AND MAINTAINED BY POWDER YOUNTAIN WATER AND SEMER REPROVEMENT DISTRICT.

A DEFINE SEGMENT IN THE MUTE DELAKTON, ALL LOTS, AND ALL RESIDIES AND INFRONCENTS CONSTRUCTED THESSA, ALL CORRESPONDENT AND ALL RESIDIES AND INFRONCENTS CONSTRUCTED THESSAY. AND CONTRACT OF MUTE AND ALL RESIDIES AND ALL RESIDIE

DECLAWANT RESERVES FOR THE BORTHT OF ITSELF, ITS SUCCESSORS AND ASSIGN, THE BORTHT ON INLUTE SHEALTHY ARRIPOTHE PLAT, ITALITY HE COMENT OF THE AFFECTED CAMEN, AT ANY THE AND THE RAY, BOARD FOR ANY CHEMINEST OF ANY CARRESMENTS OF ANY CARRESMENT OF ANY CARRESMENT AND ANY CARRESMENT AND STATEMENT AND ANY CARRESMENT AND STATEMENT AND STATEMENT AND STATEMENT AND ANY CARRESMENT AND ANY FRANCH ANY FRANCH ANY FRANCH AND ANY CARRESMENT ANY CARRESMENT AND ANY CARRESMENT AND

TI, DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS FRUD, THE NEIGHBORNOOD ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR ANY STORM MATER RINGER FROM THE ROAD ACCASED TO THIS PROPERTY UNTIL CURB AND GUTTER IS NOTALED. IS. THE NEIGHEWRHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.

20. THIS PLAT DOES NOT AYEND ANY MEBER COUNTY ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAT AND MEBER COUNTY ORDINANCES, THE MEBER COUNTY ORDINANCES SHALL CONTROL.

EUEN

RIDGE

NESTS

١

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, TOWNSHIP 1 NORTH, RANGE 2 EAST AND MERIDIAN SALT LAKE BASE AND MERIDIAN JANUARY 2014

3. THE PROJECT IS WITHIN DEVELOPMENT PARCEL B OF THE SURVIT EIDEN PHASE IB SLEDIVISION PLAT ("SUBDIVISION PLAT") AND SUBJECT TO THE NOTES, TERMS AND CONSTITONS OF SUCH PLAT.

WHILT DESIGNED AND GOT THE TAY HE SHELT TO THE HOUTE DESIGNED AND SECREDARY AND DECEMBER AND HE REGREGOROOD.

INTERNAL ASSESSMENT OF THE REGREGOROOD OF THE SECRETARY SHEETERS, RESIDENCE OF THE DECEMBER OF THE REGREGOROOD AND HE SHEETERS AND DECEMBER OF THE SECRETARY SHEETERS, RESIDENCE OF THE OF THE SECRETARY SH

THE LOTS ARE SERVED BY PRIVATE WITER AND WASTEWITE INTERLELINGS, EAU COMES SHALL BE REPORTED FOR THE TREWAKE AND REPULCHMENT OF ALL WATER AND SWITERY AND THE TREVAL SERVICE IT RESPONDED ON SHALL BE REPORTED FOR THE TREWAKE THE THE REMORTED OF THE FORCES COMMAN WATER AND SEVER IMPROVEMENT DISTRICT.

STATE OF UTAH

ACKNOWLEDGEMENTS

THE FOREGING INSTRUMENT WAS ACKNOWLEDGED BEFORE HE THIS JUL DAY OF TANAMEN OF BOARD HE FLOTT BENOW, HANGER OF STHE INVISITIENTS LLC, THE SOLE HE'BER OF STHE INVISITIENTS LLC, THE SOLE HE'BER OF STHE BRASE I LLC.

NOTIFE PUBLIC

MY COMMISSION EXPIRES: 11/14/2014
RESIDING IN: 09/101/14-State of Utal

ALL UTUTIES MITHIN THE PROJECT SHALL BE MODERSCORE, MOTHER YRONG DOLLAN'S GRANT OF ALMOST MUTHY THE PROJECT SHALL BE MODERSCORED. WITH STATEMENT AND ALMOST MOTHER PROJECT SHALL BE MUTHY IN THE SHALL SHALL BE MUST MOTHER AND MOTHER SHALL BRANT MOTHER PROJECT SHALL SHALL SHALL CONTAIN THE UTUTIN TRACTICES AND MOTHER SHALL CONTAIN THE UTUTIN THE SHALL SHA

a. DICLARANT HEREN GRANTS TO ALL UTILTY PROVIDERA MI SERETRY OFFE MO CASES ALL COPPEN MASSA FOR THE PREFIXED OF BENTALING, INFORMATION CONTROLLED THE MASSACRATION OF THE PROFIT OF ACCESS TO QUALIFICATION AND THE MASSACRATION AND THE MASSACRATION OF ACCESS TO QUALIFICATION AND THE MASSACRATION AND THE MASSACRATION OF THE PROFIT OF ACCESS TO QUALIFICATION OF THE PROFIT OF THE MASSACRATION OF THE MASSACRATIC OF THE MASSACRATION OF THE MASSACRATION OF THE MASSACRATIC OF THE MASSACRATION OF THE MASSACRATIC OF THE MASSACRATION OF THE MASSACRATION OF THE MASSACRATIC OF THE MASSACRATION OF THE MASSACRATIC OF THE MASSACRATION OF THE MASSACRATIC OF THE MASSACRATIC OF THE MASSACRATION OF THE MASSACRATIC OF THE MASSACRATION OF THE MASSACRATIC OF THE MASSACRATION OF THE MASSACRATIC OF THE MASSACRATIC OF THE MASSAC

PELLAWNT FERENT RESERVES FOR THE BURST OF THEIR TO SECSESSES AND ASSISTS, A BLANKET LAWSTER ACCESS ALL.

YER DESIGNATION FOR THE THEORY OF THE

THE FOREGOING INSTRUMENT MAS ACKNOWLEDGED BEFORE HE THIS THE DAY OF TAXABLE TOOL BY GEECORY VINCENT MAIRO, FAMAGER OF SHAG INVESTMENTS LLC, THE SOLE TERRIES OF SHAG INVESTMENTS LLC. TO

RESIDING IN: STATE of Uth.A. Oyden Ut MY COMMISSION EXPIRES: 11 18 2014 NOTARY PUBLIC

II. ALL LOTS AS DEPICTED ON THIS PLAY ARE LOCATED IN A LIGHTLY DEPICTED STRENGED HOME DEPICTED ON THE PLAY AND THE TOTAL IB, DECLARANT AVES NOTICE THAT THE LOTS SHOWN HERSON NEW M. AS DESIGN EARL ("SEL RECORD") IN A HIGH HAVY SHOW ITLES, MOD PATTERNS, MOD OWNER CONTROL THAT THE LOTS OF BUILDING WENGLIFFS SHOWN HERSON ARE LINED WITCHING AVENUAL BY RECORD AND A STORES HAVE EARL MADE AND A STORES HAVE PROCEEDED HAVE NOW THE STORES HAVE THE MADE AND A MADE AND A STORES HAVE AND A MADE AND A STORES HAVE A

9, ACCESS TO THE PROJECT IS BY YAY OF A STATE ISSEMBLY INVESTIGATED BY THE LIGHT DEPARTMENT OF TRANSPORTATION, MERIES TO ANTIT FREE, PRINCE, AS WELL BY THE REAL SHEET MATTERS CONTINUED MAY THAN CERTAIN ROADS IMPROSEMEL OR SULLET TO KEDICED TISSUETT, DAVIN, CE, AND OTHER REALS, AND WANDS THAY BE CLOSED DIRING CERTAIN FEROIDS.

NOLTE VERTICALFIVE

MEBR COUNT PLANNIS COTTISSION APPROVAL
THIS IS TO CORTIFE THAT THIS SUBDIVISION PLAT WAS
DULY APPROVED BY THE MEBER COUNTY PLANNING
COTTISSION ON THE DAY OF 2.1 TANAMAY. 20.14

CHAIRMAN-MEDER COUNTY PLANNING CONTINESION

SUMMIT EDEN PHASE IB COVER SHEET, SIGNATURES, \$ VICINITY MAP

HERE COUNTY ATTOMET!

HAVE EXAMINED THE FRANCAL AUXBANTEE AND OTHER DOCUMENTS ASSOCIATIDS WITH THIS AUBDIVISION PLAT AND IN THE ORNION THAT COMPORT WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NON IN FORCE AND ORDINANCE APPLICABLE THERETO AND NON IN FORCE AND

TRACESSOR CHERTER - HAT THE MEASURE CANN'T MENTION OF THE HAD CHERT CANN'T MENTION OF THE HAD

I HERBY CRITET THAT THE RESIDENCE THE PROPERTY IS THE TOTAL THE RESIDENCE THAT HE PROPERTY IS THAT THE CRITET THAT SHOULDED AND THE SHOPPINGS AND THE MERCHAL GUARANTE IS SHOPPINGS THE CRITETY FOR THE MERCHALLIAN OF THESE IMPROPERTIES.

DAY OF Tanasay January, 20 14

SIGNED THIS 72 DAY OF Jan.

喜

	CHARRYAN MEBER COUNTY COMMISSION CLAMA. CLAMA
MEBER COUNTY RECORDER	"// // / / / / / / / / / / / / / / / /
EENest D Kowie	PAY OF THE WAR CONTROL SENIEST D'KOWICY
	Q
FEE +	JTAH
700	ACCEPTED BY THE CONTISSIONERS OF WEBER COUNIT,
BOOK: 15 PAGE 43,44	
DATES AND WITH SOLUTION	
1 EE.V. 1.10. FEL	7601,
P462 L72 00 ALLES	E
REQUEST OF SMPS ALLE	
KECOKDED AND PILED AT THE	ě

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE CACHE COUNTY RECORDER OF UTAH, COUNTY OF M CACHE RECORDED # TIME 1 LE 1 1/2

-0f

N

Page 10 of 18

Map de

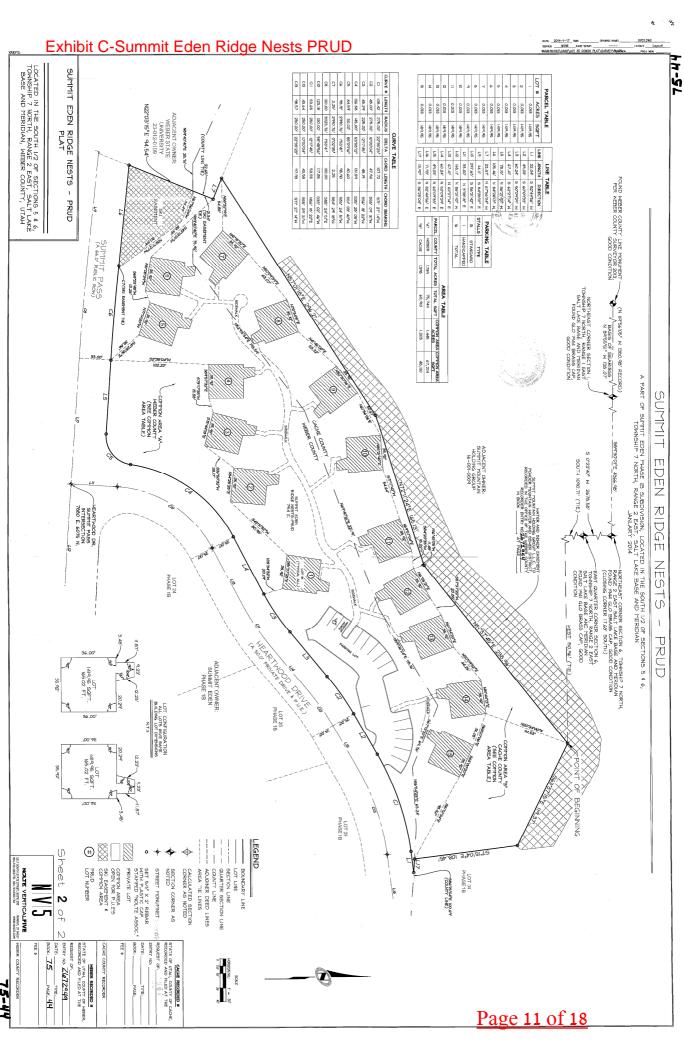


Exhibit D-OVPC Minutes

Minutes of the Ogden Valley Commission Regular Meeting held October 22, 2013, in the Weber County Commission Chambers, 1st Floor, commencing at 5:00 p.m.

Present: Pen Hollist, Chair; Ann Miller; Laura Warburton, John Howell, Kevin Parson

Absent/Excused: Greg Graves; Dennis Montgomery

Staff Present: Rob Scott, Planning Director; Sean Wilkinson, Planner; Chris Allred, Legal Counsel;

Kary Serrano, Secretary

• Pledge of Allegiance

• **Roll Call:** Chair Hollist stated that Dennis Montgomery resigned, Greg Graves was excused, and all others are present.

1. Minutes:

1.1. Approval of the August 8, 2013 and September 24, 2013 meeting minutes

MOTION: Chair Hollist declared the meeting minutes of August 8, 2013 and September 24, 2013 approved as written.

Chair Hollist asked if any Planning Commissioners had any conflicts of interest or ex parte communications to declare for any of the items. There were no conflicts of interest or ex parte communications reported.

2. Petitions, Applications and Public Hearings:

2.1. Administrative Items

- a. New Business:
- 1. UVS9241A: Consideration and action on final approval of Summit at Powder Mountain Phase
 1A located at Powder Mountain Ski Resort within the Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40)
 (Summit Mountain Holding Group LLC, Applicant)

Sean Wilkinson reviewed the staff report and mentioned that there will be a potential change in the future to this phase. The restricted lots had to be rechecked for accuracy and staff recommends approval of the current 24 lot proposal. If there are changes, the amendments will come back to the Planning Commission for an amendment. The potential change will consist of Lots 1-4, 9, and 10 being separated as Phase 1E due to access concerns, and extra engineering work that is necessary. Any approval tonight is subject to the requirements of the County Engineering Division, Weber Fire District, Weber County Surveyor, and any other agency reviews. This phase will not go to the County Commission for final approval until all review agencies have granted approval.

Eric Langvardt, Langvardt Design Group, said that he didn't have anything new and as staff has indicated the access on Lots 1-4, 9-10 need to be studied further so they can most sensibly place the access on the land. They need to clarify with their engineers with the restricted lot issue but everything else is as it was in the PRUD submittals.

MOTION: Commissioner Howell moved to recommend to the County Commission approval of UVS9241A subject to staff and other agencies listed in the staff report and in conformance with the General Plan and County Ordinance to include the corrections on Exhibit A, Sheets 2, 3 and 4. Commissioner Parson seconded.

FRIENDLY AMENDMENT: Commissioner Warburton recommended that the County receives clear information on the topographies so they can identify which lots are restricted and which are not.

VOTE: A vote was taken with all members voting aye and Chair Hollist declared that the motion carried (5-0).

2. UVS9241B: Consideration and action on final approval of Summit at Powder Mountain Phase 1B located at Powder Mountain Ski Resort within the Commercial Valley Resort Recreation-1 Zone (CVR-1), Forest Valley-3 Zone (FV-3) (Summit Mountain Holding Group LLC, Applicant)

Sean Wilkinson said Phase 1B consists of Lots 24 through what was Lot 35. Lot 35 is now Developable Parcel B, where the 15 nest units are located. Those 15 nest units are located on this parcel and the others are lots for single family dwellings. Phase 1B is the smallest phase but it does have quite a large area for open space further down into the development. Phase 1B is also split by the county line and is located in both Weber and Cache County. There is an Interlocal Agreement that was signed by both counties and Weber County has been designated as the Land Use Authority for the Cache County land.

Sean Wilkinson said these lots were identified as cabin single family lots except for the nest units on Development Parcel B, and the setbacks and height requirements were specified in the PRUD approval. Lots 24-41 all have frontage on two roads. There is the main public road (Summit Pass) and there is Heart Wood Drive which is a private road. A no access line designation is required on Summit Pass. Any approval is subject to the review agency requirements and staff is recommending approval of this phase.

Kimbal Wheatley, who resides in Huntsville, said this is the first development where the impact of the units resides in Weber County and the taxes belong to another county. He asked if the units in Cache County are in addition to the units approved in Weber County. Chair Hollist stated that the units in Cache County count against the 154 that are approved. The only thing that happens here is Lots 32, 33, & 34 will pay their taxes to Cache County. They are not bonus lots because they appear in another county.

Commissioner Howell asked how much property is in Cache County and Russ Watts, Development Director for Summit, said there are about 3,700 acres in Cache County, which is mostly ski terrain.

MOTION: Commissioner Parson moved to recommend to the County Commission approval of UVS9241B subject to all review agency requirements and conditions of approval in the staff report, based on its compliance with applicable land use codes. Commissioner Warburton seconded.

VOTE: A vote was taken with all members voting aye and Chair Hollist declared that the motion carried (5-0).

3. UVS9241C: Consideration and action on final approval of Summit at Powder Mountain Phase 1C located at Powder Mountain Ski Resort within the Forest Valley-3 Zone (FV-3) (Summit Mountain Holding Group LLC, Applicant)

Sean Wilkinson reviewed the staff report and said this phase has several lots with potential frontage on two roads so they will need no access lines to clarify where the access will actually come from. In addition, the lots closer to the village have no setbacks on side property lines and are very narrow lots some as small as 17-18 feet wide. Parking standards are a problem for these lots and the parking variance that was granted as part of the PRUD was for the nest units. Where these are single family dwellings, each one is required to have two side by side parking stalls. During that PRUD approval the developers stated they would be able to meet that requirement except for the nest units. On some of these lots it is impossible to meet this requirement because the lots are too narrow.

Sean Wilkinson said there are these options for parking; 1. Require the lot width to increase to accommodate side by side parking. 2. Adjust the number of side by side spaces, by allowing tandem back-to-back parking spaces. 3. Reduce the number of required parking spaces from two to one. Approval is subject to the requirements the Engineering Division, Fire District, Water and Sewer District, and other review agencies. This phase will not go to the County Commission until all the agency requirements have been satisfied.

Chair Hollist asked about access involving Lots 42 and 41; Sean Wilkinson replied this is an access exception for Lot 42 through Lot 41. That is part of the access exception application that has already been submitted.

Eric Langvardt said he wanted to address the parking issue. They would like to explore the opportunity to adjust the parking stalls whether they allow for a narrower stall or do two of them side by side. Their smallest lots are 18 feet and have 16 foot doors for two small cars. They do think it's less of a size issue on these lots and would ask for either a reduced side by side or a tandem allowance because on some of these lots tandem parking works better.

Exhibit D-County Commission Minutes

MINUTES

OF THE BOARD OF COMMISSIONERS OF WEBER COUNTY

Tuesday, January 21, 2014 - 10:00 a.m. Commission Chambers, 2380 Washington Blvd., Ogden, Utah

In accordance with the requirements of Utah Code Annotated Section 52-4-7(1)(d), the County Clerk records in the minutes the names of all citizens who appear and speak at a County Commission meeting and the substance "in brief" of their comments. Such statements may include opinion or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.

COMMISSIONERS: Kerry W. Gibson, Chair, Jan M. Zogmaister and Matthew G Bell.

OTHERS PRESENT: Ricky D. Hatch, County Clerk/Auditor; David C. Wilson, Deputy County Attorney; Fátima Fernelius, of the Clerk/Auditor's Office, took minutes.

- **A. WELCOME** Chair Gibson
- **B. PLEDGE OF ALLEGIANCE** Deputy Ray Day
- C. THOUGHT OF THE DAY Commissioner Bell

D. CONSENT ITEMS:

- 1. Purchase Orders for \$1,367,920.56
- 2. Warrants #305551- #305757 for \$1,433,915.96
- 3. Minutes for the meetings held on January 7 and 14, 2014
- 4. New business licenses
- 5. New beer licenses
- 6. Retirement Agreement with Ann M. Stark Contract C2014-11 Commissioner Bell moved to approve the consent items; Commissioner Zogmaister seconded, all voting aye.

E. ACTION ITEMS:

1. FIRST READING OF FEE ORDINANCE AMENDMENTS RELATING TO THE SOLID WASTE DIVISION OF THE WEBER COUNTY OPERATIONS DEPARTMENT

Gary Laird, of the County Solid Waste Division, presented changes to the transfer station tipping fee (increasing to \$32/ton from \$30/ton) and the demolition and construction waste tipping fee (decreasing to \$26/ton from \$30/ton). No price change has occurred in seven years. He noted that they have seen a decrease in waste for the last several years at the Transfer Station. The commissioners noted that a lot of related discussion has occurred recently, including at a WACOG meeting. The changes take effect July 1, 2014.

Commissioner Zogmaister moved to approve the first reading of the fee ordinance amendments relating to the Solid Waste Division of the County Operations Department; Commissioner Bell seconded, all voting aye.

2. CONTRACT WITH WHITAKER CONSTRUCTION FOR THE OGDEN BAY WATERFOWL MANAGEMENT AREA PROJECT AS PART OF THE WEBER EMERGENCY WATERSHED PROTECTION PROJECT – CONTRACT C2014-12

Jared Andersen, County Engineer, stated that the county went through a qualification bid process on awarding this contract. The selection committee unanimously selected Whitaker Construction. Commissioner Bell moved to approve Contract C2014-12 with Whitaker Construction for the Ogden Bay Waterfowl Management Area project as part of the Weber Emergency Watershed Protection Project; Commissioner Zogmaister seconded. Commissioners Bell and Commissioner Zogmaister voted aye and Chair Gibson voted nay.

3. FIRST AMENDMENT TO THE CITYWATCH ONLINE SERVICE AGREEMENT EXTENDING OUR CURRENT CONTRACT WITH CITYWATCH FOR ANOTHER YEAR – CONTRACT C2014-13

Lance Peterson, of County Emergency Management, noted that for the past three years the county has had an emergency alert notification computer program service through CityWatch. This renews the contract for one more year at the same price of the past contract. The \$66,000 is 100% reimbursable through a Homeland Security grant.

Exhibit D-County Commission Minutes

Commissioner Bell moved to approve Contract C2014-13, first amendment to the CityWatch Online Service Agreement extending our current contract with CityWatch for another year; Commissioner Zogmaister seconded, all voting aye.

4. Contract with Ping4Alerts Inc., to provide wider area emergency notifications via cell phone – Contract C2014-14

Lance Peterson, of County Emergency Management, presented this license agreement for \$20,001 through 12/31/2015 with two extensions for a \$20,000 total. He noted that alerts can now be sent to geographic areas.

Commissioner Bell moved to approve Contract C2014-14 with Ping4Alerts Inc., to provide wider area emergency notifications via cell phone; Commissioner Zogmaister seconded, all voting aye.

5. SITE DEVELOPMENT AGREEMENT FOR \$2,475.00 FOR REMOVAL OF THE TEMPORARY TRAILER AND LANDSCAPING AT WOLF MOUNTAIN (NOW KNOWN AS SKYLINE MOUNTAIN BASE) – CONTRACT C2014-15

Sean Wilkinson, County Planning Division Director, noted that Wolf Mountain is undergoing some changes, including a name change and updates to their site plan. The temporary trailer had been approved for up to five years and the associated landscaping was never installed. The developers have put up a financial guarantee for the removal of the trailer and the four 6 ft. pine trees in pots.

Commissioner Zogmaister moved to approve Contract C2014-15, Site Development Agreement for \$2,475.00 for the removal of the temporary trailer and landscaping at Wolf Mountain/Skyline Mountain Base; Commissioner Bell seconded, all voting aye.

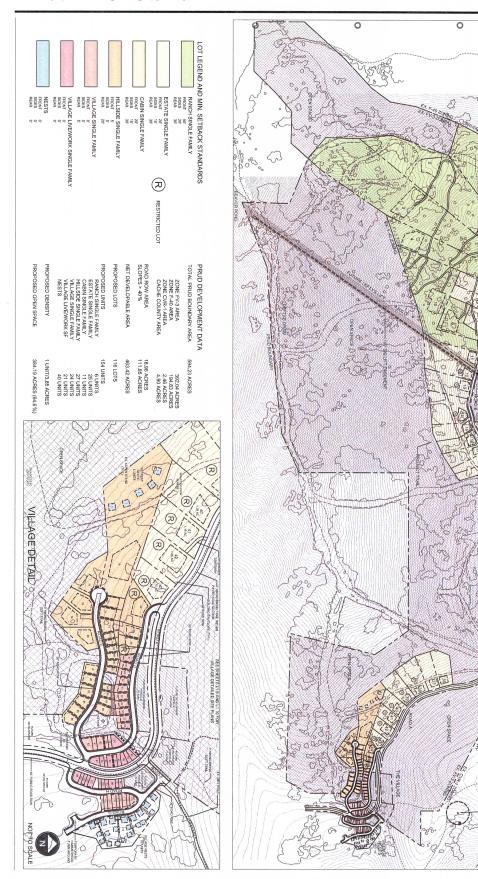
6. FINAL APPROVAL OF SUMMIT EDEN PHASES 1A, 1B, 1C, 1D, SUMMIT EDEN RIDGE NESTS -P.R.U.D., SUMMIT EDEN VILLAGE NESTS CONDOMINIUMS AND THE ROAD DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK

Sean Wilkinson, County Planning Division Director, showed an area map. He said that these subdivision and road dedication plats for the development at Powder Mountain are complete. All the agency reviews have come back favorable, all necessary changes have been made, and the Mylar plats have been signed by the County Surveyor's Office.

In 2013 the P.R.U.D. was approved for 154 units at Powder Mountain. These phases encompass 148 of those 154 units. Six units that were in the very first phase are not being developed at this time. All P.R.U.D. and Planning Commission conditions have been addressed. The Utah Division of Drinking Water has granted plan approval of the Hidden Lake Well, construction has begun on the water tank, and Summit has filed for annexation into the Powder Mountain Water & Sewer District. The Powder Mountain District engineer has concluded his plan review and is waiting for the District Board to authorize the release of the approval letters for the upgrade of the sewer system. There are approximately 40 documents (easements, agreement, conveyances, etc.) associated with this subdivision. Some of those are still under review but will be completed and recorded at the same time as all of the plats.

Almost all of the improvement costs for the subdivision are currently in escrow but there is a shortage of approximately \$233,866.94, based on cost estimates submitted by Summit. This amount will have to be provided before all the plats can be recorded. There are only two public roads (Summit Pass and Spring Park) and construction began last year. Commissioner Bell said that this is a major milestone for this project. He noted that most county departments have been involved with it, and that county staff has put in thousands of hours into this project, which has been scrutinized from many angles, and that it is difficult for the public to grasp and see all the work that has been done. Commissioner Zogmaister echoed Commission Bell's comments about the time, effort and expertise that have been put into this project and stated that the public will see an excellent product that comes from all parties.

Tom Jolley, Executive Vice President/General Counsel for Summit Mountain Holding Group, on behalf of the developer sincerely thanked the commissioners and county staff for the thousands of hours stating that it represents a major milestone for the development. They are grateful to all county staff for the enormous amount of work. He had the signed documents by the developer that included changes requested by the County Attorney and Surveyor's Offices.



POLECI MARCH 15. 201
POLECI DIAMNI BY: BETHER POLECI BENERO BY: BETHER POLECI BENERO BY: BETHER PLAN
SHET NAMER: BETHER PLAN
SHET NAMER: BETHER PLAN
SHET NAMER: BETHER PLAN
SHET NAMER: BETHER BETHER



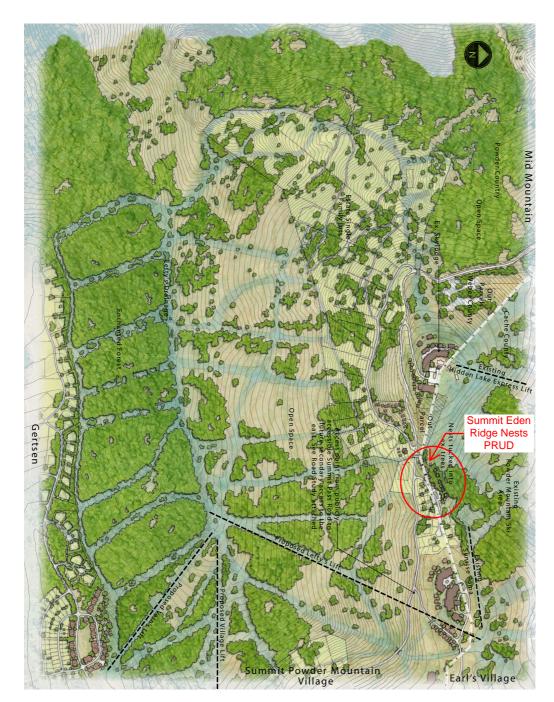


MOUNTAN S PR MISTING PR Summit Eden

Ridge Nests PRUD

POWDER MOUNTAIN ROAD

Exhibit E-Zoning Development Master Plan



riacement of development within the Ridge area has been sensitive to the existing ski experience at Powder Mountain with future hotels and multifamily units designed to be within ski access to the existing mountain while maintaining the existing ski 7 accesses. Single family units have been located on the 1

mountain within existing tree massing to provide visual and physical protection as well as to maintain those important open meadow and hillsides for the remainder of the Booter

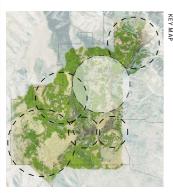


Exhibit F-Master PRUD Conditions of Approval

Findings, Conditions, and Requirements from the April 9, 2013 Staff Report to the Weber County Commission for the Summit at Powder Mountain PRUD

Conditions of Approval

The following items must be addressed prior to final subdivision approval:

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber County Building Inspection Division
- Requirements of the State Division of Drinking Water and Division of Water Quality
- Requirements of Powder Mountain Water and Sewer Improvement District including updated sewer and culinary water feasibility letters
- Sewer capacity assessment letter verifying adequate sewer capacity for the PRUD
- Requirements of the zoning development agreement
- All development parcels must be brought under the same taxing districts
- All delinquent taxes on development parcels must be paid
- Compliance with all applicable county ordinances whether listed in this staff report or not
- Approval of the Cache County units subject to the interlocal agreement or county line adjustment being completed prior to final subdivision approval
- Compliance with Chapter 36-B (Hillside Review) lot size tables

Ogden Valley Planning Commission Recommendation

The OVPC unanimously recommended approval of this PRUD on March 19, 2013 subject to several conditions and requirements. The OVPC included the following findings, conditions, and requirements in its recommendation for approval:

OVPC Findings:

- The architectural design of the proposed housing units is acceptable and complies with the PRUD criteria of Chapter 22-D.
- Accessory buildings are not proposed for any of the single-family dwelling lots.
- The landscape plans for the village and nest areas are sufficient and comply with applicable ordinance requirements.
- The units in Cache County are approved subject to an interlocal agreement with Cache County.
- The trails master plan is acceptable subject to the developers providing access and connections to existing trails on the Weber Pathways Ogden Valley Master Plan.
- The road pattern and public/private designations are adequate; however a road maintenance agreement between the developers and Weber County is required.
- Alternative road design elements will require a variance to the Weber County Subdivision Ordinance from the County Commission.
- A secondary access road in Cache County is required.
- The Access Exception application is approved subject to meeting design requirements.
- The restricted lots meet applicable standards.
- The zoning development agreement has been complied with, but the real estate transfer fee must remain at 1.5%.
- Delinquent property taxes on property within the PRUD boundary must be paid prior to final subdivision approval from the County Commission.
- Certification is required from the Summit Eden Design Review Board that each house plan submitted for a building permit
 complies with their Design Guidelines and the PRUD approval.
- The site plan with 116 lots and 154 units is approved.
- PRUD variations of the FV-3 zoning requirements for lot size, setback, and building heights are approved.
- Time share/nightly rental units shall be designated on the site plan.
- The conference center on Lot 76 is approved as a non-residential accessory use.
- Parking space adjustments from two spaces to one space are allowed for the nest units.
- The conditions of approval in the staff report must be complied with.